



7,838 SF Free Standing Office/Retail Building

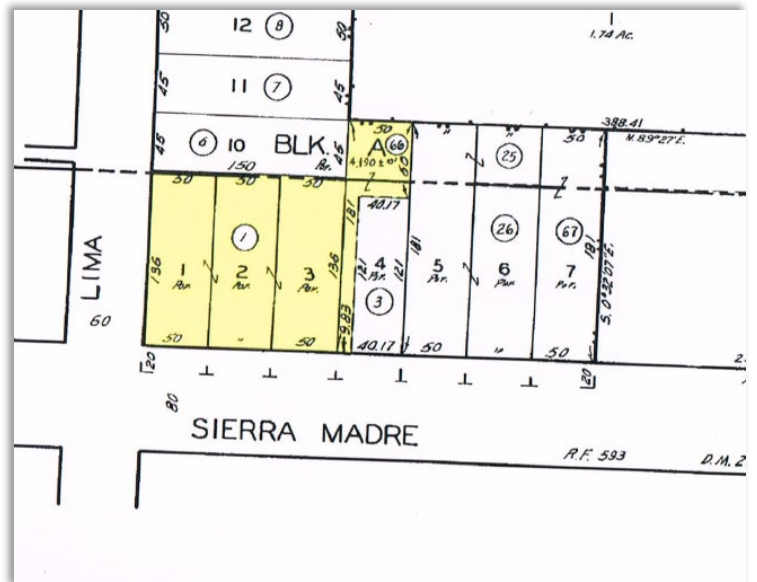
321-331 W. Sierra Madre Blvd. Sierra Madre, CA 91024

- Located in the heart of Sierra Madre on a corner location with excellent visibility. Large parking lot allows potential for medical, retail or office uses.
- The main floor has approximately 6,940 SF currently configured with a large reception area, large bull pen area split into private drafting pods, small conference room, large conference room, two private offices, two restrooms, breakroom and a supply room. Situated on 24,585 SF (0.57 acres) of land.
- Approx. 898 SF second floor ideal for additional administrative offices with two restrooms. Two electric panels give potential to split into multiple units.
- Approx. 1,368 SF Basement provides additional storage, not included in the square footage. The basement keeps low temperatures ideal for storage.
- Possible to split into multiple units and occupy a portion and lease out remainder of the building for income. Open layout provides flexibility.
- Restored brick along East and West walls circa 1922, skylights and windows provide excellent natural light throughout the space.



Property Description

Total Building Square footage:	9,206 Square Feet
Estimated First Floor:	6,940 Square Feet
Estimated Second Floor:	898 Square Feet
Estimated Basement:	1,368 Square Feet*
Total Lot Size:	24,585 Square Feet
APN:	5768-019-001 (Lots 1, 2 & 3) 5768-019-066
Year Built:	1922/1944
Zoning:	Commercial Zone
Current Tenant:	Haynes and Oakley Architects Month to Month Lease Term
*Basement not included in marketed square footage.	





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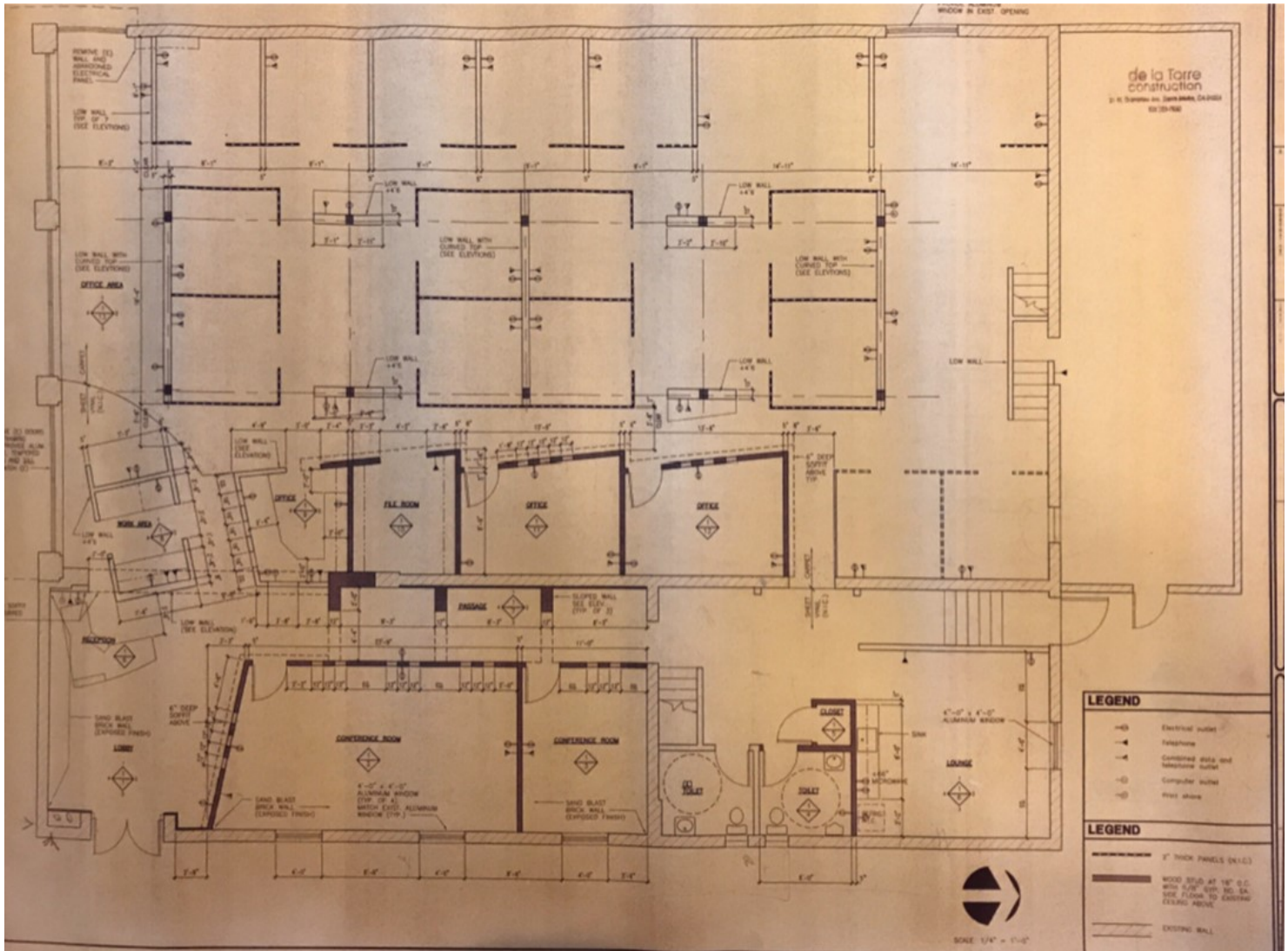
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*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. *

321-331 W. Sierra Madre Blvd Main Floor Architectural Plan



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2021)	39,156	334,430	1,254,250
Average HH Income	\$151,890	\$121,029	\$105,094
Median Home Value	\$1,041,838	2021 Data	



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