

3870 Baldwin Ave.,

El Monte, CA 91731

Commercial Investment Portfolio



**COLDWELL
BANKER
COMMERCIAL**

Presented by

Danny Hy

Executive Vice President

GARVEY COMMERCIAL INVESTMENT INFORMATION SHEET

PROPERTY NAME	Baldwin Commercial	BUILDING SIZE	2,000
ADDRESS	3870 Baldwin Ave	LOT SIZE (SQFT)	10,136
CITY, STATE, ZIP	El Monte, Ca 91731	COST PER SQFT	\$550
PRICE	\$1,100,000	USAGE	EMC3
YEAR BUILT	1972		

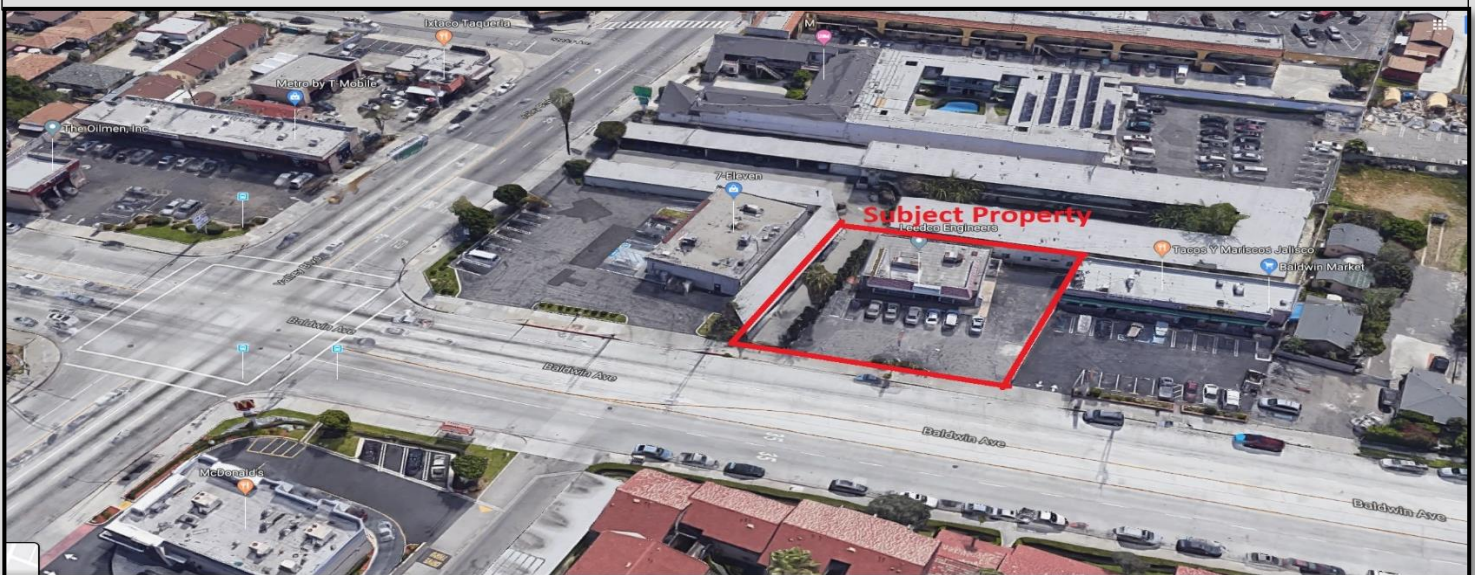


INVESTMENT HIGHLIGHTS

- ★ Prime Location
- ★ Retail & Professional Office Building
- ★ Near Major Transportation
- ★ High Visage
- ★ Stand Alone Building
- ★ Huge Lot

DESCRIPTION

Prime location ~ Investment or Owner Use! Situated at the highly sought-after Baldwin Ave and Valley Blvd, nestles a 10,000+ SQFT lot single-story Building. The 2,000 SQFT building features exceptional signage visage with 13-15 Parking spaces (8 marked and 7+ more unmarked parking on the side of the building), and just minutes away from the new Metro Gateway Station. Remodeled in 2006, the interiors feature a huge reception area, conference rooms, and 3 additional offices, bathroom and storage room. This unique stand-alone building offers a wide array of opportunities for Professional and Medical Office Building, Service sector, Retail, and much more! The possibility is endless! The City of El Monte, a land of economic growth, with Billion Dollar Projects underway on Garvey Blvd, this specific location hoists great opportunities for future development. Surrounding national developments include: new plans for Plazas, Shopping, Professional Office Buildings and Restaurants, and the plan of a new Metro Gold-Line will have four stations in El Monte.



For more information, please contact:

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DISCLAIMER

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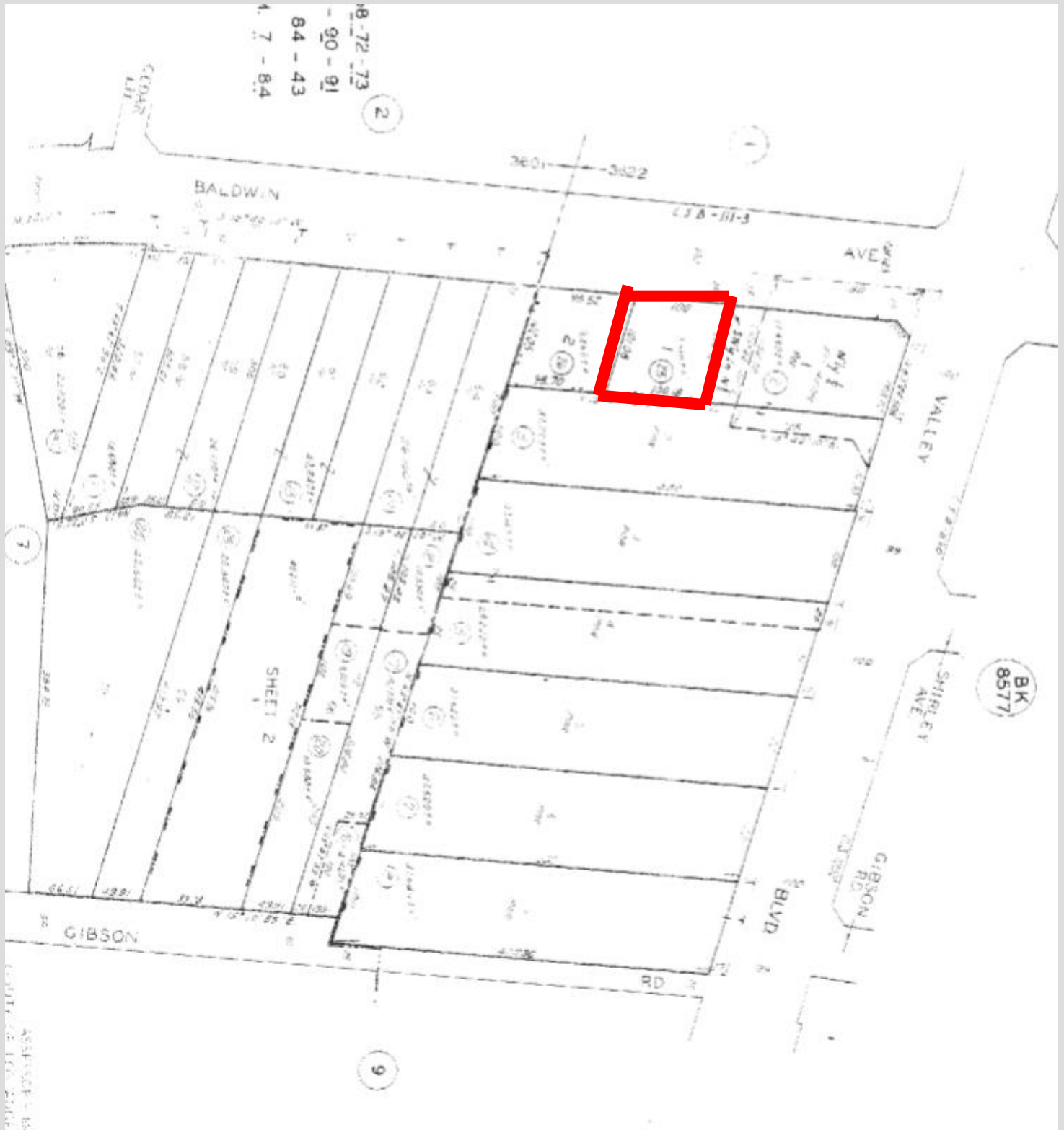
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PLOT MAP



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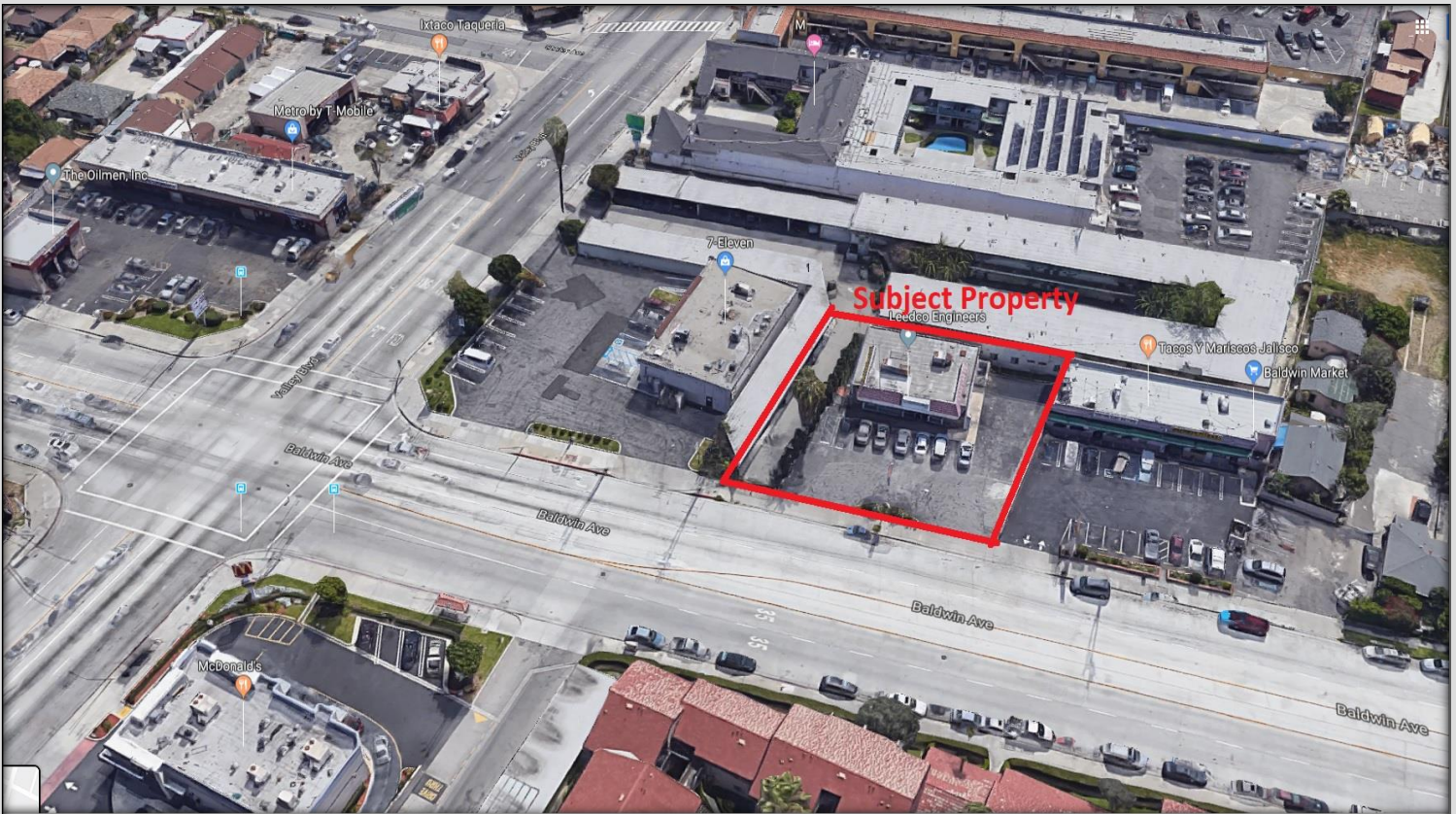
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BALDWIN AVE



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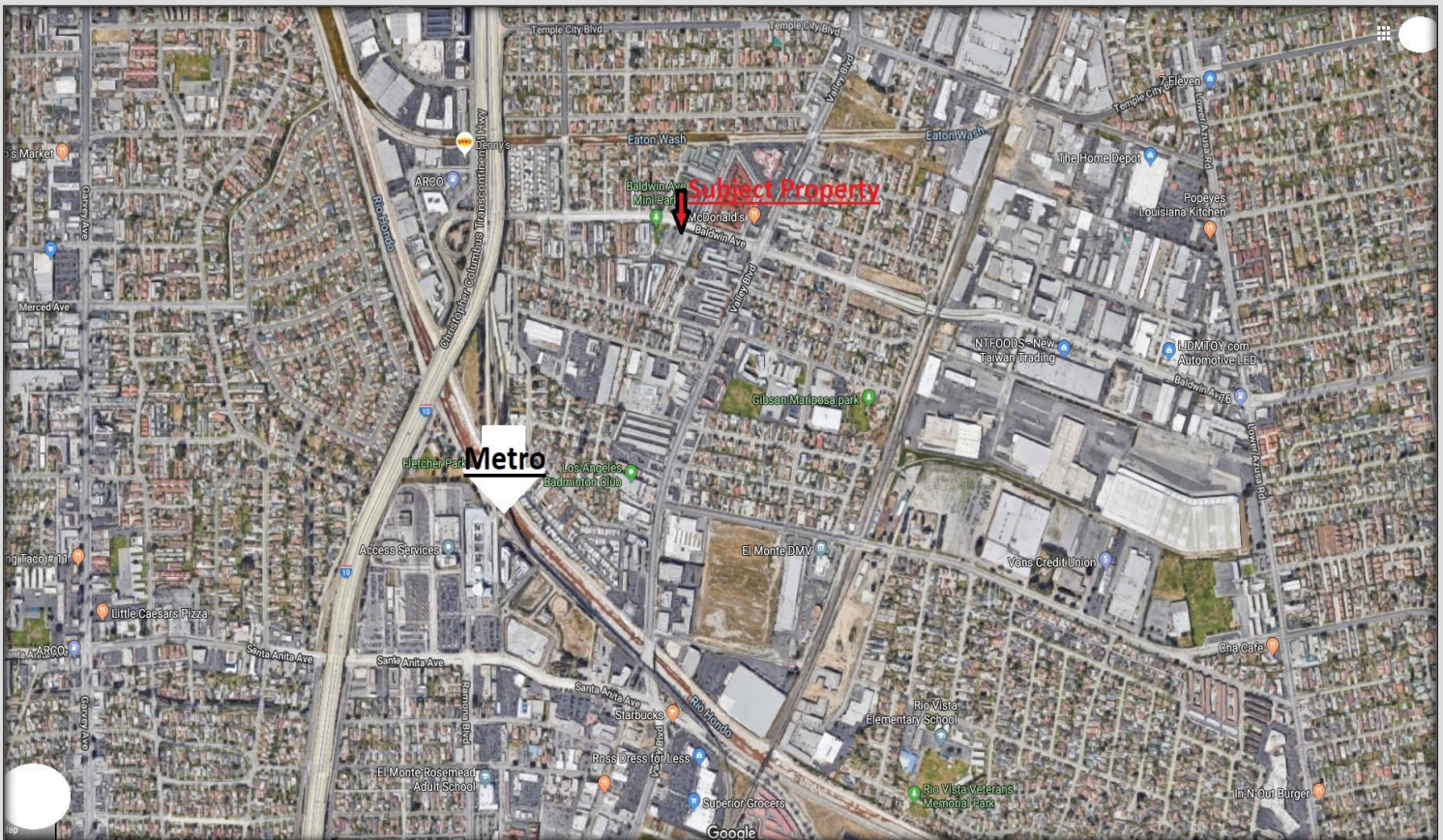
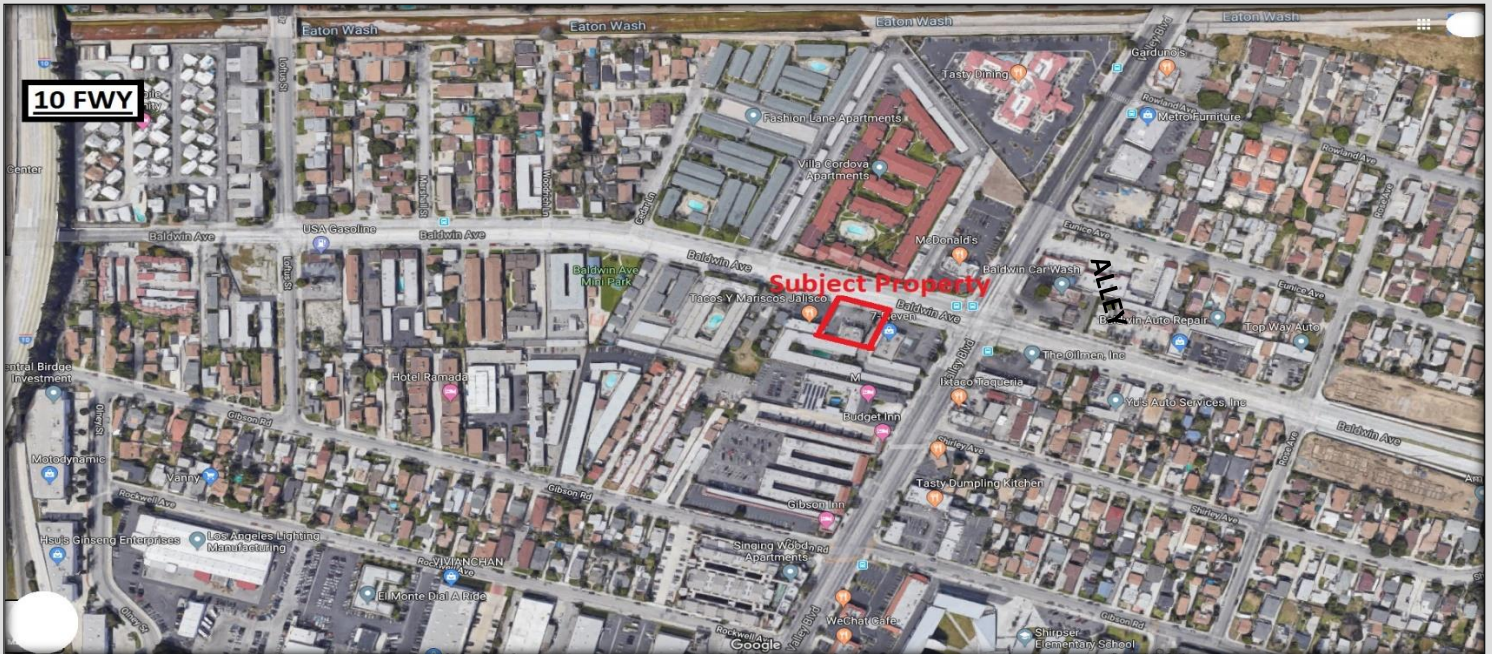
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MAP VIEW



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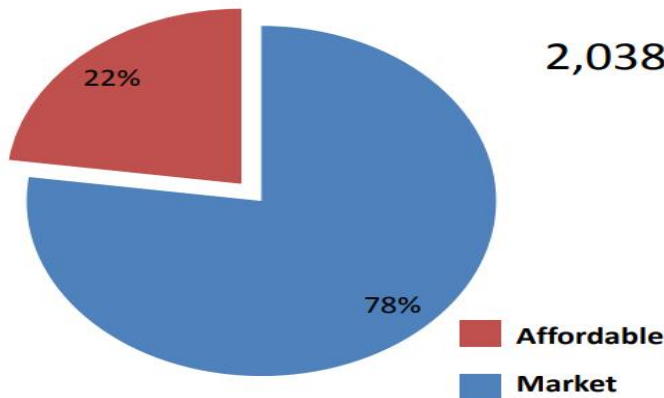
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THE EL MONTE BILLION DOLLAR PROJECTS



Housing Activity



Completed/Under Construction	Approved	Planned
265	1420	353
Market Rate		Affordable
1594		444

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GATEWAY SPECIFIC PLAN AREA

- Size:**
- 60 acres
- Vision:**
- Envisioned as a Transit Oriented Development containing mix of retail, restaurants, offices, entertainment, hotels, high-density residential, civic and cultural uses
- Zoning:**
- El Monte Gateway Specific Plan Area SP-1
 - SP-1 has been approved for development of up to 1,850 residential units within the Mixed-Use Sub District and approximately 1.3 million square feet of non-residential uses that include retail, office, entertainment, hotel, and other public and educational uses
- Access:**
- Significant transit hub with direct links to Downtown Los Angeles
 - El Monte Bus Depot: 26,000+ daily riders
 - Metrolink Rail Line: 12,000+ daily riders
 - 10 Freeway: used by 205,000 vehicles daily
- Projects Completed/Underway**
- 1) Gateway Area—urban village with 485 high density residential units and 25,000 square feet of retail
- Opportunity Site:**
- A) SWC Santa Anita and Brockway –
- 3.5 acre site adjacent to the 10 freeway and Bus Depot



For Additional Information: El Monte City Hall West - Economic Development
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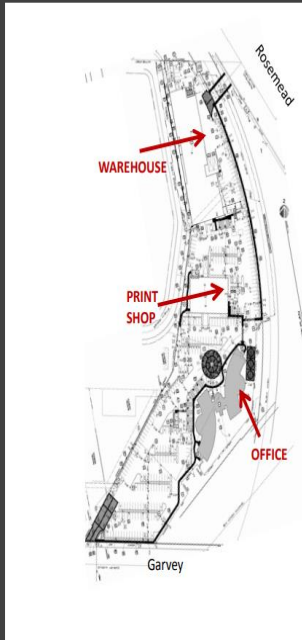
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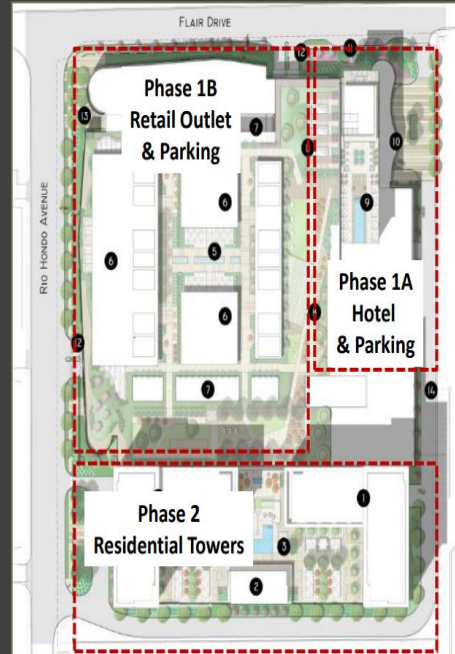
CHINA PRESS MEDIA CENTER



- New 5-story 60,000 sf office building
- Remodel existing 9,600 sf and 26,700 sf buildings
- Garvey west of Rosemead
- Under construction



FLAIR SPECTRUM



- 14.7 acre site in Flair Park Area adjacent to 10-Freeway
- 250 room, 13-story hotel
- 3-story outlet center
- 640,000 sf of retail
- 50,000 sf of restaurant
- 600 residential units in two 18-story towers
- Approved by City Council in January 2015



MAGELLAN GATEWAY



- 5 new buildings
- 520,000 sf of industrial space
- Temple City Blvd. south of railroad
- Grand Opening 10/26/16



BALDWIN ROSE VETERANS VILLAGE



- 54 affordable units & 1 manager unit
- Baldwin between Rose and railroad
- Craftsman, traditional architecture
- Mix of flats and townhouses
- Approved by Planning Commission

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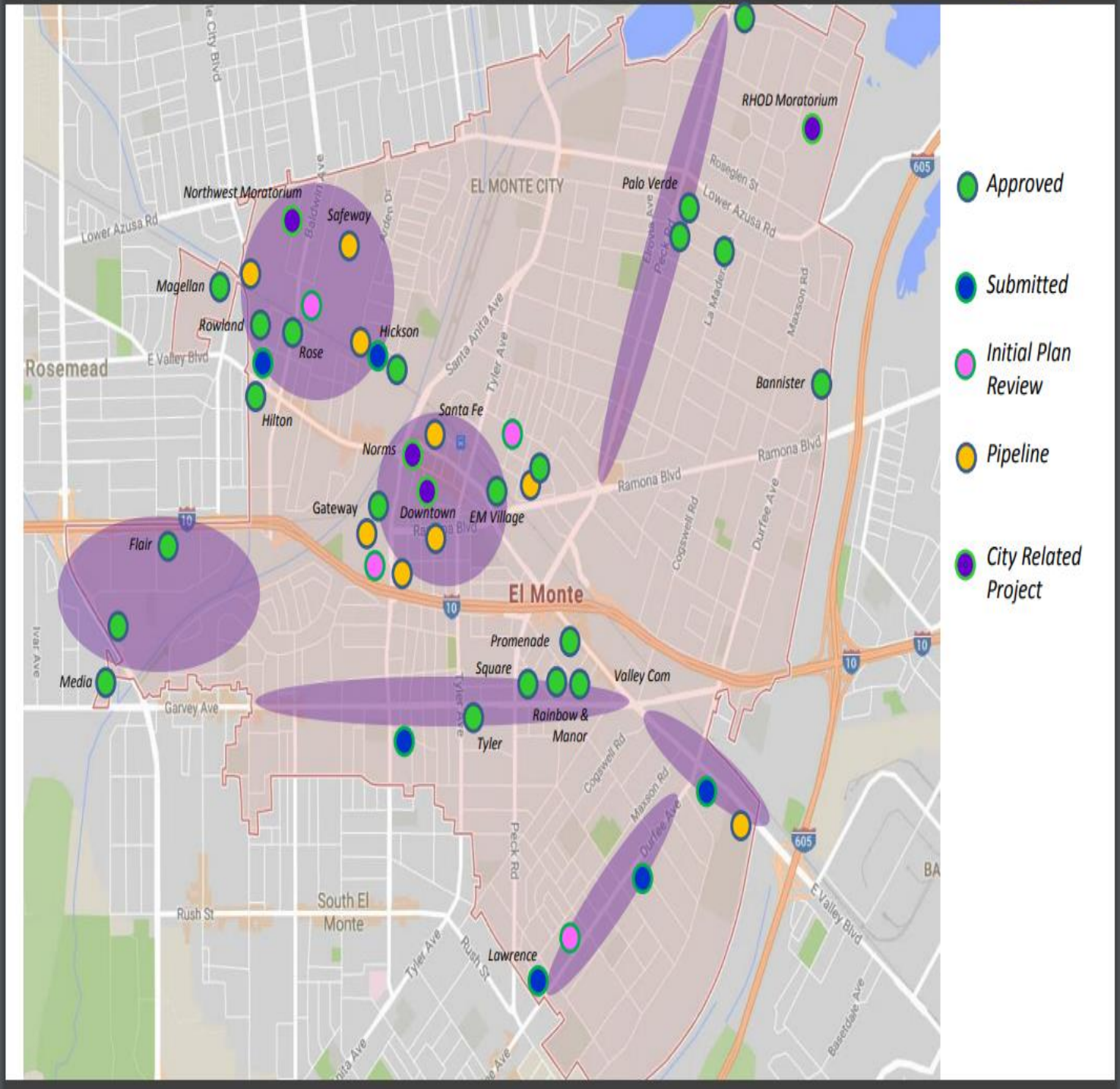
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Investment Map



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VALLEY MIXED USE



- 4-story mixed-use project
- Valley east of I-10 Freeway
- 30,000 sf of commercial
- 78 residential units
- Approved by City Council

East Valley Hotel Projects



- Two hotel projects in East Valley Entryway Area
- 70 to 80 rooms each
- Initial Plan Review Phase



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NORTHWEST INDUSTRIAL DISTRICT

- Size:**
- Over 250 acres of prime industrial land
- Vision:**
- Serve as the employment engine of the City and create well-paid jobs
 - Attract a balance of sustainable light manufacturing, technology-oriented and office businesses
 - Accommodate supporting retail uses
 - Provide opportunities for investment and entrepreneurship
 - Convey image of a modern industrial park with building designs that balance functionality, form, aesthetics and sustainability
- Zoning:**
- Mostly M (Light and General Manufacturing)
- Access:**
- Conveniently located near the 10 and 605 freeways
- Standards:**
- Suited for a Specific Plan to tailor standards for future development
- Opportunity Sites:**
- A) Former Safeway Distribution Center –
- 100 acres of prime land being marketed for sale
 - Considered one of the largest industrial redevelopment opportunity sites in Southern California
- B) 4.2 acre site zoned for high density residential (up to 25 units/acre)



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