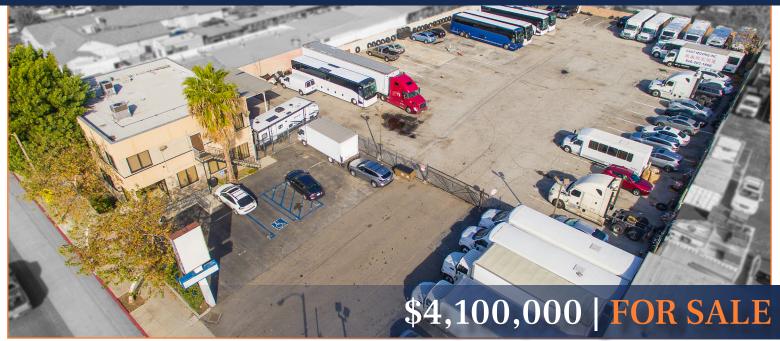
New Listing

EL MONTE REDEVELOPMENT/VALUE-ADDED OPPORTUNITY

11747 Valley Boulevard, El Monte, CA 91732







FULL MARKETING

PACKAGE

Building Size: ± 4,750 SF | Built: 1985 | Parcel Size: ± 1.17 Acres

HIGHLIGHTS

- Prime Redevelopment; Value-Added Opportunity with 27% Vacancy, and Improved Management
- Commercial Zoning; C-3, El Monte; Various Commercial & Residential Uses
- \$80.24/SF; ± 1.17 Acres
- Covered Land Play; Approx \$106,680 Income per Year
- Ideal Owner/User Opportunity As Well

Colin Wu

Senior Associate Cell: 626.898.5597 Direct: 909.456.3432

colin.wu@marcusmillichap.com

License CA 01916490

Drew Wetherholt

Senior Vice President Investments

Cell: (949) 466-6088 Direct: (909) 456-7019

drew.wetherholt@marcusmillichap.com

License: CA 01065168