

3335 California Ave.

El Monte, CA | 3-Units | APN#: 8579-015-018

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Owner-Occupy / Investment

Available Seller Financing



TRIPLEX

3-UNIT VALUE-ADD



PROPERTY SUMMARY

* *Value-Add Triplex in El Monte. This 3-unit property is located within walking distance of Downtown Main Street, the Civic Center, the El Monte Police Department, and the El Monte Mall. Potential zone change would allow for greater multi-family development. Increasing property values through the ongoing El Monte Billion Dollar Investment Initiative that consists of over 40 considered projects including shopping, restaurants, entertainment, and much, much, more all aimed to further enhance the resident experience.*

LOCATION

Address

3335 California Ave. El Monte, CA 91731

PROPERTY OVERVIEW

Price

\$1,800,000

Opportunity

Owner-Occupy / Investment

Building Size

3,451 SF (9 Bed / 4 Bath)

Lot Size

15,083 SF (0.34 AC)

Property Type

Residential

Structure

Triplex

Zoning

EMR-1A (Low Density Residential)

Year Built

1947

Garages

One (1) Attached & One (1) Detached (3 Total Spaces)

TENANT PROFILE

Unit 1

3 Bed / 2 Bath

Commencement

July 2023 *(Current Tenant in place since August 2022)*

Term

One (1) Year *(Lease Ends June 31, 2024 - No Options to Extend)*

Rate

\$2,800 / Month + Utilities *(Owner pays Water)*

* Unit 2 (2 Bed / 1 Bath) - Vacant

* Unit 3 (4 Bed / 1 Bath) - Owner Occupied. Unit will be delivered Vacant



RENT ROLL

Pro Forma - Gross Rental Income

UNIT NO.	BED / BATH	RENT (\$ / MO)	YEARLY RENT (\$ / YR)
Unit #1	2 / 1	\$2,500	\$30,000
Unit #2	3 / 2	\$3,400	\$40,800
Unit #3	4 / 1	\$2,600	\$31,200
TOTAL	.	\$8,500	\$102,000



PROPERTY HIGHLIGHTS

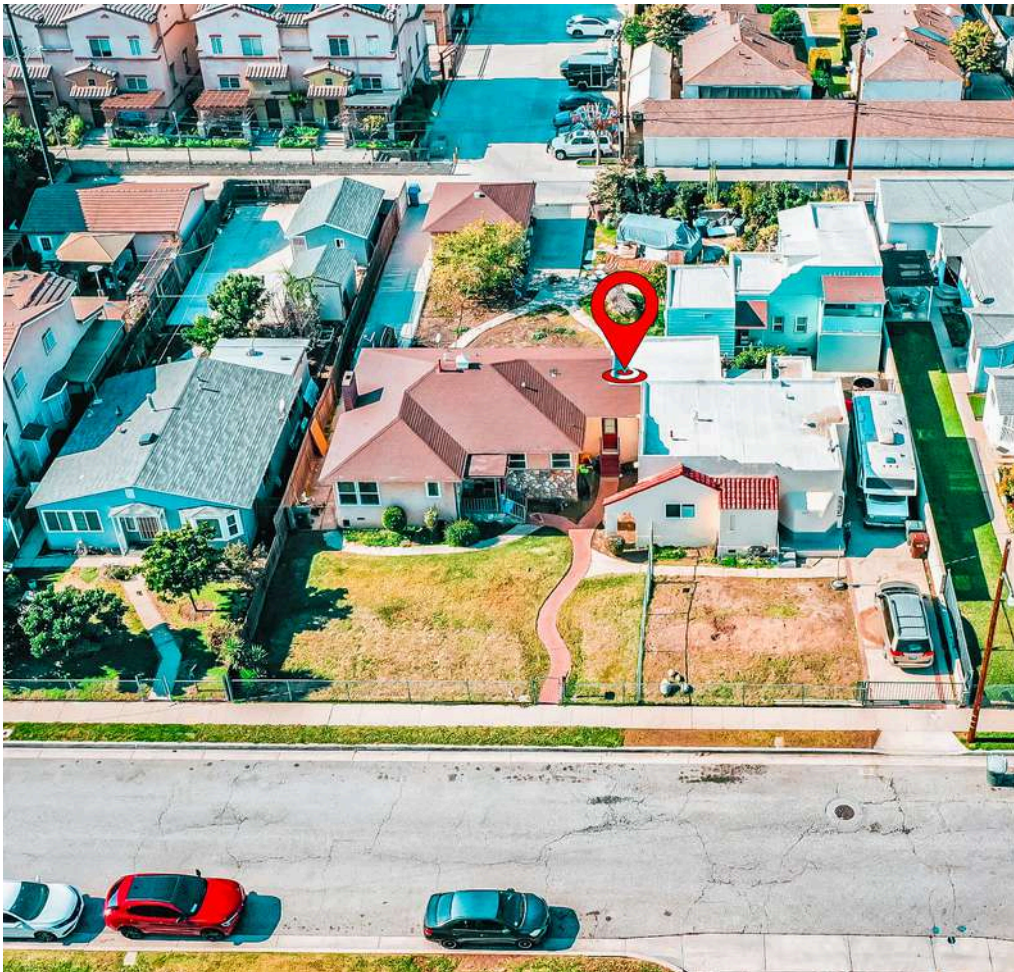
PROPERTY HIGHLIGHTS



3335 California Ave.

PROPERTY

- 3-Unit Property
- 2 Long Driveways
- Available Trailer Parking
- Separately Metered
 - Power
 - Gas
- Alleyway Access
- Multiple Garages



LOCATION

- Easy Freeway Access
- Walking Distance to:
 - Chick-fila-A
 - The Civic Center
 - El Monte Courthouse
 - Columbia School (K-8)
 - Downtown Main Street
 - El Monte Police Department

CITY CONVENIENCE

- Big Saver
- Sam's Club
- El Monte Mall
- Superior Grocers
- The Home Depot
- Northgate Market
- El Monte Transit Center



ZONING USES

The following are some Permitted Uses that are permitted By-Right or after the review and approval of the Community Development Director, a Minor Use Permit, Conditional Use Permit, Planned Residential Development, or a Director Level Zoning Clearance.

- Adult Daycare
- Family Daycare
- Group Home
- Residential Care Home
- Including Preschool
- School & Educational Facility

DEVELOPMENT

Large Lot of 15,083 SF (0.34 AC). Greater Development opportunity with potential zone change.





AREA OVERVIEW

AREA OVERVIEW



SAN GABRIEL VALLEY

The San Gabriel Valley is one of the best kept secrets of Southern California. Rich in history and strong character in every city, it is one of the few areas where residents have access to everything.

Located a few miles east of Los Angeles, the San Gabriel Valley expresses its culture through its generous varieties in Food, Entertainment, Shopping, and Businesses. It serves as many backdrops to popular movies like Mr. & Mrs. Smith, Bill and Ted's Excellent Adventure, and Forest Gump. It is home to the first ever In-N-Out, the stapled Santa Anita Park, the #1 Toyota Dealership in the World, and even JPL NASA.

The San Gabriel Valley has a strong academic presence, as well. Not only does it contain one of the top School Districts in the state of California (Arcadia Unified), it boasts nearly 30 colleges and universities including Azusa Pacific University, California State Polytechnic University Pomona, and the famous California Technical Institute.

There is something for everyone in the San Gabriel Valley and with its centralized geographic location, it's one of the only places where residents can go snowboarding, surfing, and camping - all in the same day.



EL MONTE

- The City of El Monte is located 12 miles east of Downtown Los Angeles and is positioned between the San Gabriel Mountains and Orange County.
- Home to one of the oldest high schools in the San Gabriel Valley and the largest transit station west of Chicago.
- Served by 2 Major Freeways (I-605 & I-10) as well as Route 164 that runs from I-210 and connects to I-60.
- Considered to be one of the most Walkable cities in Los Angeles County and one of the most business friendly cities in the San Gabriel Valley.
- Integration of “real world experience” through their Career Technical Education program via the El Monte Union High School District.

SHOPPING & ENTERTAINMENT

- Being a resident forward and business friendly city, El Monte is very convenient when it comes to shopping and entertainment.
- Some notable go-to retail spots include: Sam’s Club, Big Saver, Superior Grocers, and The Home Depot.
- Restaurants Include: Norms, Aloha Stacks, Art’s Burgers, Happy Together Dim Sum, and the Michelin Guide reviewed Burritos La Palma.
- When you are ready to have some fun, enjoy a concert in the park, shop downtown at the El Monte Mall, and if you really want to splurge, buy a new car at one of the 4 main Auto Dealerships in El Monte.

ENHANCED SUBURBS

- El Monte has adopted and implemented *The El Monte Billion Dollar Investment Initiative*.
- Over 40 Projects considered to upgrade suburban family life and further increase property value including:
 - Mixed-Use
 - Multi-Family Housing & Senior Living
 - Retail
 - Hotels
 - Restaurants
 - Business Centers
 - Industrial Parks



THE EL MONTE BILLION DOLLAR INVESTMENT INITIATIVE

The El Monte Billion Dollar Investment Initiative is designed to enhance the resident experience while raising the value of both existing property and the city as a whole.

Since its initiation, over 40 projects have been considered with many of them being underway or completed. Some of the completed projects include the Santa Fe Trail Plaza, The Exchange, Magellan Gateway, and the Aston Mixed-Use Project.

With the combination of exciting retail shopping, delicious restaurant cuisines, luxury housing, and hotel development, the residents of El Monte will be able to continue enjoying the family style of living all while experience the continuing rise in their properties' value.





AERIAL OVERVIEW

AERIAL OVERVIEW

AERIAL OVERVIEW

AERIAL OVERVIEW



EL MONTE
SUPERIOR
COURTHOUSE

CITY HALL
&
CIVIC CENTER

SUBJECT

AERIAL OVERVIEW



AERIAL OVERVIEW

AERIAL OVERVIEW

AERIAL OVERVIEW





REGIONAL MAP

REGIONAL MAP



REGIONAL MAP

REGIONAL MAP



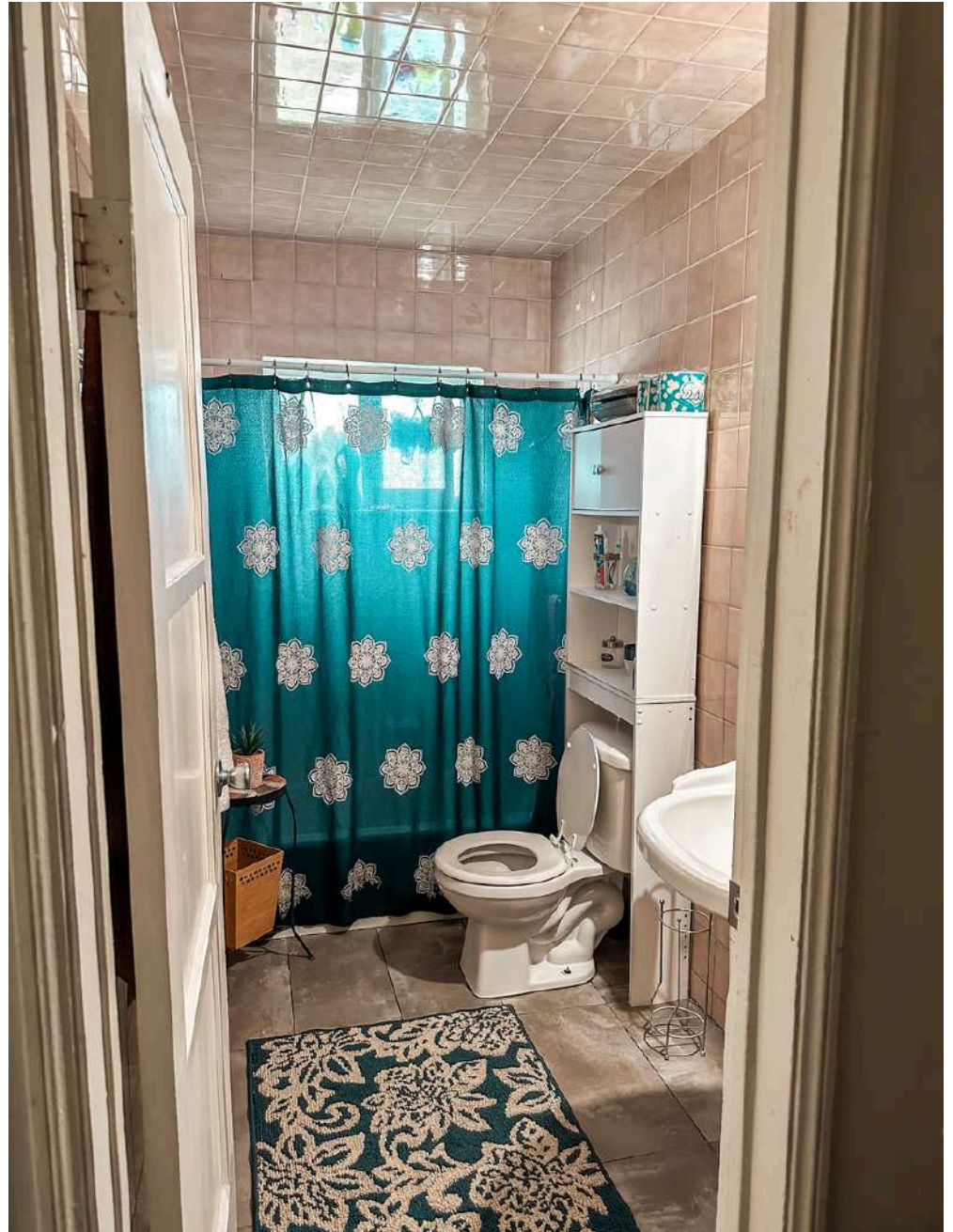
DISTANCE FROM

- Dodger Stadium: 15 miles
- Cal Poly Pomona: 14 miles
- Crypto.com Arena: 15 miles
- Disneyland Resort: 24 miles
- Rose Bowl Stadium: 14 miles
- Griffith Observatory: 19 miles
- Bank of California Stadium: 17 miles
- Ontario International Airport: 27 miles

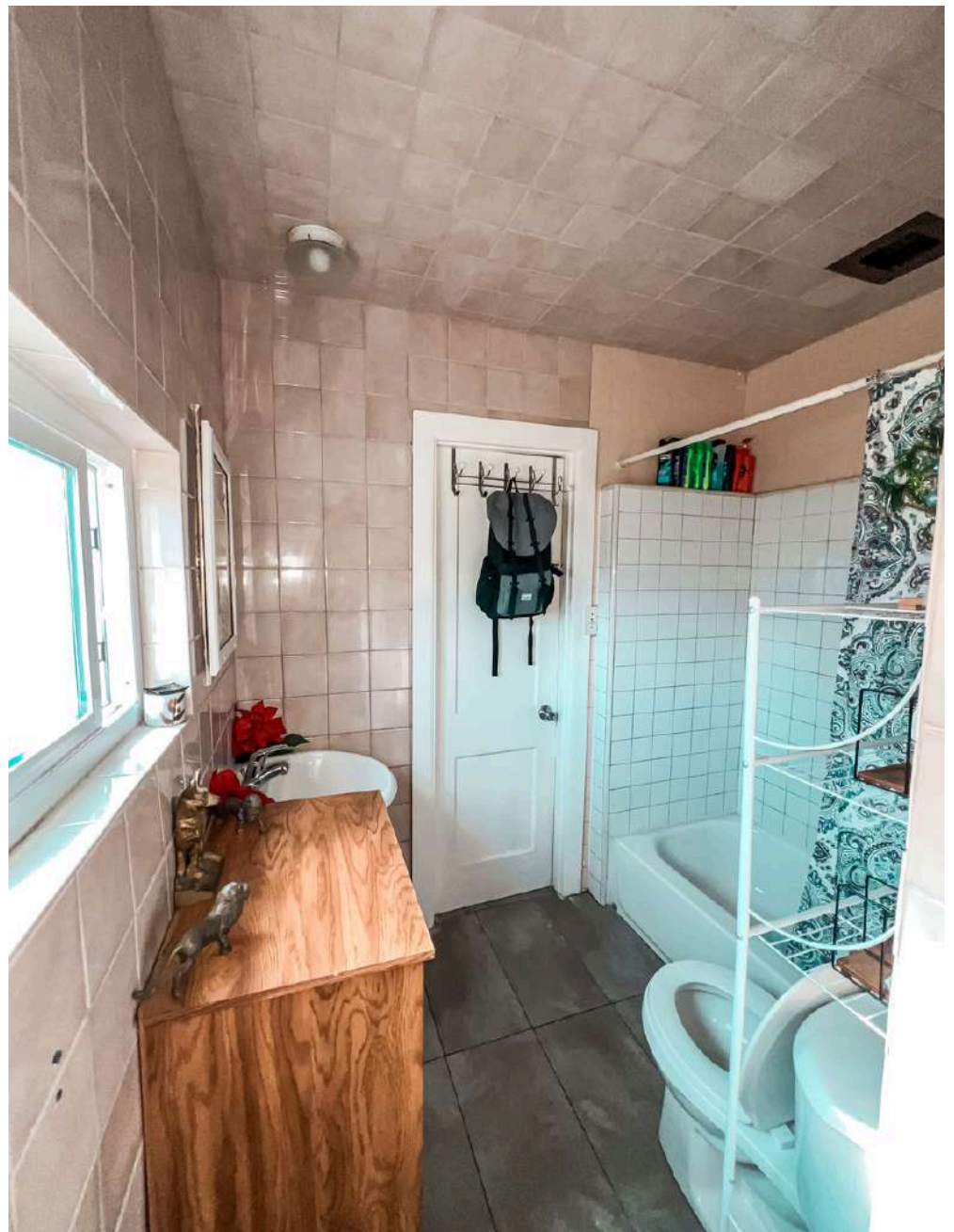
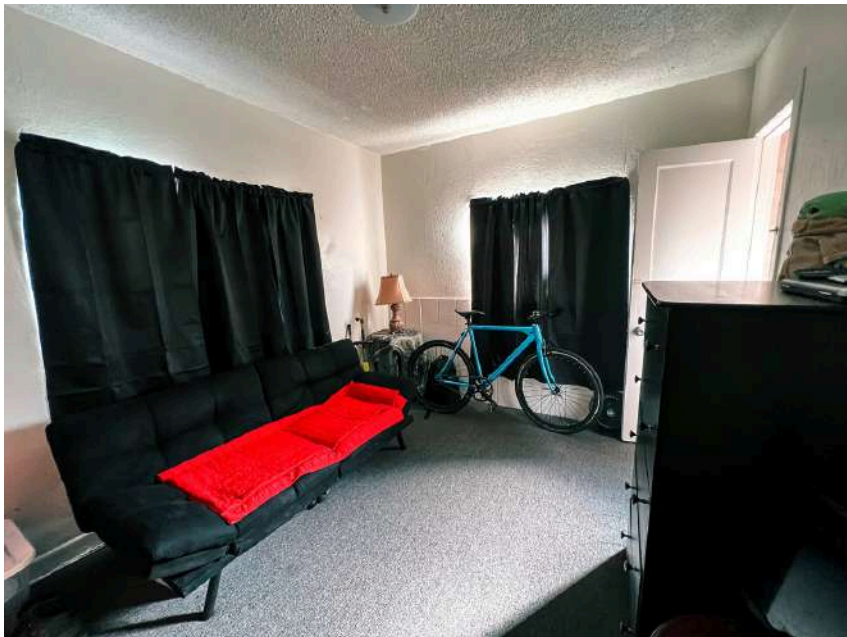
INTERIOR PHOTOS

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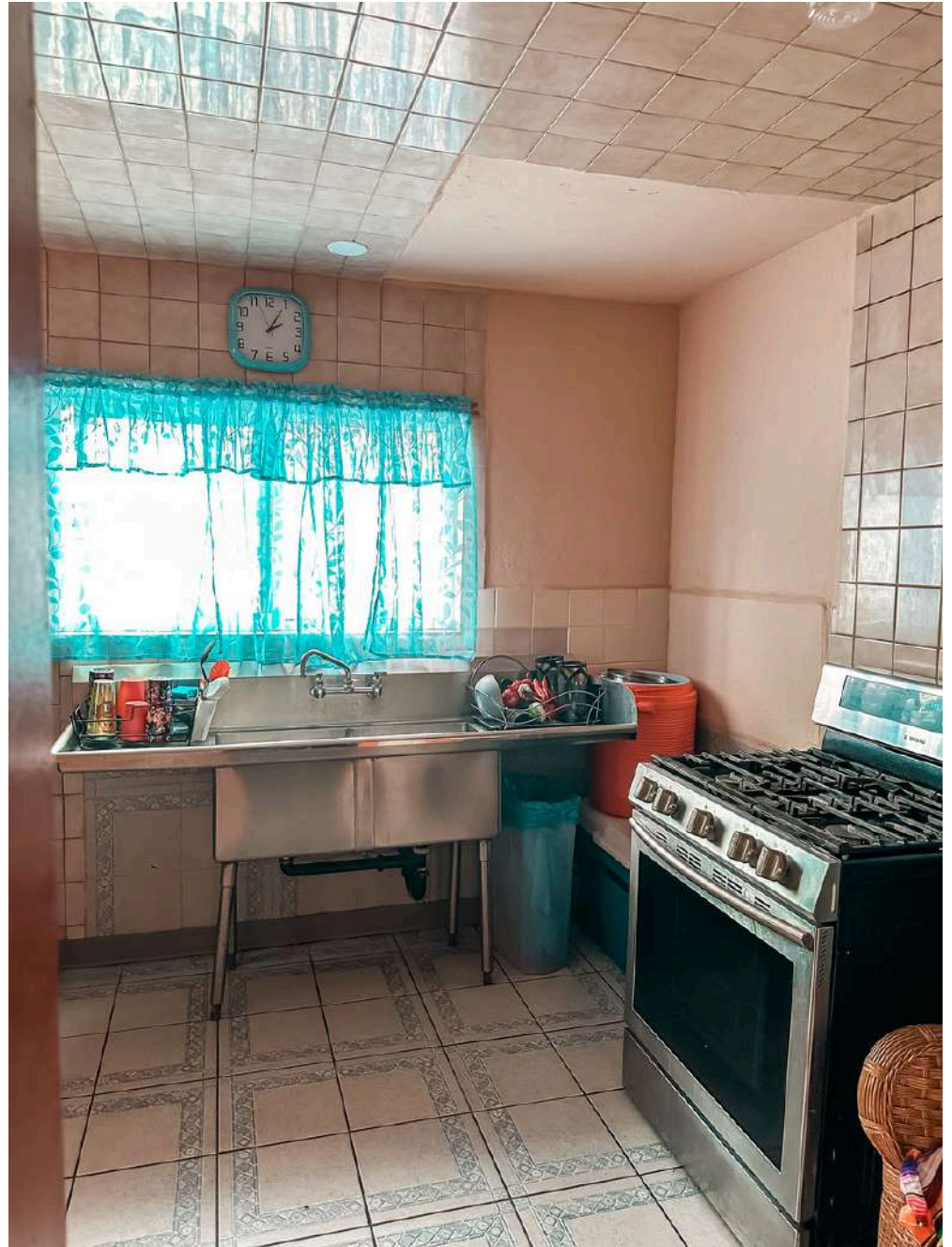


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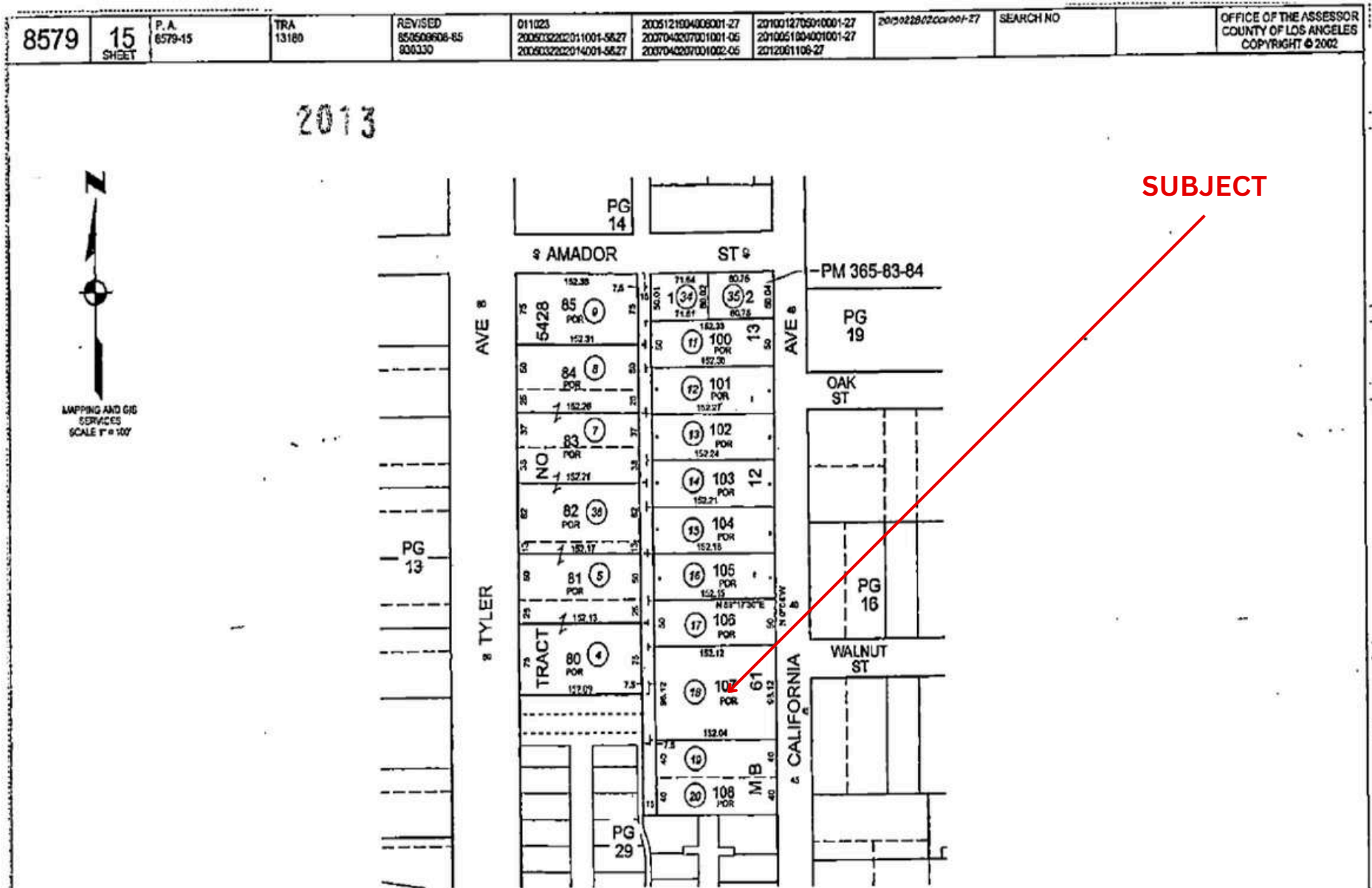


INTERIOR PHOTOS

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PARCEL MAP





Address

3335 California Ave. El Monte, CA 91731

Price

\$1,800,000

Property Type

Residential

Opportunity

Owner-User / Investment

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