

708-710
**Monterey
Pass Road**

MONTEREY PARK | CALIFORNIA



±13,651-27,302 SF INDUSTRIAL MANUFACTURING FOR SALE

DO NOT DISTURB TENANT - CONTACT AGENTS FOR TOUR SCHEDULE

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About the Property



± 27,302 SF Building Size
(with option to be divisible to 13,651 SF
each unit)



±0.80 AC Lot Size



3 DH Positions
3 GL Doors



CTU Construction



49 Parking Spaces

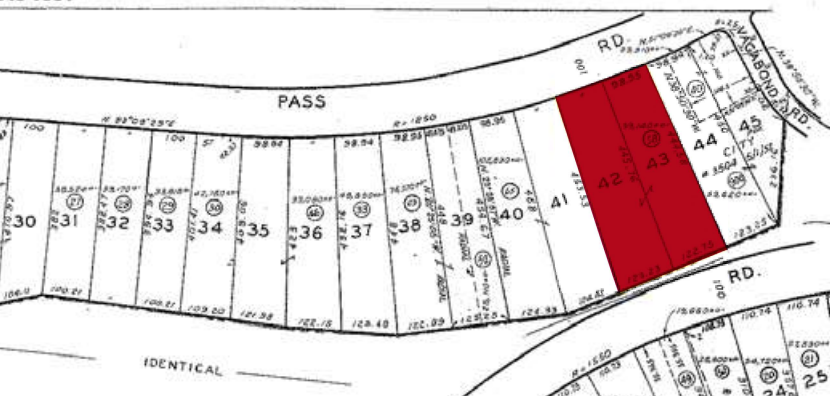


5252-003-058 APN

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Property Highlights

- **UNIQUE "IN-FILL"**
- **MONTEREY PASS RD LOCATION**
- Power- 1200 Amps / 240 volts / 3 Phase (SCE)
- Fire Sprinkler – Ordinary Hazard
- Office area: ±2,000 SF
- Gas line available: 5 PSIG
- Water Service – Monterey Park Water Co.
- Clear Ht. : 16'-17'
- Concrete yard area/ Fenced and Secured
- Zoning MPM*
- Sale Price: \$7,590,000.00 (\$278.00 PSF)





LOCATION



CLOSE TO
710, 10 AND 60
FWYS



12 MINUTES
FROM
DOWNTOWN
LOS ANGELES



LONG BEACH (DAUGHERTY FIELD)
29 MIN | 19.5 MI

BOB HOPE
30 MIN | 20.9 MI



OST SERVICE WAREHOUSE,
INC.-COMMERCE-CA
10 MIN | 5 MI

MONTEBELLO/COMMERCE
(METROLINK)
10 MIN | 5 MI





ABOUT MONTEREY PARK

Monterey Park is a city located in Los Angeles County, California, known for its diverse community, rich cultural heritage, and proximity to downtown Los Angeles. It lies in the San Gabriel Valley and is part of the greater Los Angeles metropolitan area.

KEY FACTS ABOUT MONTEREY PARK:

- **Location:** Situated about 7 miles east of downtown Los Angeles
- **Population:** As of the 2020 census, the population was around 62,000 people.
- **Diversity:** Monterey Park is known for its large Asian-American population, particularly Chinese and Taiwanese communities. It has earned the nickname "The First suburban Chinatown" due to its vibrant cultural scene and significant Chinese influence.
- **Economy:** The city has a mix of commercial and residential areas. Its economy is driven by retail, hospitality, and healthcare, with many businesses catering to its diverse population.
Education: The city is served by the Alhambra Unified School District, and it is also home to institutions like East Los Angeles College.
- **Community:** Monterey Park hosts a variety of cultural events, including Chinese New Year celebrations and local festivals, reflecting the city's strong Asian-American presence.

HERE ARE KEY ASPECTS OF MONTEREY PARK'S COMMERCIAL REAL ESTATE MARKET:

- **1. Office Spaces:**
Monterey Park offers a variety of office buildings catering to small businesses, tech companies, and professional services. The city has seen an increase in demand for office spaces due to its proximity to major business hubs in Los Angeles.
- Business parks and office complexes are commonly found in areas near major roads like the 10 Freeway and Garfield Avenue.
- **2. Retail Properties:**
As a thriving community, Monterey Park has a significant retail market, particularly catering to the Asian American population, with a variety of restaurants, grocery stores, and small businesses.
- Key retail centers include the Monterey Park Marketplace, Atlantic Times Square, and Eastland Center.
- Retail properties in high-traffic areas near shopping centers are in demand, especially for restaurant and retail chains.
- **3. Industrial Real Estate:**
Monterey Park's proximity to major transportation routes, like the I-10 freeway, makes it an attractive area for light industrial spaces and warehouses.
- Industrial real estate in Monterey Park is typically utilized for logistics, distribution, and manufacturing businesses.
- **4. Multifamily and Mixed-Use Developments:**
There is also interest in multifamily developments, as the demand for housing in the greater Los Angeles area continues to grow. Some commercial spaces may incorporate mixed-use developments with residential units above retail and office spaces.

TOP COMPANIES



5. Investment Opportunities:

Monterey Park has been increasingly attractive to investors due to its affordable real estate compared to neighboring areas like Alhambra, Pasadena, and downtown Los Angeles.

Both single-tenant and multi-tenant properties provide solid investment potential, especially for owners seeking steady cash flow.

6. Market Trends and Demand:

In recent years, Monterey Park has seen rising demand for commercial real estate due to its evolving urban landscape and the area's continued economic development. The city has also attracted tech startups, international businesses, and healthcare-related services, all contributing to the growth of the commercial real estate sector.

7. Transportation and Accessibility:

Monterey Park's location provides access to major freeways like the 10, 60, and 710, making it a well-connected hub for commercial and industrial activities. This accessibility makes it attractive for businesses involved in logistics, retail, and professional services.

8. Commercial Real Estate Prices:

Commercial property prices in Monterey Park may vary depending on the type of property and its proximity to major roads and business districts. However, compared to other areas in Los Angeles County, Monterey Park tends to offer more affordable options for businesses and investors.



AMENITIES MAP

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