

EXCLUSIVE LISTING!

140 & 138 W Sierra Madre Blvd, Sierra Madre, CA

Multi-Generational Class A Investment property in a Class A Location! In the heart of DOWNTOWN SIERRA MADRE, Commercial Retail & Apartment, Completely remodeled commercial, Superb Demographics, Irreplaceable Location



Property Overview

Subject Property:	140 W Sierra Madre Blvd (comm.) 138 W Sierra Madre a.k.a. 147 Mariposa (apt.) Sierra Madre, CA 91024
Price:	\$6,890,000
Total Units:	12 (7 commercial + 5 residential)
Price per SF:	\$491
Year Built:	1953 & 1936
Building Area:	14,022 SF (9,169 SF + 4,853 SF)
Lot Size:	25,362 SF (10,066 SF + 15,296 SF)
APN#:	5767-024-012 & 5767-024-011
Zoning/Parking:	CC / 18 (12 commercial + 6 residential)
Commercial Unit Mix:	6 RETAIL + 1 OFFICE
Residential Unit Mix:	1 x 3B + 1B 3 x 2B + 1B 1 x 1B + 1B

OFFERING HIGHLIGHTS

- Pride of Ownership Commercial Retail & Apartment in the heart of Downtown Sierra Madre
- Extremely strong demographics with an average household income of ±\$202,678 within two-mile radius
- Class A Property in a Class A Location!
- Walk score of 89 with superb access to almost all amenities within the city
- Right in the heart of Downtown Sierra Madre and a stone throw away from prime dining, shopping, and other venues in Sierra Madre
- Prime San Gabriel Valley location with a VERY LIMITED inventory

- of commercial property available for sale
- High barriers to entry submarket with very limited inventory; High rent growth and low vacancy rate area
- Beautifully upgraded commercial property with major systems upgraded (updated electrical, updated roof, exterior façade, store fronts)
- Irreplaceable spaces for commercial tenants providing stable and quality tenancy for the center.
- Expansive ±26k SF lot that spans Sierra Madre Blvd to Mariposa Ave
- The commercial side is fully occupied with strong retail tenants that are established and rooted in the community

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CHRIST CHURCH SIERRA MADRE



MEMORIAL PARK



SIERRA MADRE CITY HALL

**DOWNTOWN
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MEMORIAL PARK



SIERRA MADRE MED. CENTER

SIERRA MADRE BLVD

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SANTA ANITA PARK



THE SHOPS AT SANTA ANITA



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Exclusively Listed By: **HAN WIDJAJA CHEN, CCIM**

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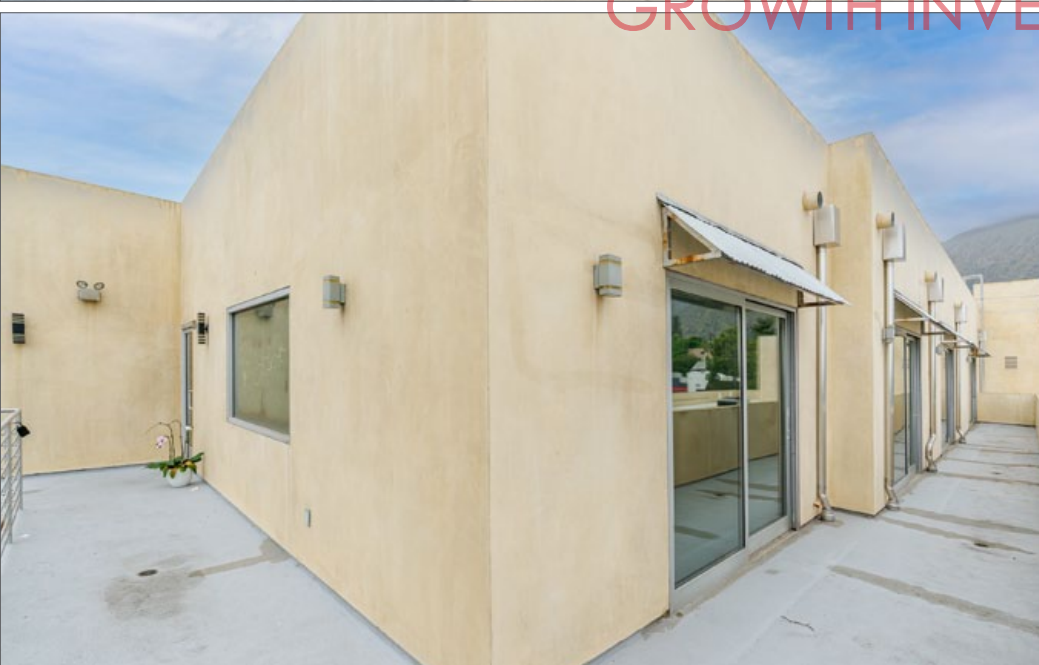
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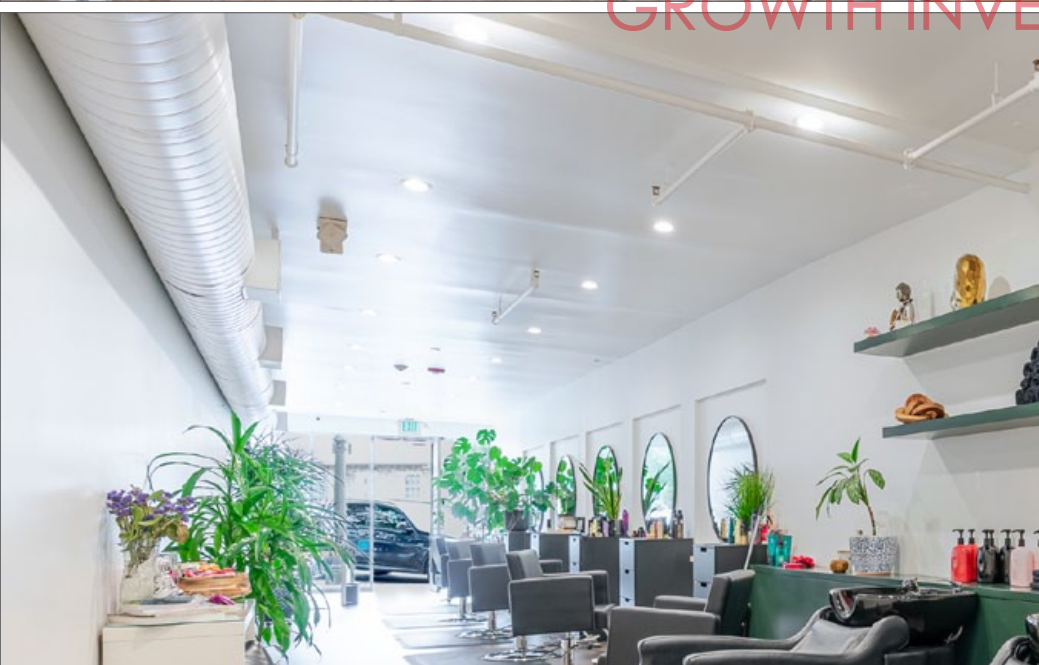
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