±600 SF FOR LEASE

ALPINE PLAZA 10642-10650 BALBOA BOULEVARD | LOS ANGELES, CA 91344

AARON GUIDO

CALDRE #01924252 714.769.6117 AARON@CBM1.COM

DANIEL BARRIGA

LIQUO

FOR LEASE

CalDRE #02031360 949.608.4886 DANIEL@CBM1.COM

CBM1.COM

LEASING BROKERAGE INVESTMENTS

CBM1

A. C.

CBM1

LEASING BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

ALPINE PLAZA | 10642-10650 BALBOA BOULEVARD, LOS ANGELES, CA 91344

BROCHURE | PAGE 2



PROPERTY DESCRIPTION

These exceptional units offer an exciting leasing opportunity for businesses seeking a strong presence in a bustling commercial hub. Positioned along the prominent Balboa Boulevard, this retail space benefits from high visibility and exposure to a diverse customer base. The modern architectural charm and well-crafted storefront create an enticing facade that draws attention. Inside, the retail shop space boasts versatility and adaptability, providing the perfect environment to showcase various retail concepts. Whether you're a boutique, cafe, or service provider, this space offers the ideal foundation for your success.

PROPERTY HIGHLIGHTS

- Retail shop space for lease at Alpine Plaza.
- High visibility along Balboa Boulevard in a bustling commercial hub.
- Modern architecture and inviting storefront.
- Versatile interior, perfect for diverse retail concepts.

AARON GUIDO

CALDRE #01924252 714.769.6117 AARON@CBM1.COM

DANIEL BARRIGA CalDRE #02031360 949.608.4886

949.608.4886 DANIEL@CBM1.COM



OFFERING SUMMARY

Lease Rate:	e Rate: \$1,824.00 per month (Including NNN)				
Available SF:			598 SF		
Building Size:			8,476 SF		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES		
Total Households	8,514	57,702	173,673		
Total Population	25,642	175,622	567,905		
Average HH Income	\$102,761	\$105,638	\$90,898		



INVESTMENTS

LEASE SPACES ALPINE PLAZA | 10642-10650 BALBOA BOULEVARD, LOS ANGELES, CA 91344

BROCHURE | PAGE 3





KINGSBURY ST

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
10648 1/2	Available	598 SF	Including NNN	\$1,824 per month	Ready To Go Vanilla Shell Shop Space	<u>View Here</u>

AARON GUIDO

CALDRE #01924252 714.769.6117 AARON@CBM1.COM

DANIEL BARRIGA

CalDRE #02031360 949.608.4886 DANIEL@CBM1.COM



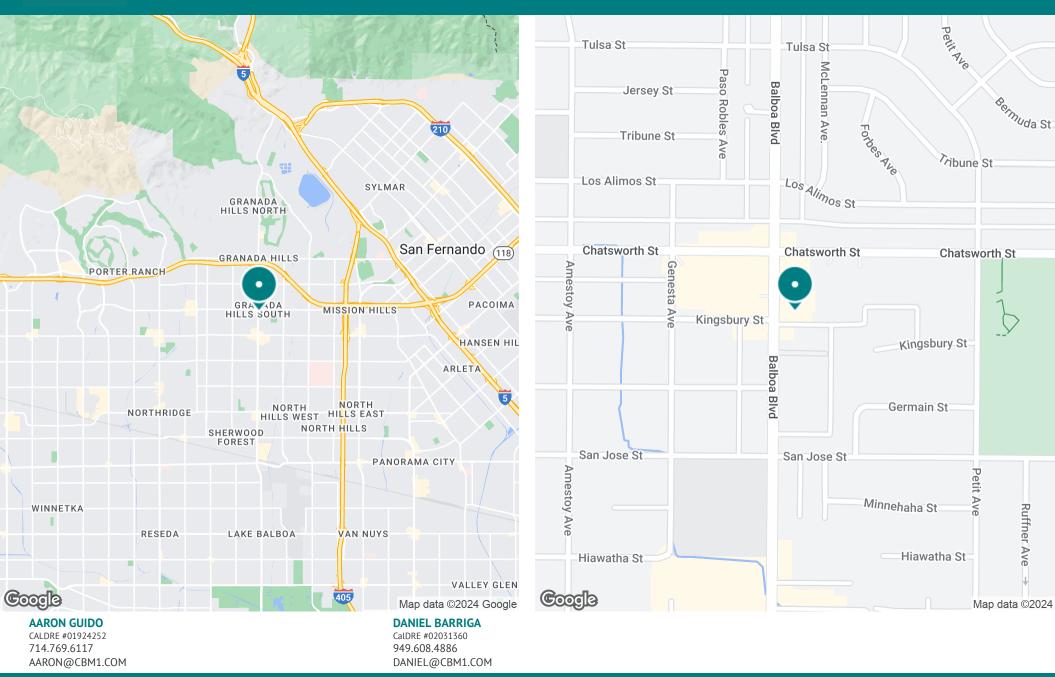
LOCATION MAP

BROKERAGE

INVESTMENTS

ALPINE PLAZA | 10642-10650 BALBOA BOULEVARD, LOS ANGELES, CA 91344

BROCHURE | PAGE 4



CBM1

BROKERAGE

INVESTMENTS

DEMOGRAPHICS MAP & REPORT

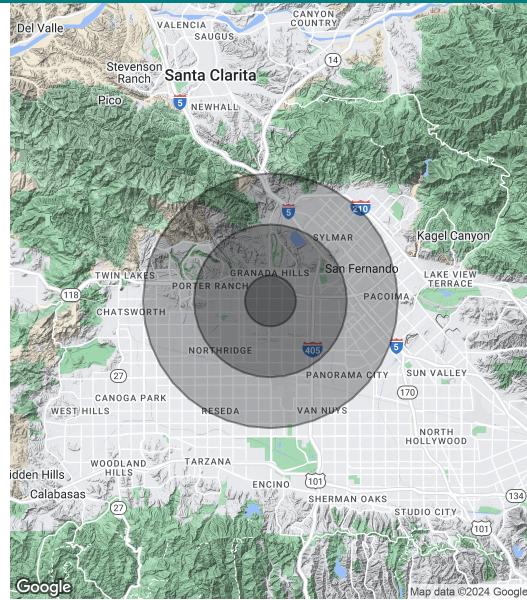
ALPINE PLAZA | 10642-10650 BALBOA BOULEVARD, LOS ANGELES, CA 91344

BROCHURE | PAGE 5

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,642	175,622	567,905
Average Age	40.3	40.1	37.0
Average Age (Male)	38.8	38.8	35.8
Average Age (Female)	43.3	41.6	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,514	57,702	173,673
# of Persons per HH	3.0	3.0	3.3
Average HH Income	\$102,761	\$105,638	\$90,898
Average House Value	\$523,449	\$583,294	\$516,981
RACE	1 MILE	3 MILES	5 MILES
% White	56.8%	50.9%	47.1%
% Black	3.6%	4.6%	4.1%
% Asian	17.2%	16.8%	12.8%
% Hawaiian	0.1%	0.2%	0.1%
% American Indian	0.9%	0.6%	0.7%

13.3%

* Demographic data derived from 2020 ACS - US Census



AARON GUIDO

% Other

CALDRE #01924252 714.769.6117 AARON@CBM1.COM

DANIEL BARRIGA

19.4%

CalDRE #02031360 949.608.4886 DANIEL@CBM1.COM

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 02130240

28.4%



LEASING BROKERAGE

INVESTMENTS

MEET THE TEAM

ALPINE PLAZA | 10642-10650 BALBOA BOULEVARD, LOS ANGELES, CA 91344

BROCHURE | PAGE 6



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 Cell: 714.335.9887 Aaron@cbm1.com

CalDRE #01924252

(in)



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 Cell: 714.394.5052 daniel@cbm1.com

CalDRE #02031360

AARON GUIDO

CALDRE #01924252 714.769.6117 AARON@CBM1.COM

