

2970-2990 W. VALLEY BLVD., ALHAMBRA CA 91803
\$2,949,000



2 Free standing fast-food businesses. Signalized corner of Valley Blvd and Cabrillo Ave. Immediate access to 10 & 710 freeways.
Approximately 40,000 daily traffic count. High visibility, pylon posts & business signs.
28 regular parking spaces plus 2 handicapped parking spaces.
20 feet wide alley. 18,286 square feet flat corner lot.

2970 W. Valley Blvd, is occupied by Ernie's Burger

1,632+/- SF free standing building built on 6,750+/- SF. land in 1967.
APN 5351-012-028. The rent is \$4,500 / Mo.
No Lease. Tenant is on month-to-month rental agreement.
Operating at this location since 2000, prior to under different business names.

2990 W. Valley Blvd is occupied by Aloha Hawaiian Restaurant

1,176+/- SF free standing building built on 11,536+/-SF. of land built in 1967.
APN 5351-012-027. The rent is \$4,500 / Mo.
No Lease. Tenant is on month-to-month rental agreement.
Operating at this location since 1994.

Tenants' Liabilities: Tenant pays its utilities, maintenance, cleaning, trash removal, business insurance, glass plate insurance.

Landlord 'Liabilities: Landlord pays real property taxes & buildings fire insurance.

Price: \$2,949,000; Cash to New Loan, or Cash; Seller will not carry.

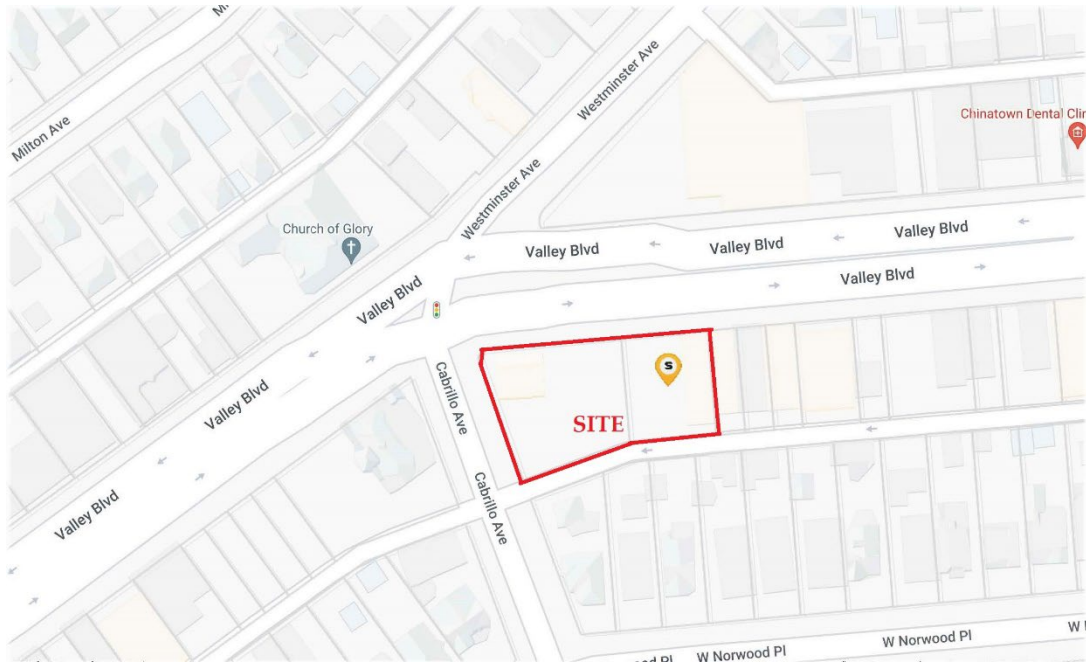
2970 Valley Blvd - Ernie's Burgers



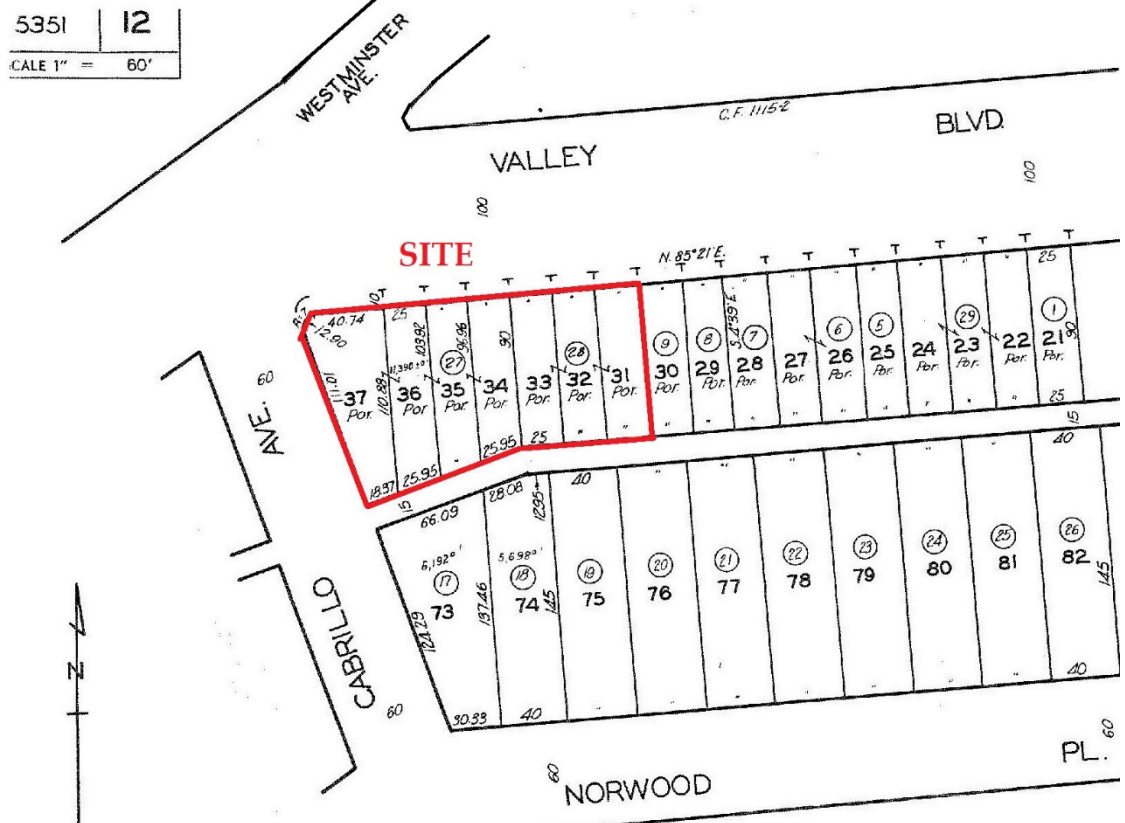
2990 Valley Blvd - Aloha Hawaiian



Site Map

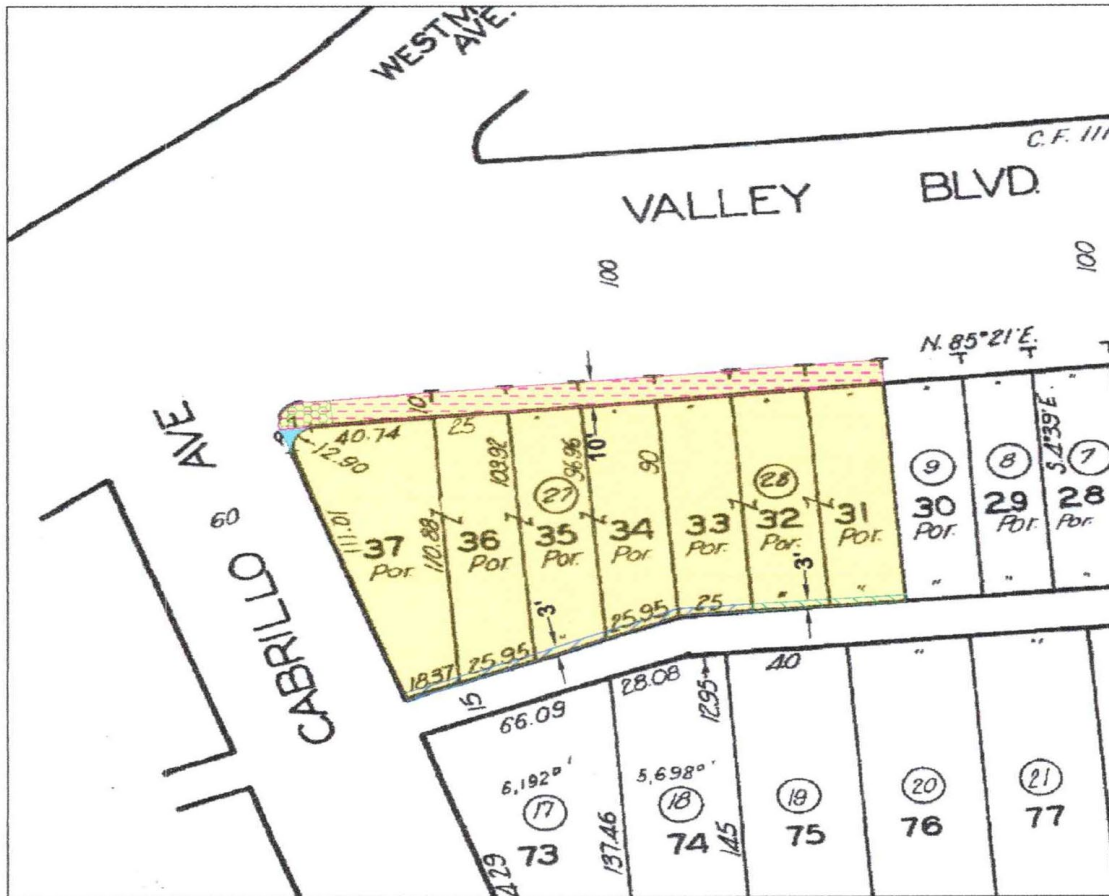


APN: 5351-012-027 & 028



Lots were combined in 1990

Property Colored Easements Map



LEGEND:

- PIQ
- Easement for highway purposes
recorded November 13, 1925, in Book 4498, Page 263, of Official Records
shown as Item No. 5
- Easement for street purposes
recorded in Book 6727, Page 111, of Official Records
shown as Item No. 6
- Easement for pole lines, conduits and pipe lines
recorded April 21, 1930, in Book 9965, Page 49, of Official Records
shown as Item No. 7
- Easement for pole lines, conduits and pipe lines
recorded August 8, 1931, in Book 11073, Page 116, of Official Records
shown as Item No. 9
- Easement for street improvements
recorded November 13, 1973, as Document No. 2371, of Official Records
shown as Item No. 11

Aerial



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