

Cross Property 360 Property View

12432 Valley Boulevard, El Monte, CA 91732

Listing

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STATUS: **Active**

LIST PRICE: **\$4,788,000**

West of 605 fwy



ACRES: **1.0546**
\$ PER ACRE: **\$4,540,110**
LOT(src): **45,940/1.0546**
AREA: **619 - El Monte**
GROSS EQUITY:
PRESENT LOANS AMOUNT:
HAVE:
DAM: **23**
SLC: **Standard**
PARCEL #:
LISTING ID: **AR25272657**
LIST \$ ORIG.: **\$4,788,000**

Submit Offer

DESCRIPTION

Good location. Close to 605 Fwy, 10 Fwy, and 60 Fwy and downtown LA, This 45,940 SF vacant land with 90 rooms Holiday Inn Express Hotel plan is READY TO BUILD !!! 3 floor building area 45,539 SF, please see attached Blue Print.

EXCLUSIONS:

INCLUSIONS:

SUBDIVISION: /
COUNTY: **Los Angeles**
55+: **No**
PROBATE AUTHORITY:

FENCING:
VIEW: **None**
SELLER WILL CONSIDER
CONCESSIONS IN OFFER:

SEWER:
UTILITIES:
ELECTRIC:

LOT FEATURES: **Lot Over 40000 Sqft, Flag Lot**
WATERFRONT:

LAND

COMMON INTEREST: **Planned Development**
LAND LEASE: **No**
TAX LOT:
TAX BLOCK:
TAX TRACT #:
LOT SIZE DIM:
ASSESSMENTS:
PARCEL #:
ADDITIONAL PARCEL(s): **No**

ZONING: **IDM**
ZONING DESC.:
TAX PARCEL LTR:
TAX MAP NUMBER:
CURRENT USE:
POSSIBLE USE:
SPECIAL ASSESSMENTS:

CLEARED:
INGRESS/EGRESS:
SOIL TYPE:
TOPOGRAPHY
WATER BODY NAME:
WELL REPORT:

WELL PUMP MOTOR HP:
ELEVATION:
SURVEY:
CURRENT GEO REPORT:
NEW CONSTRUCTION YN: **No**

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

COMMUNITY

HOA FEE: **\$0**
HOA FEE 2:
HOA FEE 3:
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME:
HOA NAME 2:
HOA NAME 3:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

COMMUNITY FEATURES: **Sidewalks, Street Lights**

INFRASTRUCTURE

IMPROVEMENTS:
WATER WELL:
WELL DEPTH:
WATER TABLE DEPTH:
WELL GALLONS PER MIN.:
WELL HOLE SIZE:

IMPROVEMENTS TTL \$/%:
PERSONAL PROPERTY \$/%:
LAND VALUE \$/%:
USABLE LAND %:
TAX RATE:
TAX YEAR:
TAX RATE TOTAL:
TAX AREA:

BUS:
CHURCH:
ELECTRIC:
FREEWAY:
GAS:
PHONE SERVICE:

SCHOOLS:
SEWER:
SHOPPING:
STREET:
WATER: **public**

ANALYSIS/TAX

DISTANCE TO

LISTING

B.A. COMPENSATION:
BAC REMARKS:
DUAL/VARI. COMP?: **Yes**
CURRENT FINANCING:
LISTING TERMS: **Cash**
LIST AGMT: **Exclusive Right To Sell**
CONTINGENCY LIST:

LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LISTING DATE: **12/08/25**
START SHOWING DATE:
ON MARKET DATE: **12/08/25**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **12/08/25**
MOD TIMESTAMP: **12/08/25**
EXPIRED DATE: **03/18/26**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME:

SHOW CONTACT PHONE:


OWNER'S NAME:

SHOWING INSTRUCTIONS: For more detail information, please call Robinson Luo at 626-512-1528. Thanks!
DIRECTIONS: West of 605 fwy

AGENT / OFFICE

CONTACT PRIORITY

robinson88luo@gmail.com

LA: **(AR40681) Yaotian Luo**
CoLA:
LO: **(30663) Skyway Investment Corp.**
LO PHONE: **626-288-7373**
CoLO:
CoLO PHONE:

LA STATE LIC.: **01107097**
CoLA STATE LIC.
LO STATE LIC.: **01220388**
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CoLO STATE LIC.:
CoLO FAX:
OFFERS EMAIL:
robinson88luo@gmail.com

1.LA CELL:



AGENT FULL: Land LISTING ID: AR25272657

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Search Criteria

Property Type is 'Land'
Standard Status is 'Active'
City is 'El Monte'
Selected 1 of 5 results.