



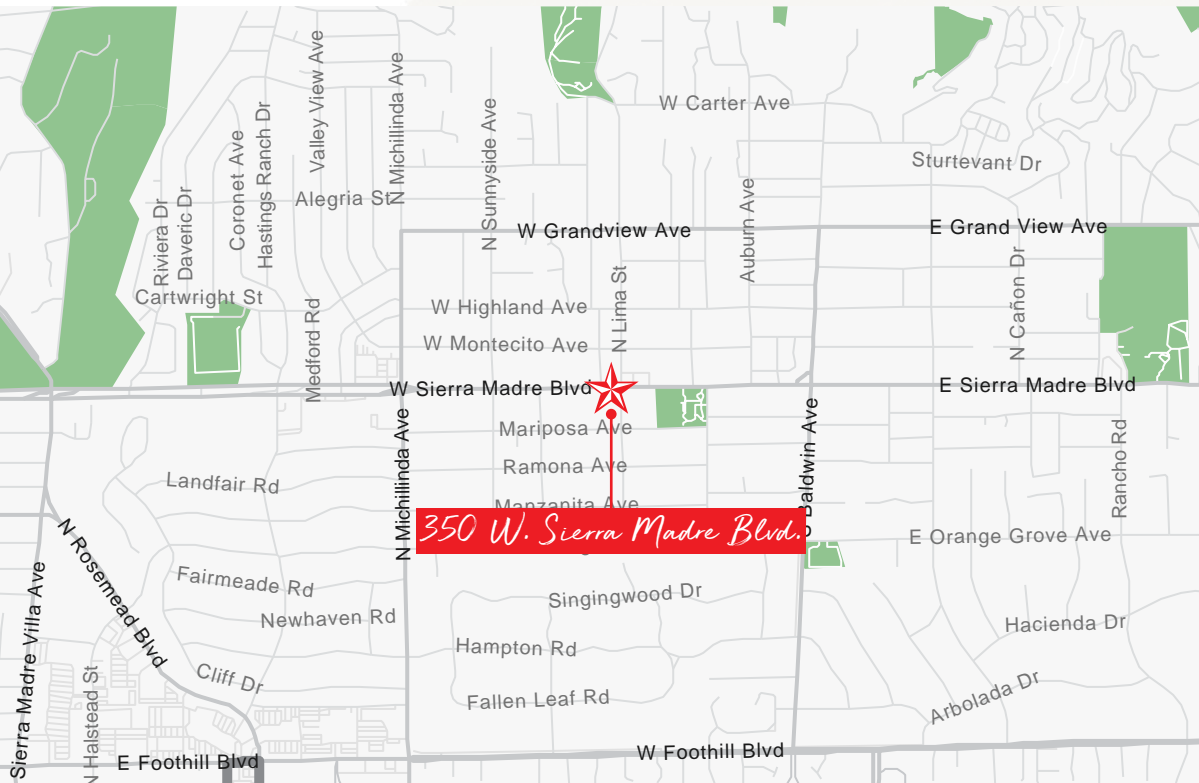
350 W. Sierra Madre Blvd.

SIERRA MADRE, CA DEVELOPMENT SITE



# The Offering

*JLL is pleased to offer 350 W. Sierra Madre Blvd (the “Property” or “Site”), a roughly 0.40-acre development opportunity located in picturesque Sierra Madre, California. The Property is located within the city’s charming downtown shopping district, a popular landmark for visitors and residents. The Site is improved with a two-story building that has a former banking center on the ground floor and office space on the second floor, as well as a surface parking lot. The Property’s “Commercial” zoning allows for a range of redevelopment options including retail, office, and multifamily. The offering is an outstanding infill development site in one of the most scenic suburban communities along the foothills of the San Gabriel Mountains.*



## INVESTMENT HIGHLIGHTS



**Rare Infill Site.** Rare infill development opportunity located in the picturesque city of Sierra Madre along the main commercial thoroughfare.



**Favorable Zoning.** Commercial zoning allows for a range of uses including retail, office, and multifamily.



**Thriving City.** Affluent city with large proportion of college-educated residents and strong buying power.



**Best of Suburban Living.** City boasts old time charm with over 50 historical landmarks, numerous eateries and boutiques, and enviable outdoor recreation.



**Robust Housing Market.** Home values continue to rise, with median home values close to \$1 million. The city is a desirable place to live due to its idyllic suburban lifestyle, top-rated public schools, and beautiful outdoor amenities.

## PROPERTY DESCRIPTION

The subject Property is located at 350 W. Sierra Madre Blvd. in the downtown district of Sierra Madre. Downtown Sierra Madre is home to numerous eateries and boutiques set against the stunning backdrop of the San Gabriel Mountains to the north. The Site is a corner lot that slopes downward to the south and is currently improved with a two-story building and parking lot. The ground floor of the building houses a former banking center and the second floor consists of office space.

## SITE DETAILS

Property Size	0.39 Acres (17,164 SF)
Address	350 W. Sierra Madre Blvd.
City	Sierra Madre
Building Size	9,020 SF
Floors	2
Year Built	1964
APN	5768-021-008 & 5768-021-030
Zoning	Commercial
Primary Major Route	Sierra Madre Blvd
Current Use	Former Banking Center
Existing Parking Spaces	24

## Existing Zoning

The Property is zoned "Commercial" ("C") per Sierra Madre's Zoning Code. The Commercial zone allows:

- Retail
- Office
- Multifamily

## DUE DILIGENCE

Due Diligence materials can be found at [www.bankingcentersforsale.com](http://www.bankingcentersforsale.com). Bid Due Date – 1/28/2022.

*This summary is based on JLL analysis. Please refer to Sierra Madre zoning documents and State incentive programs for more information.*



## LEGEND

- "R-1" Residential Single Family (7,500 sqft. min.)
- "R-1-9" Residential Single Family (9,000 sqft. min.)
- "R-1-11" Residential Single Family (11,000 sqft. min.)
- "R-1-15" Residential Single Family (15,000 sqft. min.)
- "R-2" Two-Family Residential
- "R-3" Multiple Family Residential
- "R-3H" Multiple Family Residential High Density
- "RC" Residential Canyon
- "H" Hillside Residential
- "OS" Open Space
- "C/CP" Civic & City Park
- "C" Commercial
- "M" Manufacture
- "I" Institutional
- "BHSP" British Home Specific Plan
- "KSPO" Kensington Specific Plan Overlay
- "SHSP" Senior Housing Specific Plan
- Not in Jurisdiction
- "R-E" Residential Entrepreneur Overlay
- Tentative Zone Split

## ZONING

Zone	C – Commercial
Max Density	13 dwelling units/acre
Max Floor Area Ratio	1.0
Setbacks	Front: 5' Sides: 10' Rear: 15' Adjacent to Residential Zones: 10'
Height limit	30', 2 stories

## Contact Information

### INVESTMENT ADVISORS

#### Brendan McArthur

Senior Director  
+1 310-595-3835  
brendan.mcarthur@am.jll.com  
License #01185335

#### Jeff Adkison

Managing Director  
+1 310-595-3836  
jeff.adkison@am.jll.com  
License #01190791

#### Rob McRitchie

Senior Director  
+1 310-595-3838  
rob.mcritchie@am.jll.com  
License #01210337

#### Maya Saraf

Analyst  
+1 310-595-3622  
maya.saraf@am.jll.com  
License #01971235

### RETAIL ADVISOR

#### Geoff Tranchina

Managing Director  
+1 310-694-3180  
geoff.tranchina@am.jll.com  
License #01435512

### MULTIFAMILY ADVISORS

#### Peter Yorck

Managing Director  
+1 310-595-3616  
peter.yorck@am.jll.com  
License #01999279

#### Nick Lavin

Director  
+1 310-407-2125  
nick.lavin@am.jll.com  
License #2081747

### FINANCING ADVISOR

#### Bercut Smith

Senior Director  
+1 310 595 3839  
bercut.smith@am.jll.com  
License #01991580



515 South Flower Street, Suite 1300 | Los Angeles, CA 90071

[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

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