

FOR SALE



10723 MAIN ST
EL MONTE, CA 91731

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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EXECUTIVE SUMMARY

Property Overview

10723 is a store front retail building, located in the old town historic district of El Monte. This is a great opportunity for an owner user looking to open up a retail store in a high volume shopping area. This can also be purchased as a sale leaseback. The seller is willing to lease back the space for a 3 year period.

Location Overview

El Monte, California, is a vibrant and growing city in the heart of San Gabriel Valley—about 12 miles east of downtown Los Angeles—with a population around 105,000 people living within its boundaries, making it the ninth-largest city in L.A. County. Some of the largest employers include the El Monte City Elementary School District, El Monte Union High School District, Toyota-Lexus, McGill Corporation and Asian Pacific Health Care Venture. The city is centrally located near multiple freeways and easy access to surrounding cities, making it a great location for small businesses.

PROPERTY DETAILS

Sale Price	\$2,200,000
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Location Information

Street Address	10723 Main St
City, State, Zip	El Monte, CA 91731
County	Los Angeles

Building Information

Building Size	7,000 SF
NOI	\$151,200.00
Cap Rate	6.87%
Building Class	C
Number of Floors	1
Year Built	1905
Number of Buildings	1

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	SP-4
Lot Size	7,495 SF
APN #	8575-023-014



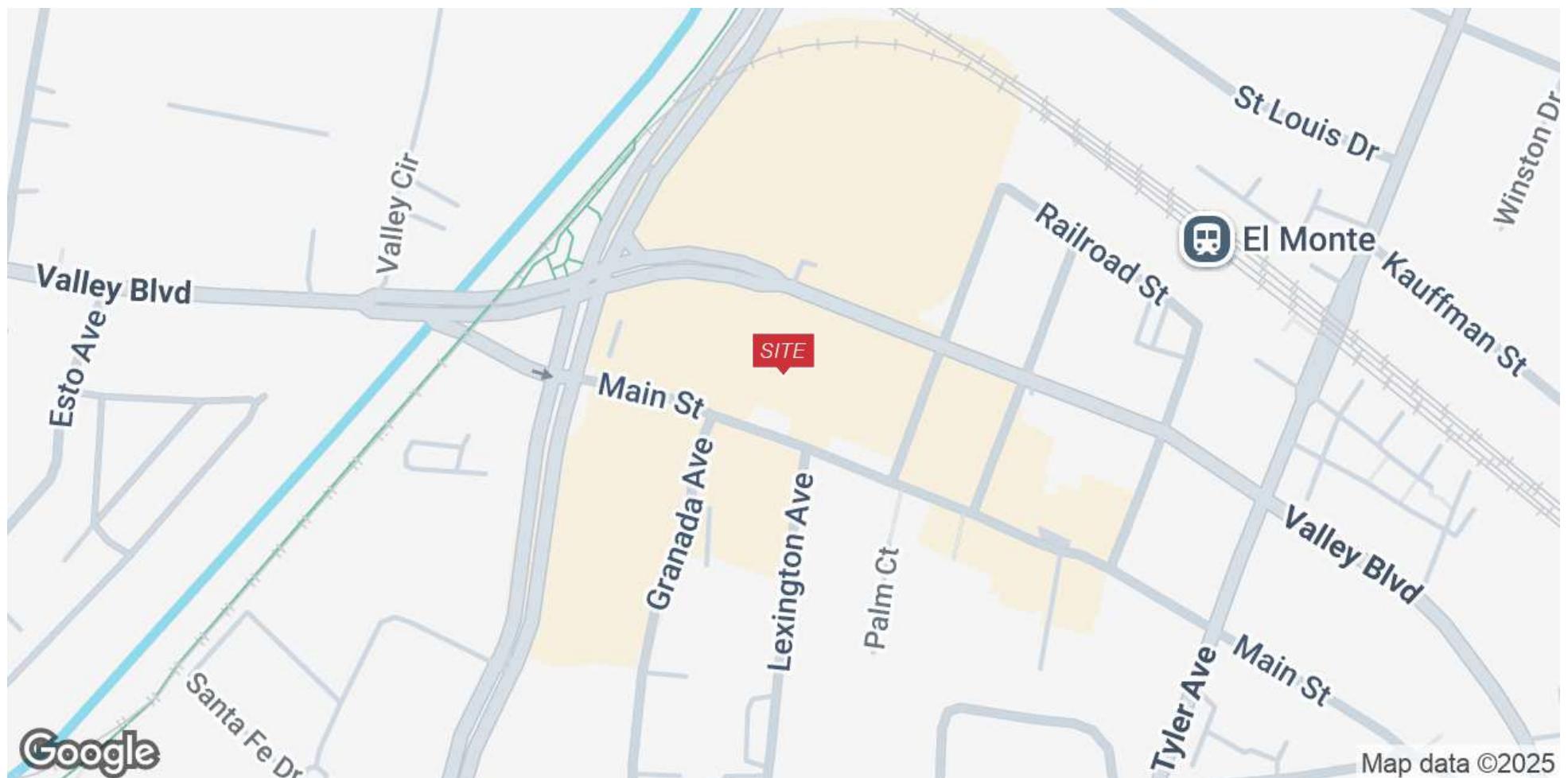


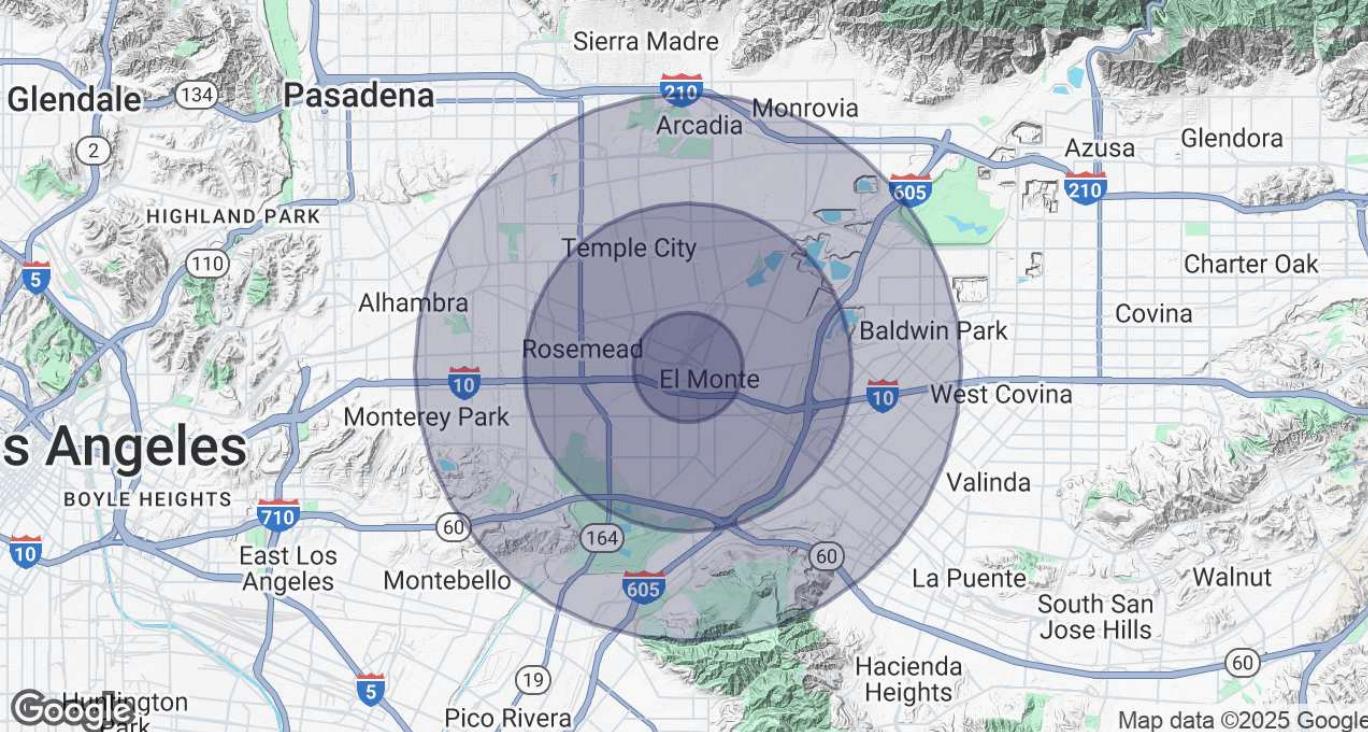
LOCATION OVERVIEW

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LOCATION MAP





Demographics

1 Mile

3 Miles

5 Miles



Population

27,842

216,257

557,666



Total Households

7,926

60,818

166,769



Average HH Income

\$79,343

\$97,330

\$108,456

PROPERTY LOCATION