

# EXECUTIVE SUMMARY

## MAIL BOX & POSTAL

80 W. SIERRA MADRE BLVD., SIERRA MADRE, CA 91024



**Coldwell Banker Commercial NRT**  
15 E. Foothill Blvd. Arcadia, CA 91006  
(800) 554-4046

**Tim Johnson**  
Broker Associate  
CaIBRE#00445715

(626) 254-1022 Direct  
[timothyj@coldwellbanker.com](mailto:timothyj@coldwellbanker.com)

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OFFERING PRICE: \$1,100,000.00

BLDG SIZE: 1,500 SF

LOT SIZE: 25' X 112'

PROPERTY TYPE: POSTAL, GIFT SHOP, RETAIL

NO. STORES: 1

YEAR BUILT: 1946/ REM 2008

CONST.: MASONRY/CB

APN: 5767-023-109

Existing business to be included at purchase price of \$375,000 for total purchase price of \$1,475,000. Building totally renovated 2008 by currentowner/operator. New ADA rest room, new front and rear entry/exit doors and windows, all new LED lighting, custom cabinets, counter tops and displays, closed circuit TV and security system. Masonry/CB walls have been fully seismic certified.

**Business** is MAIL BOX & POSTAL. Business has operated in Sierra madre by the current operator for 16 years and since 2008 at this location. Business has 380 mail boxes, notary, packaging, stationary, large selection of gift items and greeting cards, printing and finger prnting. Facility is an authorized shipping center for USPS, DHL, UPS and FED EX. This is a long term high profit business. List of equipment upon request. 2016 I/E upon acceptable offer but call Agent to discuss. Mangager has been with the business for 13 years and can remain. Store hours are M-F 9-6 and Sat. 10-2. Owner works average of about 3 hours per dayM-F. Business purchase price includes inventory of approximatey \$50.000.

DO NOT DISTURB EMPLOYEES. PLEASE BE DISCREET. EMPLOYEES NOT AWARE OF SALE. CAN TOUR AFTER BUSINESS HOURS.

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**NRT**

# EXTERIOR PROPERTY PHOTOS

## MAIL BOX & POSTAL

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Street View



Bldg. Signage



Rear Entrance

On-Site & Public Parking



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# INTERIOR PROPERTY PHOTOS

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Copiers



Check-Out Counter Area



Check-Out Counter Area

Check-Out Counter Area



Work Table



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# ADDITIONAL PROPERTY PHOTOS

## MAIL BOX & POSTAL

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Rear of Store



Computer Rental



Store Interior



Store Interior



Mail Box Area



Mail Box Area (Shown secured after hours)



Store Interior



Check-Out Counter



New Silicon Roof Coating

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# MAIL BOX & POSTAL

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## LOCATION MAPS

&

## AERIALS

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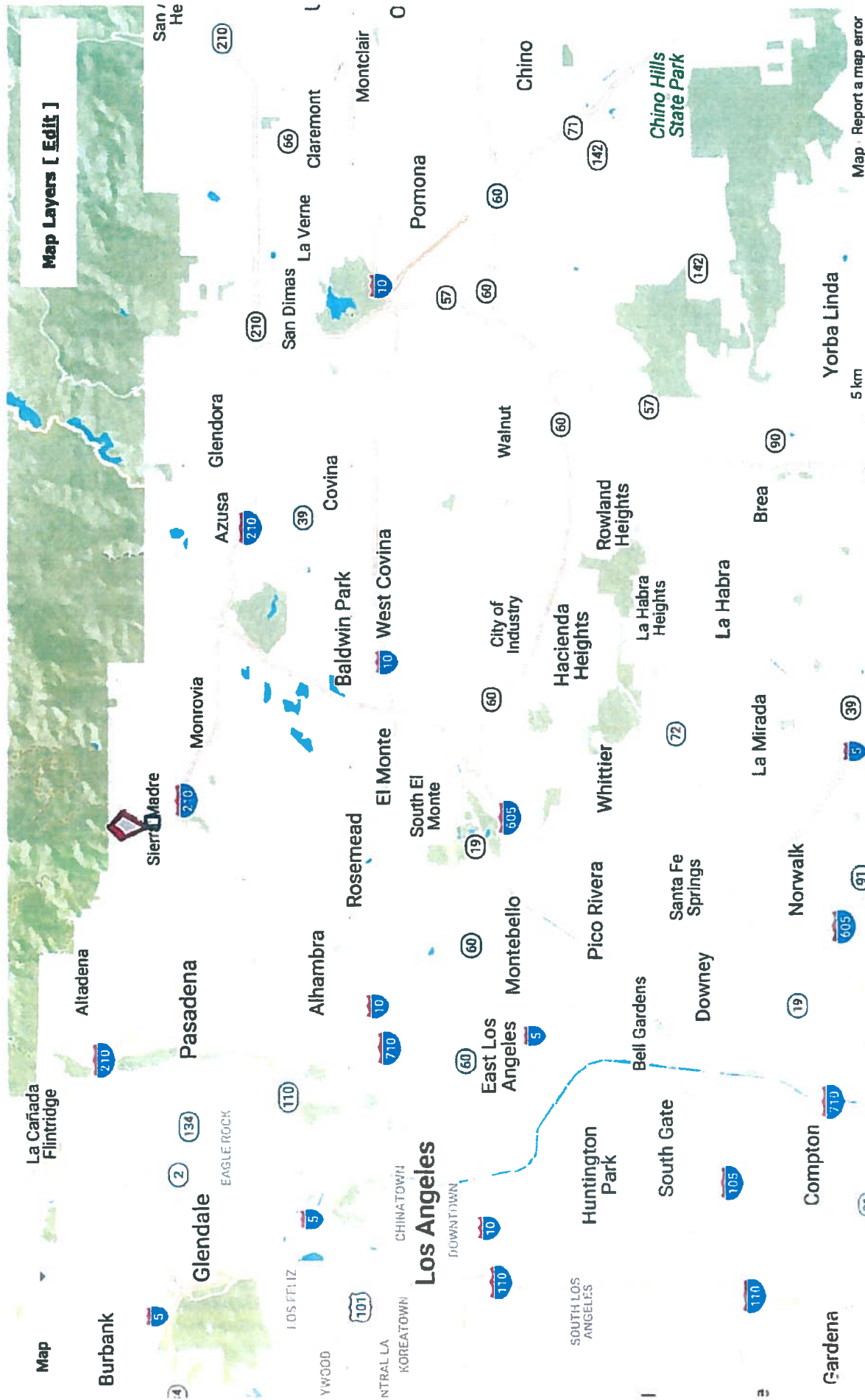


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### 80 W Sierra Madre Blvd

Sierra Madre, CA 91024 - Pasadena/Arcadia/Monrovia Submarket  
Fully Leased Building  
1,500 SF Retail Storefront/Office Building Built in 1946



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Sierra Madre, CA 91024 - Pasadena/Arcadia/Monrovia Submarket

Fully Leased Building

1,500 SF Retail Storefront Retail/Office Building Built in 1946

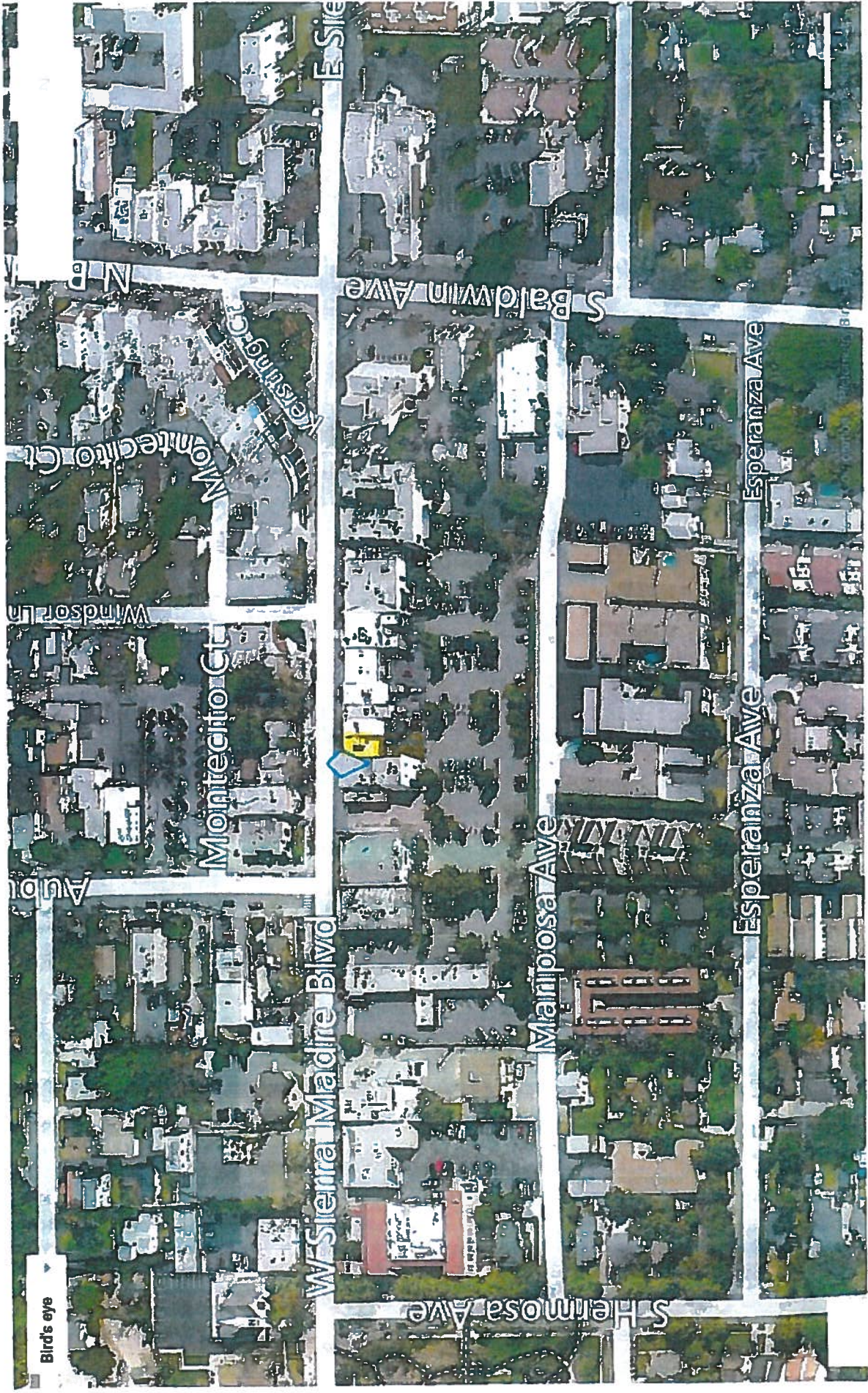


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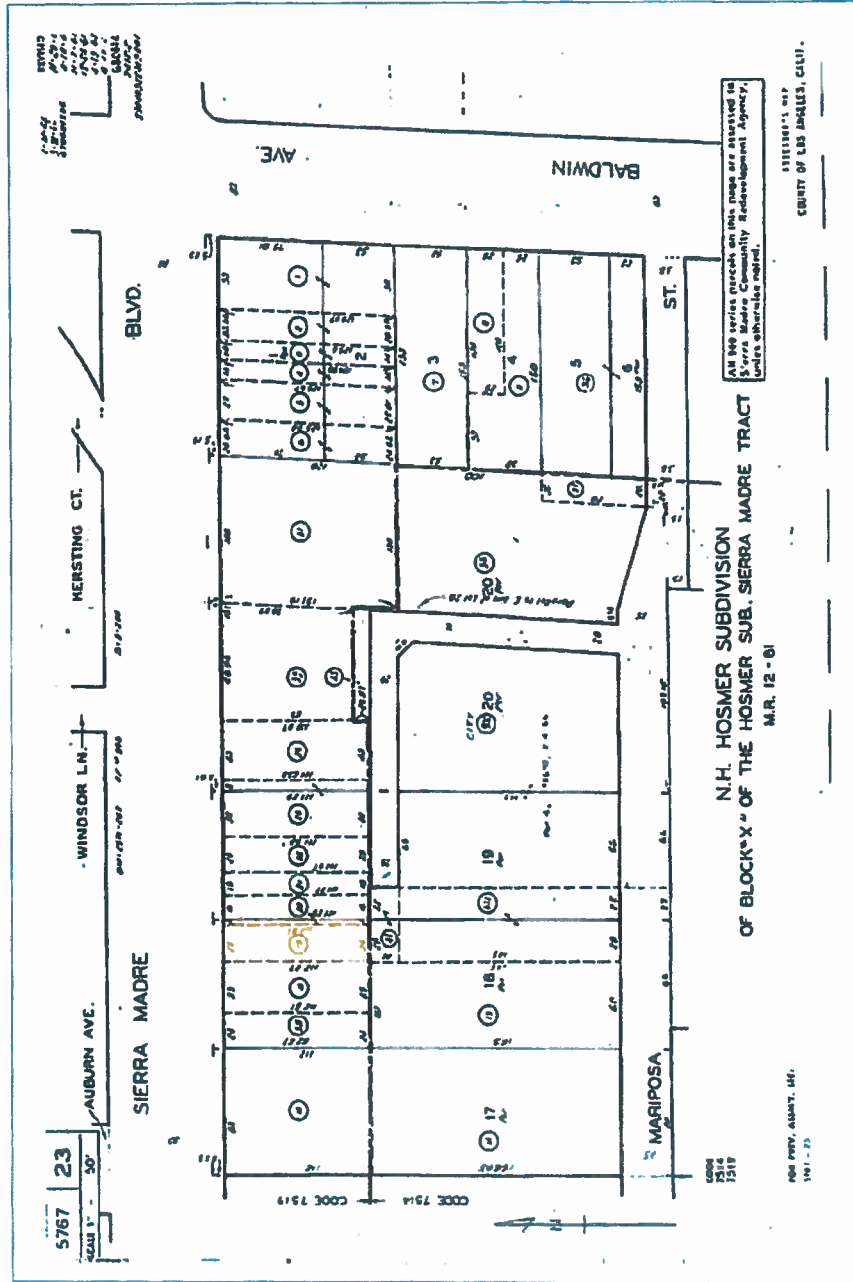
CoStar Property® - 80 W Sierra Madre Blvd

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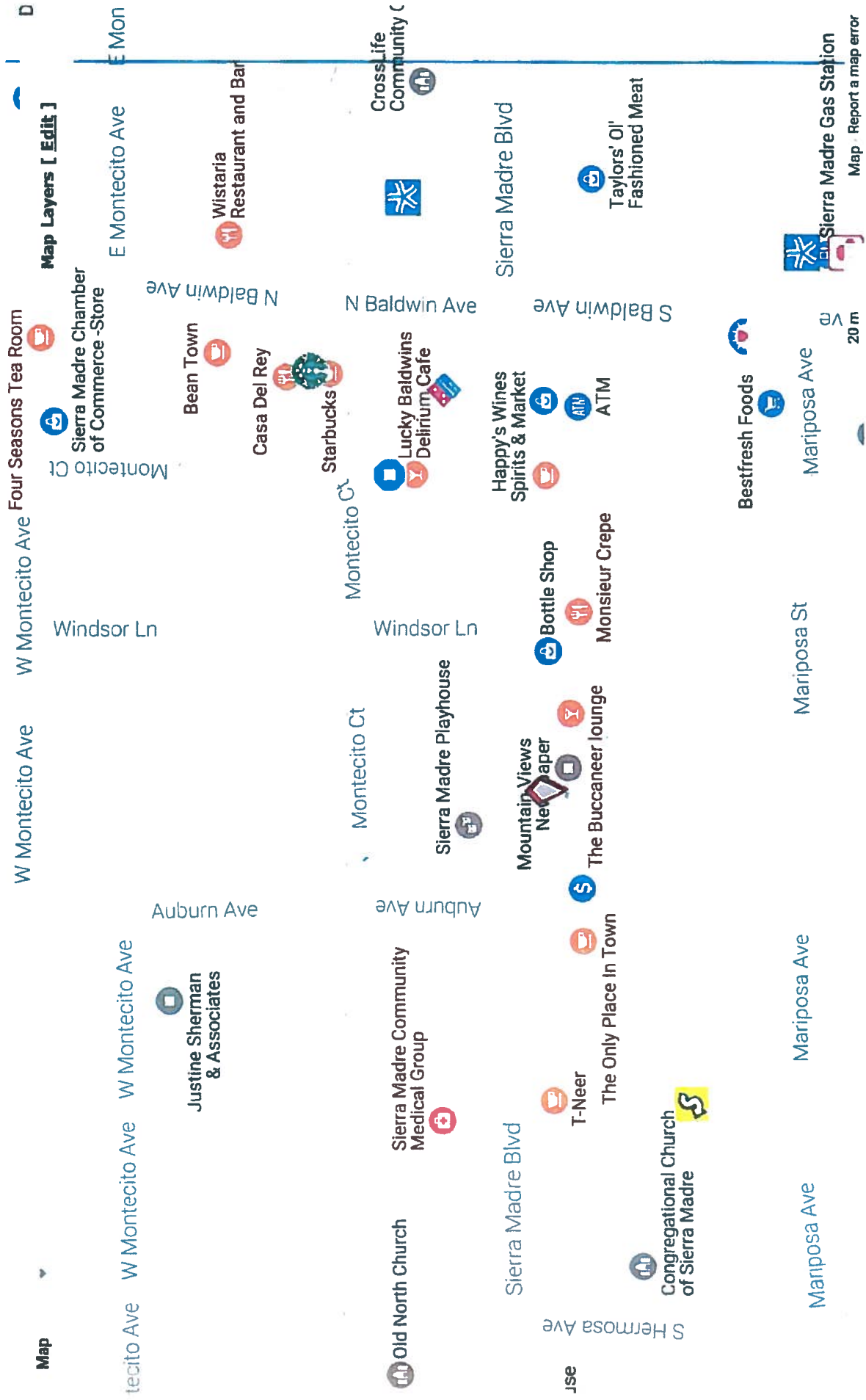
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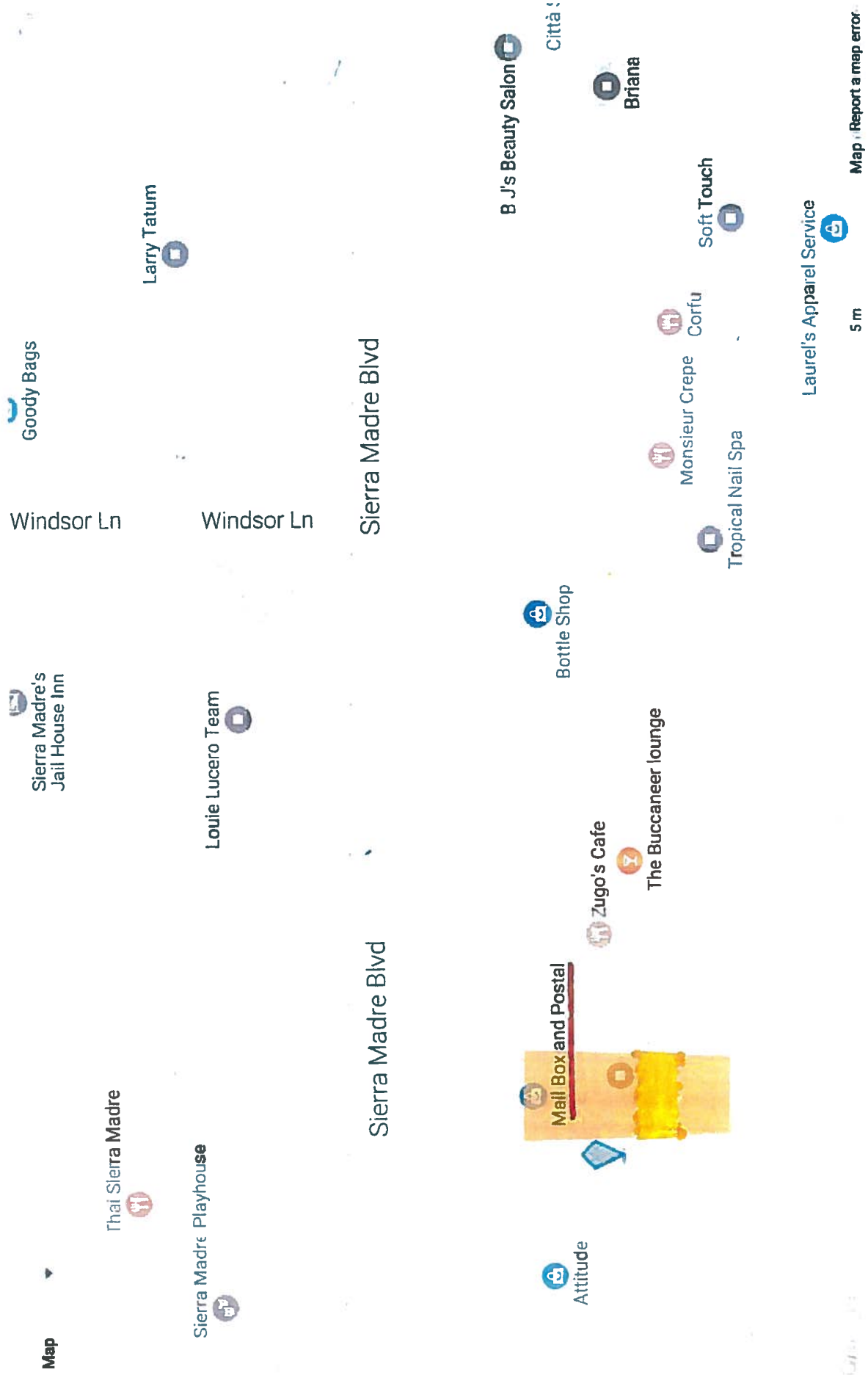
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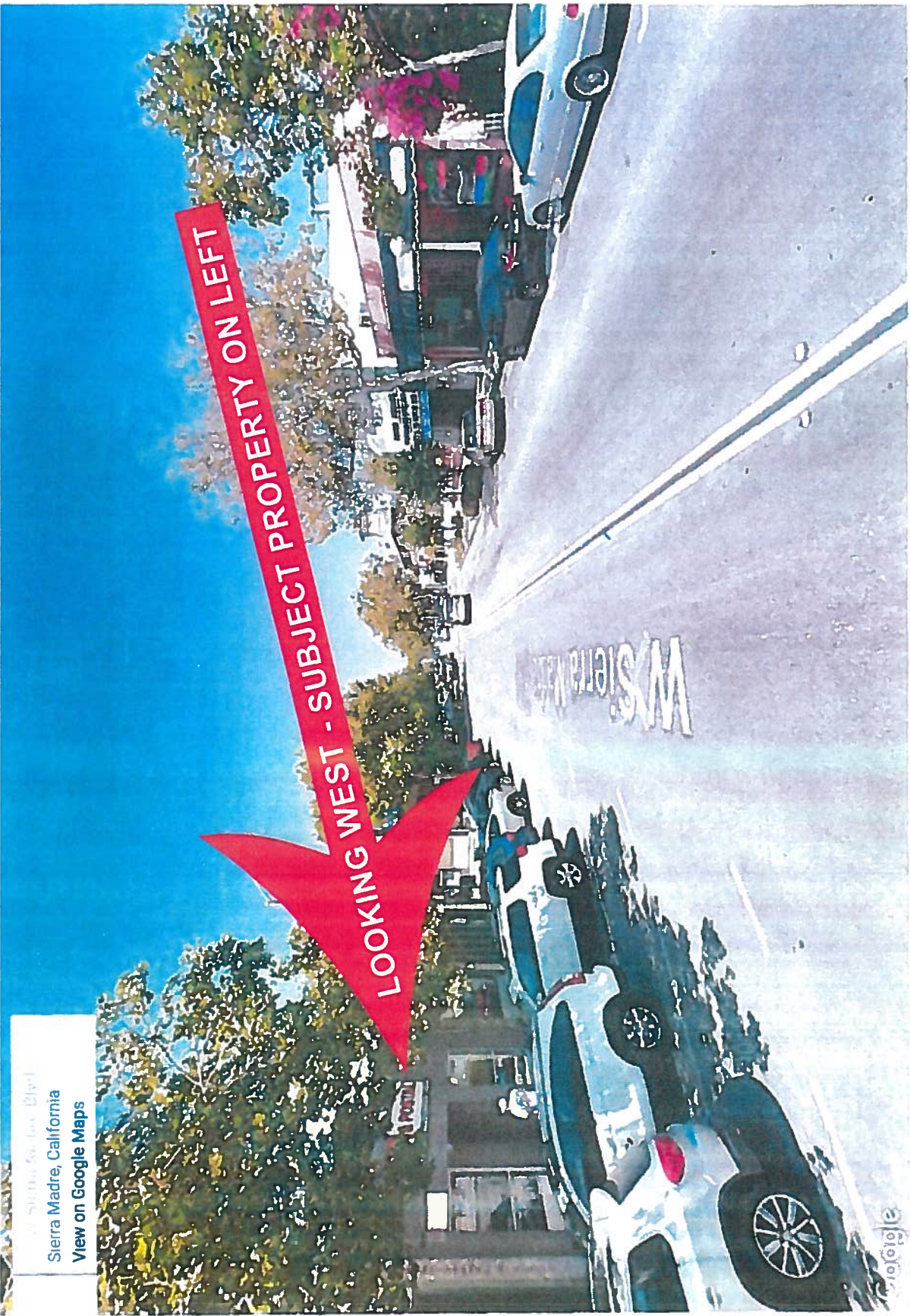
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© 2014 Google  
Sierra Madre, California  
View on Google Maps

LOOKING WEST - SUBJECT PROPERTY ON LEFT



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# City Statistics

## Population

10,834

## Ethnic makeup

**White Non-Hispanic (79.7%)**  
**Hispanic (10.0%)**  
**Two or more races (4.0%)**  
**Other race (3.0%)**  
**Chinese (2.1%)**  
**Japanese (1.2%)**  
**Black (1.1%)**  
**American Indian (1.1%)**

## Sierra Madre Facts

**Year of Founding: 1881**  
**Year of Incorporation: 1907**

## Land and Location

**Land Area: 3.0 1 square miles**

**Location:** Sierra Madre is located in Los Angeles County, California and is situated at the foot of the San Gabriel Mountains. Sierra Madre borders the cities of Pasadena to the west and Arcadia to the south and east. Angeles National Forest is to the north. The City of Los Angeles is 13 miles to the southwest.

**Zip Code: 91024**

**Telephone Area Code: 626**

**Latitude: 34.16 N, Longitude: 118.05 W**

**Elevation: 840 feet above sea level**

## Local, State and Federal Government

### **City Government**

A five-member City Council governs the City. Municipal elections are held every two years. Each member serves a four-year term. The honorary positions of Mayor and Mayor Pro Tempore rotate

among the five elected members of the City Council. The City Council appoints the City Manager and the City Attorney.

### State Representation

**25th Senate District:** Senator Carol Liu (D)

**41th Assembly District:** Assembly Member Chris Holden (D)

### Federal Representation

#### **California State Senators:**

Senator Barbara Boxer (D)

Senator Dianne Feinstein (D)

#### **27th Congressional District:**

Democrat Judy Chu (D)

### Parks

**Bailey Canyon Wilderness Park**

451 W. Carter Ave.

**Memorial Park**

222 W. Sierra Madre Blvd.

**Milton & Harriet Goldberg Recreation Area**

171 S. Sunnyside Ave.

**Mount Wilson Trail Park**

89 E. Mira Monte Ave.

**Sierra Vista Park**

611 E. Sierra Madre Blvd.

Schools

**Public:** Sierra Madre School (Pasadena Unified School District)

**Private:** Alverno High School, Bethany Christian School, the Gooden School, Saint Rita School

### Events

Wistaria Festival (March)

Huck Finn Fishing Derby (March)

Art Fair (May)

Mount Wilson Trail Race (Memorial Day Weekend)

4th of July Festivities (July)

Dickens' Village (November)

### Noteworthy Facts

Artifacts of the Gabrielino or Tongva Indians have been discovered in the Sierra Madre canyon. The Gabrielino/Tongva were the original inhabitants of the Los Angeles Basin.

In 1864 Benjamin Wilson established the Mount Wilson Trail with the aid of Chinese and Mexican laborers. Mountain access provided by the trail enabled astronomical use of the peak by Harvard College in 1889.

In 1904 George Ellery Hale founded the Mount Wilson Observatory.

The Mount Wilson Trail Race, first run in 1908, is California's second oldest foot race.

Sierra Madre is home of the world's largest wistaria vine. It purchased by Alice Brugman in April 1894.

Sierra Madre possesses the only volunteer fire department in the Los Angeles Area.

Sierra Madre was the first city police department in Los Angeles County to have a female Police Chief. There are 17 sworn officers in the Police Department.

The Sierra Madre Public Library is the fourth oldest city library in Los Angeles County and the tenth oldest in Southern California. Founded by original settlers of Sierra Madre, the library was incorporated under the laws of the State of California in July 1886. The first library building was completed in the summer of 1887.

Since 1910 Sierra Madre has been a frequent filming location. Sites around town have turned up in movies such as "The Great Man's Lady", "Invasion of the Body Snatchers", "Family Plot", "The Wedding Singer", "K-Pax", "The Princess Diaries", and "Kicking & Screaming".

Sierra Madre has an earthquake named for it. The 5.6 temblor struck at 7:43 am on June 28, 1991.

The Englemann Oak, *Quercus Englemanii*, is designated as the official tree of the City of Sierra Madre.

Sierra Madre was named an All-America City by the National Civic League in 2007.

Meaning of city name: Spanish for "Mother Range" or "Mother Mountain"

#### Sources

City of Sierra Madre Website, 03/10

www.city-data.com, 03/10

Wikipedia, 03/10

Internet Movie Database

Mount Wilson Observatory

Sierra Madre Chamber of Commerce

United States Geological Survey

California Cities, Towns & Counties, 2008.

Encyclopedia of California second edition, Somerset Publishers, 1994

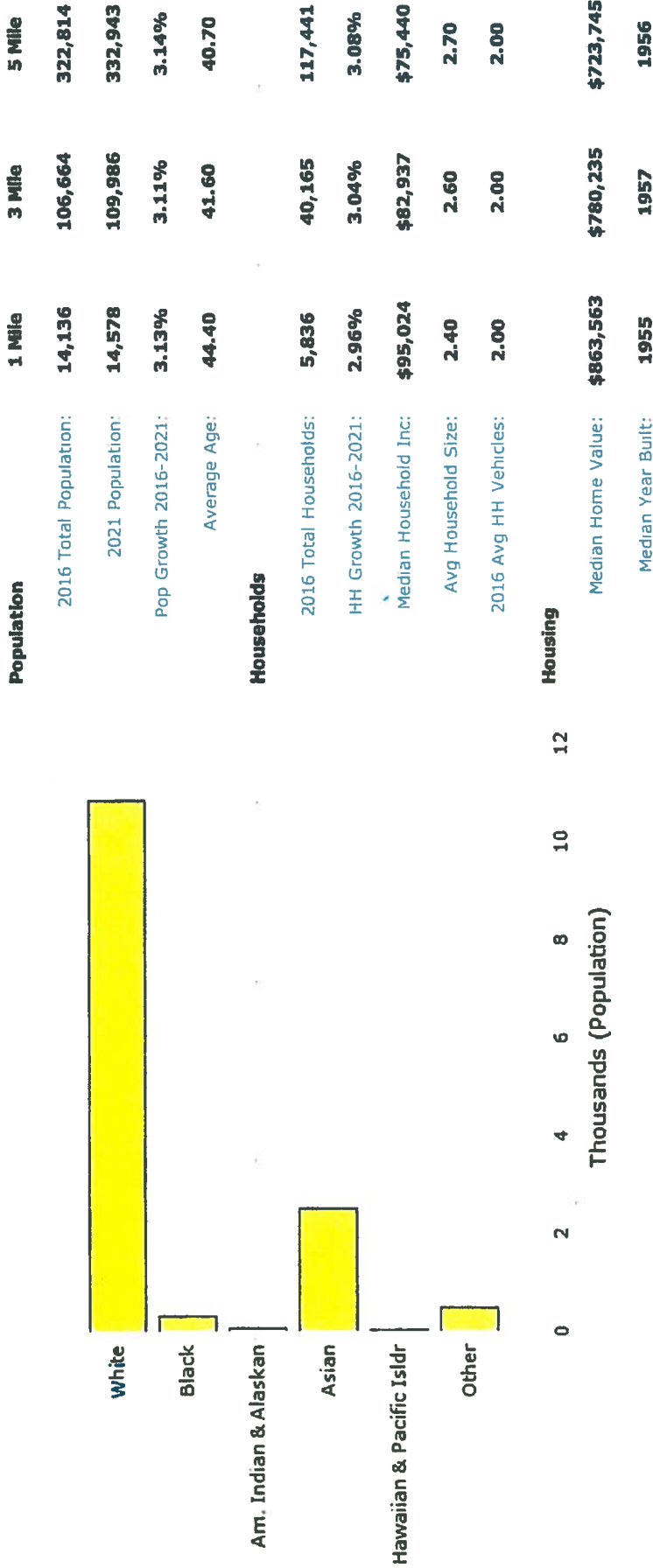
Dictionary of California Land Names, Automobile Club of Southern California, 1946

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**Summary** Demographics Daytime Employment Consumer Spending Traffic

Population by Race ▼ 1 Mile ▼ big graph



Population	1 Mile	3 Mile	5 Mile
2016 Total Population:	14,136	106,664	322,814
2021 Population:	14,578	109,986	332,943
Pop Growth 2016-2021:	3.13%	3.11%	3.14%
Average Age:	44.40	41.60	40.70

Households	1 Mile	3 Mile	5 Mile
2016 Total Households:	5,836	40,165	117,441
HH Growth 2016-2021:	2.96%	3.04%	3.08%
Median Household Inc:	\$95,024	\$82,937	\$75,440
Avg Household Size:	2.40	2.60	2.70
2016 Avg HH Vehicles:	2.00	2.00	2.00

Housing	1 Mile	3 Mile	5 Mile
Median Home Value:	\$863,563	\$780,235	\$723,745
Median Year Built:	1955	1957	1956

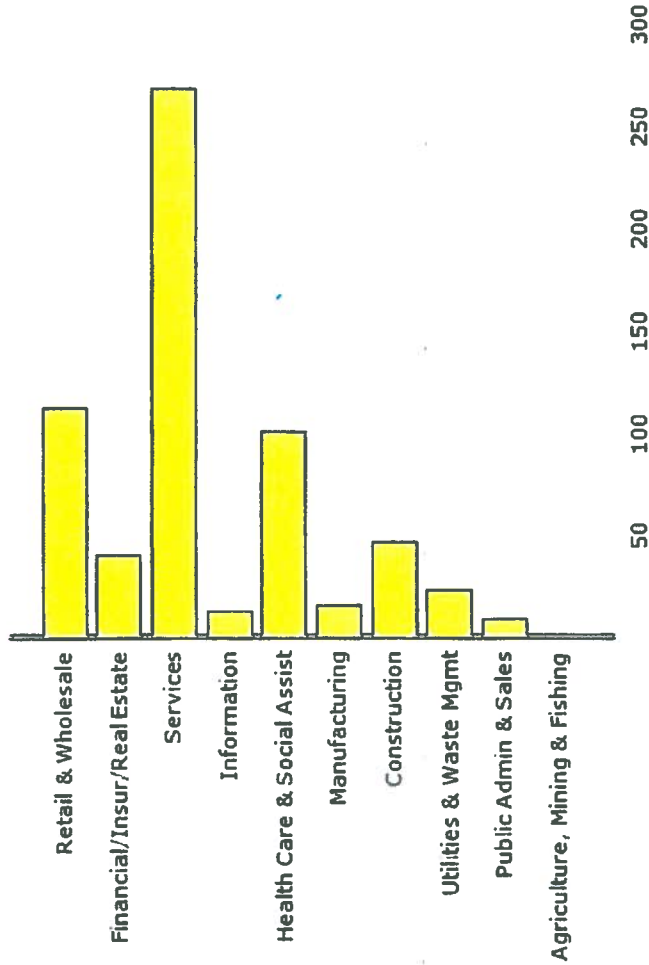
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## Businesses

▼ 1 Mile ▼ big graph



## Population

	1 Mile	3 Mile	5 Mile
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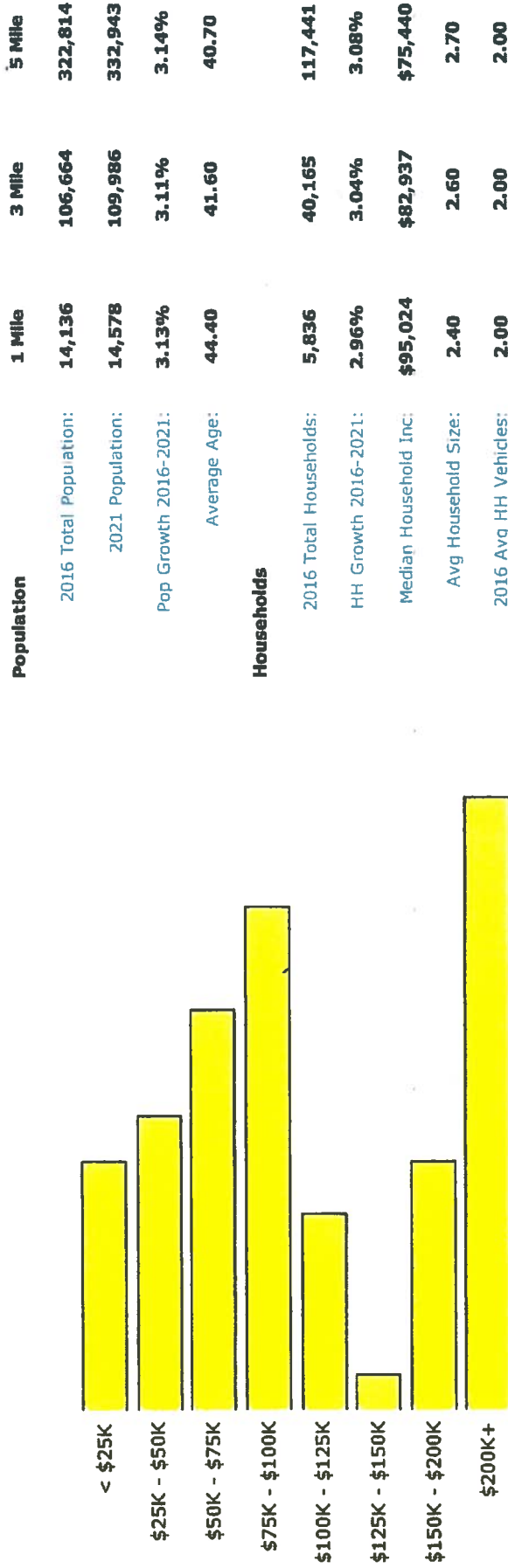
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Summary Demographics Daytime Employment Consumer Spending Traffic

#### Households by Income

big graph

▼ 1 Mile ▼



0.4 0.5 0.6 0.7 0.8 0.9 1.0 1.1

(Thousands)

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Summary Demographics Daytime Employment Consumer Spending Traffic

Population 1 Mile 3 Mile 5 Mile

big graph

1 Mile

**Population**

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Pop Growth 2016-2021: **3.13%**

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**Housing**

Median Home Value: **\$780,235**

Median Year Built: **1955**

2000 Census **13.0**

2010 Census **13.2**

2016 Estimate **13.4**

2021 Projected **13.6**

(Thousands)

