

FOR SALE

209 N Electric Ave
Alhambra, CA 91801



EXCLUSIVELY LISTED BY: **JOHN MAN GROUP**

6-unit apartment complex for sale in prime location of North Alhambra. Just one block away from South Pasadena and within walking distance to Main Street, shops, restaurants, and Alhambra Park. The property offers an attached single-story 3bed/2ba unit in front, ideal for an owner-user. All other units offer a spacious open floor plan with a large kitchen. Plenty of parking in the rear of the property. First time on the market in over 25 years!

John Man, President

DRE No. 01388408
Office: (626) 872-6622 #1001
Direct: (626) 236-2911
Email: jman@maninvestmentgroup.com

Jonathan Hua, Manager

DRE No. 01485938
Office: (626) 872-6622 #1005
Direct: (626) 378-3316
Email: jhua@maninvestmentgroup.com

**209 N Electric Ave
Alhambra, CA 91801**

Use:
Apartment

Built: 1963
Sqft: 4,647 Sqft
Lot: 7,626 Sqft

Zoning: ALRPD*
APN: 5338-006-011

MAN INVESTMENT GROUP
Property Management & Investment Company

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Property Description



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PRICE: \$1,800,000

Use:
Apartment

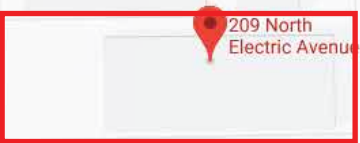
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Property Maps

PLAT MAP

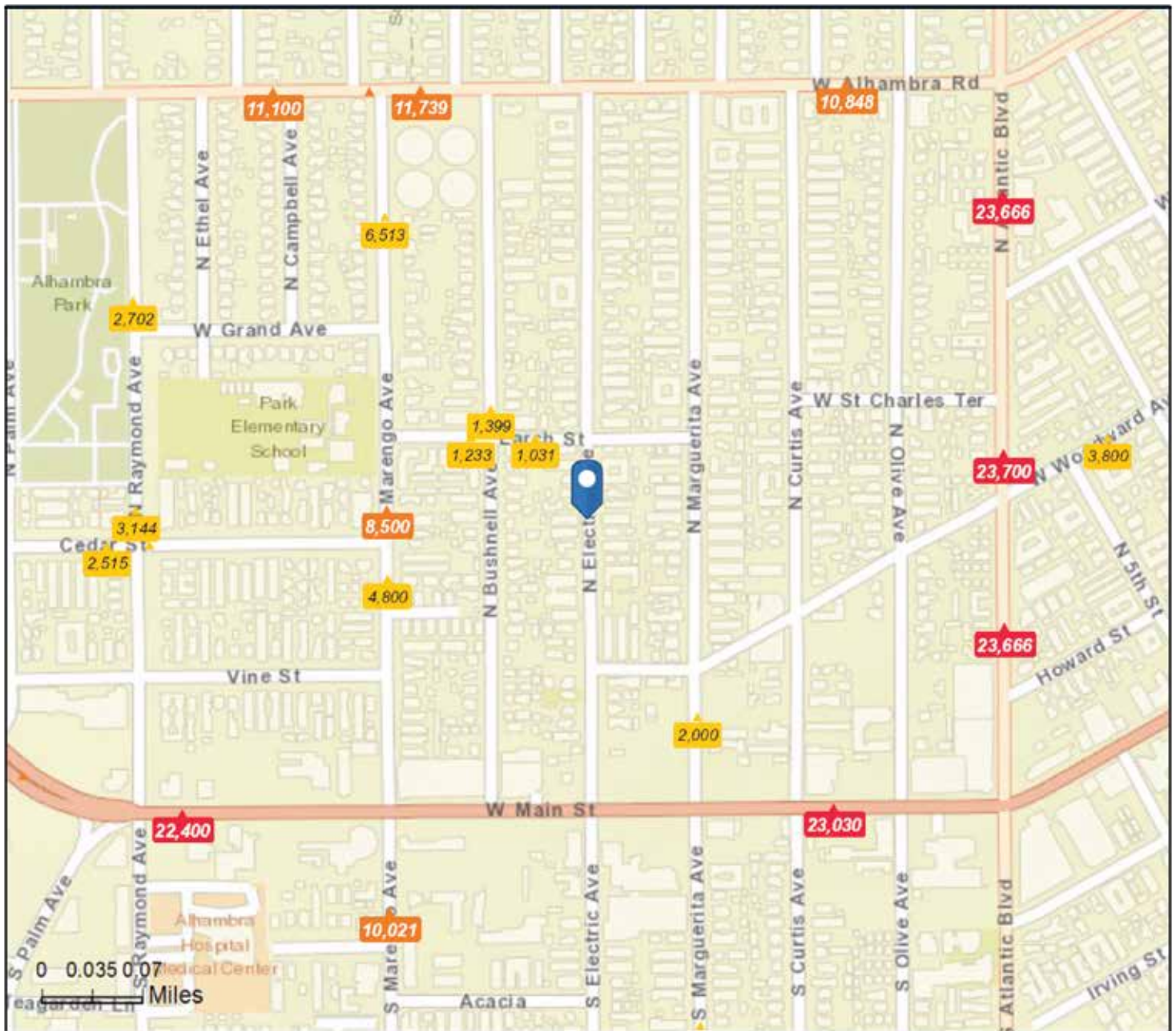


SATELLITE MAP



Traffic Count Report

Longitude: -118.13966



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Profile

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	Larch St	N Bushnell Ave (0.03 miles W)	1997	1,031
0.10	Larch St	N Bushnell Ave (0.01 miles E)	1997	1,233
0.10	N Bushnell Ave	Larch St (0.02 miles S)	1997	1,399
0.14	N Marengo Ave	Cedar St (0.02 miles S)	2009	8,500
0.14	N Marengo Ave	Cedar St (0.02 miles N)	1999	4,800
0.16	N Marguerita Ave	Vine St (0.03 miles N)	2009	2,000
0.25	N Marengo Ave	W Grand Ave (0.08 miles S)	2014	6,513
0.26	W Main St	S Curtis Ave (0.02 miles W)	2014	23,030
0.29	N Atlantic Blvd	W Woodward Ave (0.03 miles S)	2009	23,700
0.30	N Atlantic Blvd	Howard St (0.05 miles S)	2014	23,666
0.30	Cedar St	N Raymond Ave (0.01 miles W)	1997	2,368
0.30	S Marengo Ave	Acacia St (0.02 miles S)	2014	10,021
0.31	N Raymond Ave	Cedar St (0.02 miles S)	1997	3,144
0.32	W Alhambra Rd	Alhambra Rd (0.01 miles W)	1997	11,739
0.33	Cedar St	N Raymond Ave (0.02 miles E)	1997	2,515
0.33	Alhambra Rd	N Marengo Ave (0.01 miles E)	1997	11,032
0.34	W Main St	N Raymond Ave (0.03 miles W)	2009	22,400
0.35	N Raymond Ave	Grand Ave (0.02 miles S)	1997	2,702
0.35	W Alhambra Rd	N Curtis Ave (0.02 miles W)	2014	10,848
0.36	S Marguerita Ave	W Commonwealth Ave (0.14 miles S)	2014	1,946
0.36	W Woodward Ave	N 5th St (0.03 miles SW)	2009	3,800
0.36	N Atlantic Blvd	W Grand Ave (0.07 miles S)	2014	23,666
0.36	Alhambra Rd	N Campbell Ave (0.01 miles E)	2009	11,100
0.43	W Main St	N Palm Ave (0.03 miles NW)	2014	10,151
0.43	W Main St	N 5th St (0.02 miles NE)	2009	26,000
0.46	S Atlantic Blvd	Irving St (0.0 miles S)	2009	26,700
0.46	S Curtis Ave	W Commonwealth Ave (0.05 miles S)	1997	1,998
0.47	N Atlantic Blvd	W Mc Lean St (0.05 miles N)	2014	21,385
0.48	W Commonwealth Ave	S Bushnell Ave (0.02 miles W)	2014	8,837
0.49	S 6th St	Irving St (0.03 miles SE)	2009	3,500

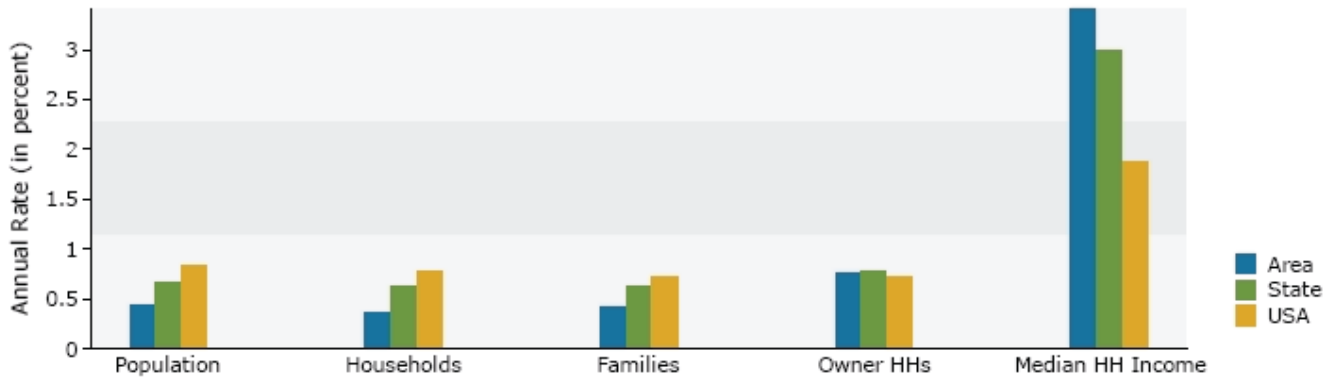
Demographic Summary

Summary	Census 2010		2019		2024	
Population	40,953		43,401		44,366	
Households	15,242		16,075		16,371	
Families	10,149		10,744		10,979	
Average Household Size	2.66		2.68		2.69	
Owner Occupied Housing Units	4,755		4,788		4,971	
Renter Occupied Housing Units	10,487		11,287		11,400	
Median Age	37.9		39.5		41.0	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.44%		0.67%		0.84%	
Households	0.37%		0.62%		0.79%	
Families	0.43%		0.62%		0.72%	
Owner HHs	0.75%		0.79%		0.73%	
Median Household Income	3.42%		2.99%		1.89%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			1,709	10.6%	1,429	8.7%
\$15,000 - \$24,999			1,598	9.9%	1,311	8.0%
\$25,000 - \$34,999			1,338	8.3%	1,128	6.9%
\$35,000 - \$49,999			1,841	11.5%	1,616	9.9%
\$50,000 - \$74,999			3,055	19.0%	3,028	18.5%
\$75,000 - \$99,999			1,983	12.3%	2,115	12.9%
\$100,000 - \$149,999			2,415	15.0%	2,916	17.8%
\$150,000 - \$199,999			961	6.0%	1,283	7.8%
\$200,000+			1,175	7.3%	1,545	9.4%
Median Household Income			\$60,255		\$71,296	
Average Household Income			\$85,558		\$101,054	
Per Capita Income			\$31,650		\$37,231	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,158	5.3%	2,069	4.8%	2,091	4.7%
5 - 9	1,974	4.8%	2,118	4.9%	2,040	4.6%
10 - 14	2,187	5.3%	2,238	5.2%	2,118	4.8%
15 - 19	2,583	6.3%	2,241	5.2%	2,147	4.8%
20 - 24	2,915	7.1%	2,777	6.4%	2,461	5.5%
25 - 34	6,838	16.7%	7,092	16.3%	7,182	16.2%
35 - 44	6,192	15.1%	6,566	15.1%	6,869	15.5%
45 - 54	6,298	15.4%	6,005	13.8%	5,994	13.5%
55 - 64	4,753	11.6%	5,696	13.1%	5,858	13.2%
65 - 74	2,496	6.1%	3,840	8.8%	4,352	9.8%
75 - 84	1,640	4.0%	1,796	4.1%	2,274	5.1%
85+	920	2.2%	963	2.2%	980	2.2%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,541	30.6%	12,280	28.3%	12,177	27.4%
Black Alone	807	2.0%	769	1.8%	733	1.7%
American Indian Alone	276	0.7%	267	0.6%	261	0.6%
Asian Alone	20,367	49.7%	22,694	52.3%	23,743	53.5%
Pacific Islander Alone	37	0.1%	38	0.1%	38	0.1%
Some Other Race Alone	5,337	13.0%	5,623	13.0%	5,657	12.8%
Two or More Races	1,588	3.9%	1,730	4.0%	1,757	4.0%
Hispanic Origin (Any Race)	13,428	32.8%	14,092	32.5%	14,408	32.5%

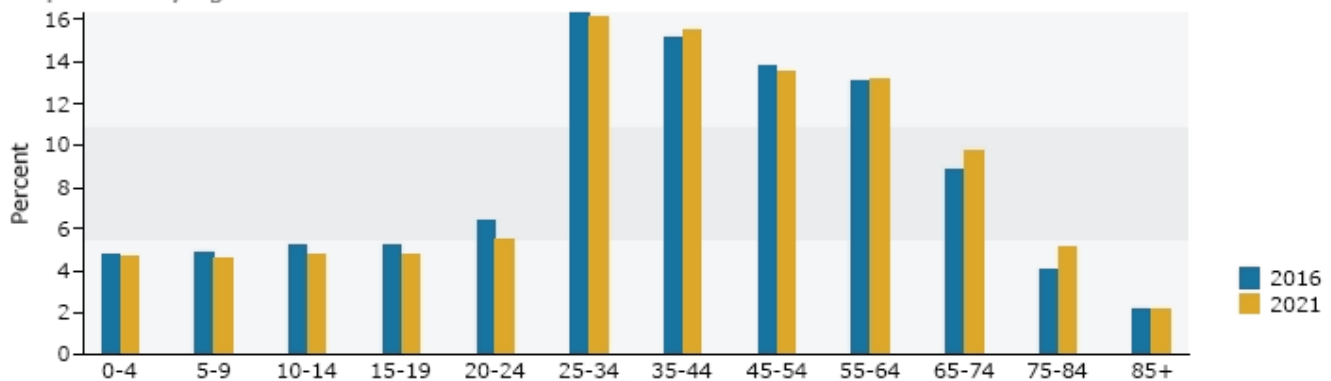
Data Note: Income is expressed in current dollars.

Demographic Trend Report

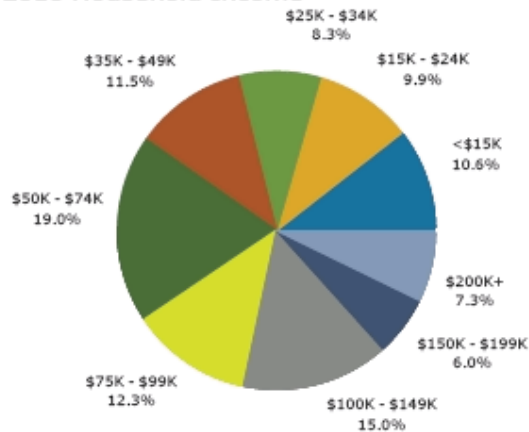
Trends 2016-2021



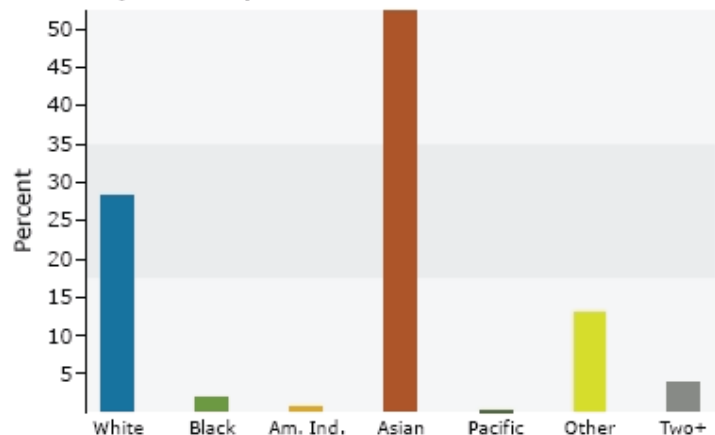
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 32.5%

PHOTOS

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Rent Roll

Unit #	Original Lease Date	Lease Expiration	Apt Size	Total Rent	Market Rent
A	2001	M/M	3 Bed 2 Bath	\$1,430	\$2,500
B	11/01/2019	10/31/2020	Studio	\$1,200	\$1,300
C	07/20/2019	07/31/2020	1 Bed 1 Bath	\$1,400	\$1,500
D	N/A	M/M	2 Bed 1 Bath	\$950	\$2,000
E	11/01/2019	2022	1 Bed 1 Bath	\$1,400	\$1,500
F	Vacant		2 Bed 1 Bath	\$2,000	\$2,000
Total				\$8,380	\$10,800