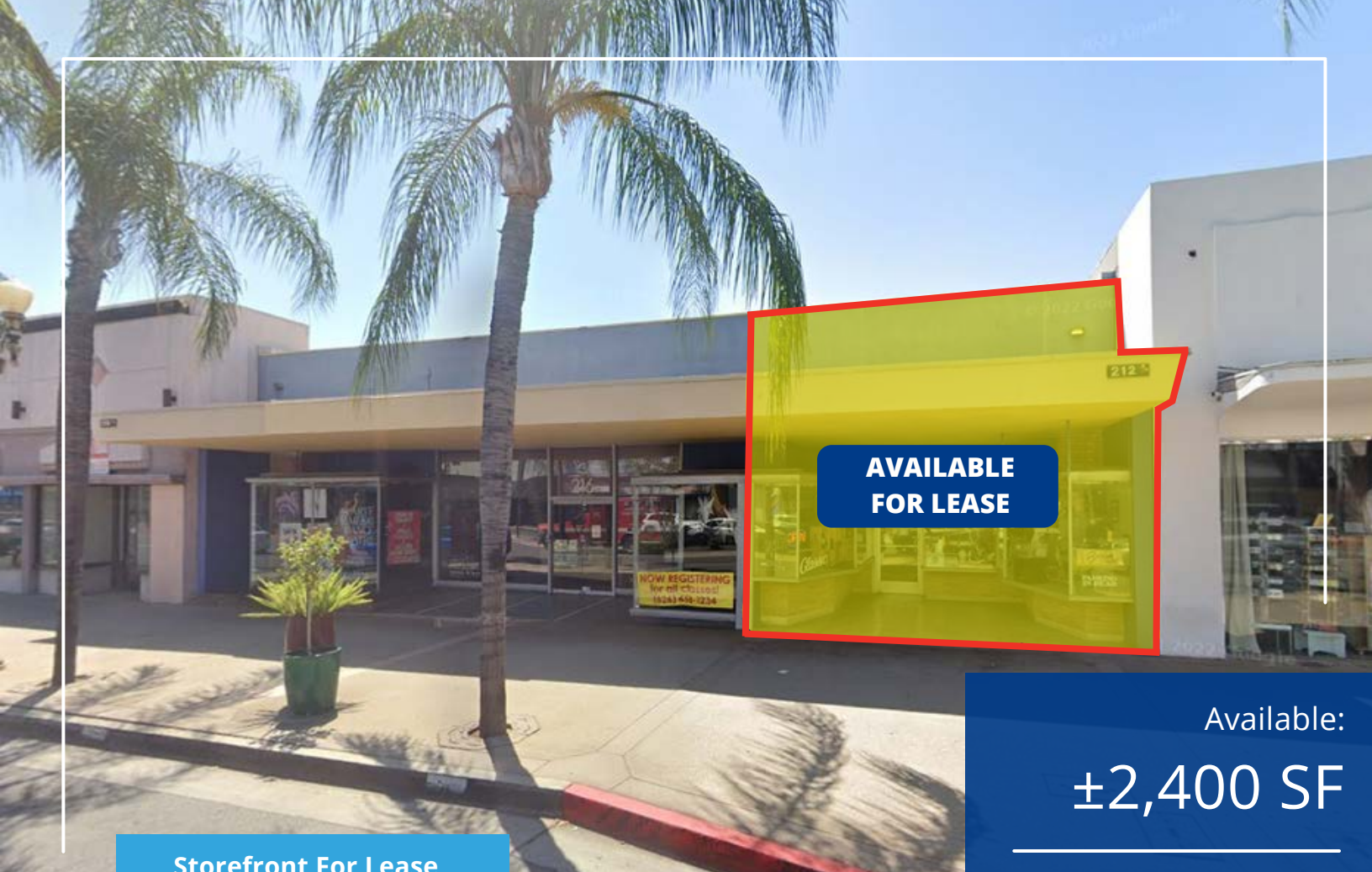




Storefront For Lease

212 E Main St Alhambra, CA, 91801

Property Highlights

- High visibility retail storefront located on E Main St between S Chapel Ave and S Garfield Ave
- Dedicated parking available
- Nearby area tenants include Sprouts, Burlington, Ross, Bank of America, 99 Ranch Market, Edwards Theatre, LA Fitness, The Habit, Jollibee, and more.
- Strong three-mile demographics with over 254,000 residents and 88,000 households, a daytime population of 134,000, and an average household income over \$124,000

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**AVAILABLE
FOR LEASE**

Available:

±2,400 SF

Contact us:
(323) 609 3172

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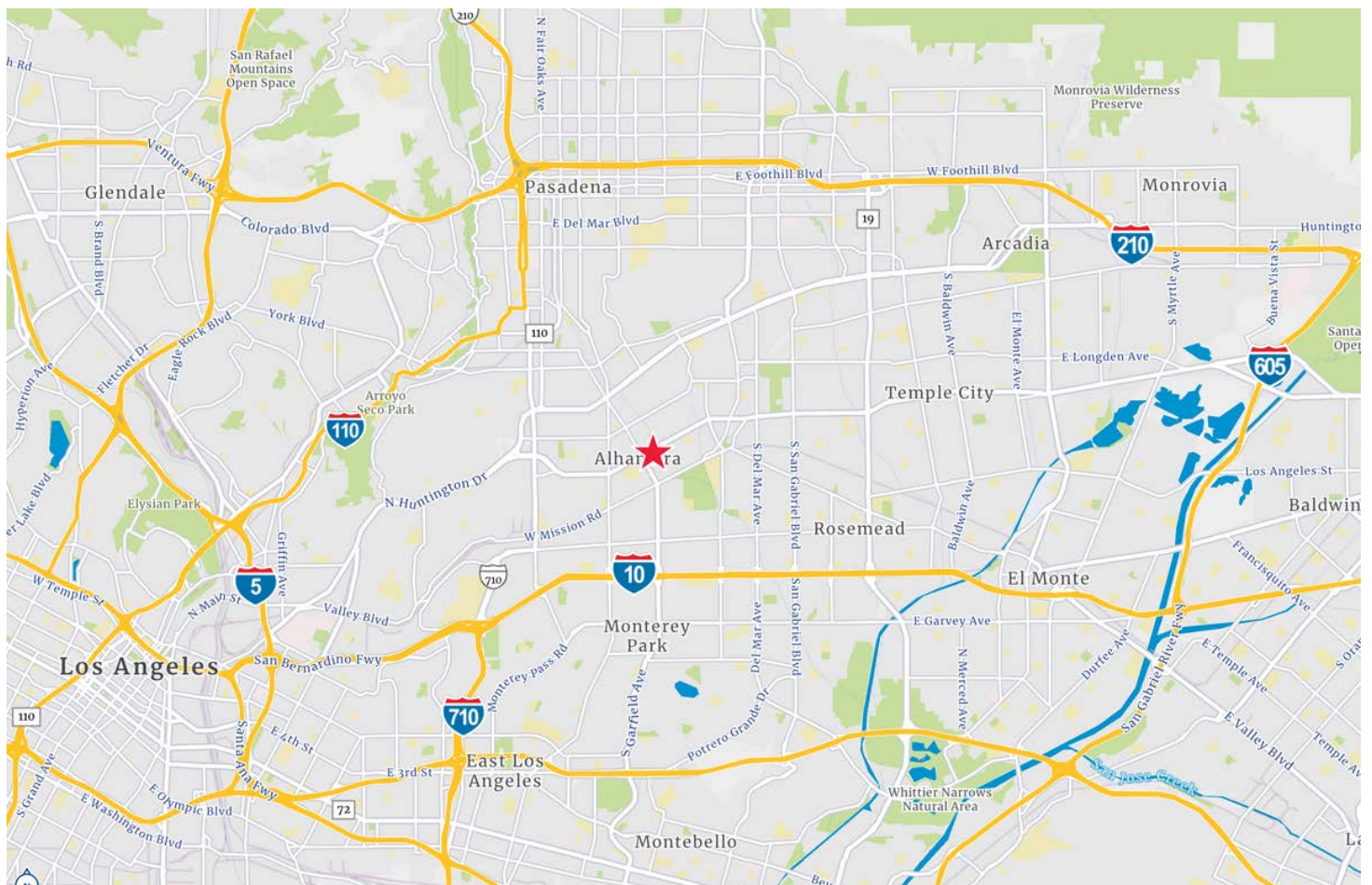
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Retail Aerial & Location Map



Aerial



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	39,473	254,434	656,654
Total Households	15,136	88,367	230,469
Total Family Households	9,983	63,700	161,235
Average Household Size	2.55	2.84	2.81
Median Age	41.2	41.8	39.5
Population Age 25+	29,699	187,960	470,201
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.31%	-0.04%	-0.11%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.46%	-0.43%	-0.33%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.38%	-0.25%	-0.21%
Households	-0.23%	-0.08%	-0.02%
Families	-0.18%	-0.04%	0.00%
Median Household Income	3.15%	3.52%	3.28%
Current Year Population by Sex			
Male Population	18,869	123,235	320,892
% Male	47.8%	48.4%	48.9%
Female Population	20,604	131,199	335,762
% Female	52.2%	51.6%	51.1%
Current Year Race and Ethnicity			
Total	39,472	254,434	656,654
White Alone	15.4%	16.8%	20.6%
Black Alone	2.2%	1.6%	2.3%
American Indian Alone	1.2%	1.1%	1.4%
Asian Alone	51.9%	53.3%	39.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	17.5%	15.4%	22.0%
Two or More Races	11.7%	11.7%	13.8%
Hispanic Origin	34.1%	30.9%	41.2%
Diversity Index	81.4	79.9	86.1
Current Year Educational Attainment			
Total	29,696	187,957	470,202
Less than 9th Grade	7.0%	10.3%	10.8%
9th - 12th Grade, No Diploma	5.6%	6.1%	6.8%
High School Graduate	20.1%	19.1%	18.5%
GED/Alternative Credential	1.8%	1.5%	1.8%
Some College, No Degree	13.8%	12.5%	13.2%
Associate Degree	8.3%	7.2%	7.3%
Bachelor's Degree	27.8%	27.5%	26.4%
Graduate/Professional Degree	15.6%	15.9%	15.3%
Current Year Income and Households Summary			
Median Household Income	\$77,116	\$84,466	\$83,003
Average Household Income	\$107,175	\$124,015	\$120,613
Per Capita Income	\$41,107	\$43,294	\$42,350
Current Year Summary Business Data			
Total Businesses	1,779	12,255	33,238
Total Daytime Population	40,248	232,170	685,417
Daytime Population: Workers	19,976	98,120	336,192
Daytime Population: Residents	20,272	134,050	349,225

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