

OFFERING MEMORANDUM



SANTA FE PLAZA

3560 SANTA ANITA AVENUE

EL MONTE, CA 91731



COLDWELL BANKER
COMMERCIAL
REALTY

This Brochure is owned by Team Ukropina

ADDRESS:	3560 Santa Anita Ave El Monte, CA 91731
APN:	8579-001-023
BUILDING SIZE:	45,304 SF
LAND SIZE:	167,575 SF
LAND USE:	Community: Shopping Plaza, Shopping Center, Mini-Mall
SALE PRICE:	\$16,500,000

PROPERTY DESCRIPTION

Prime Retail Investment Opportunity in the Heart of El Monte

Santa Fe Plaza is a premier ±45,304 SF community shopping center offering investors a rare opportunity to acquire a stable, income-producing asset in one of Los Angeles County's most established suburban markets. Built in 1988 on ±3.85 acres and meticulously maintained, the property features broad 510-foot frontage along Santa Anita Avenue, generous ±345 surface parking spaces, and exceptional accessibility to major freeways including I-10 and I-605.

Currently ±88% leased, Santa Fe Plaza is anchored by national and regional tenants providing a secure, diversified income stream with stable long-term leases complemented by immediate upside through the lease-up of ±5,850 SF of vacant space. The asset delivers steady income supported by strong regional demographics and high daily traffic counts exceeding 30,000 vehicles per day.

Santa Fe Plaza combines enduring tenancy, a high-visibility location, and long-term appreciation potential.

Value-Add Opportunity

3560 Santa Anita Avenue presents a multi-pronged value-add opportunity for an investor to reposition and enhance long-term returns through several strategic paths.

Retail Lease-Up. With three vacant suites currently available, the property offers an immediate opportunity to backfill vacancy with a diversified retail tenant mix, including food and beverage concepts, fitness/wellness users, and other traditional retail tenants that complement the center's existing mix. Achieving market rents of \$2.44/SF across the vacant space alone would increase in-place NOI and bring the property to a pro forma cap rate of approximately 6.59% at current pricing.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
30,380	219,156	537,769

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$84,469	\$106,509	\$118,191

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,040	63,664	164,476

Medical and Medical Services Expansion. The property already benefits from a strong base of medical and healthcare-related tenancy, including dental, physician, and health foundation uses. An investor could lean further into this strategy, targeting additional medical office and medical services users to capitalize on the center's established identity as a healthcare-anchored destination and the durable, often longer-term lease profile associated with this tenant class.

Multifamily Residential Development. Given the property's size and configuration, a portion of the site may present an opportunity for multifamily residential development, subject to zoning and entitlement review. This path offers a longer-term, higher-basis strategy for an investor seeking to unlock additional density and diversify the property's income streams beyond retail and medical uses.

Each of these strategies can be pursued independently or in combination, offering flexibility for an investor to tailor the property's repositioning to their investment objectives.

Property Highlights

- ±45,304 SF neighborhood shopping center on ±3.85 acres
- Excellent frontage (510') along Santa Anita Avenue in a dense, walkable corridor (Walk Score: 86)
- ±345 surface parking spaces (5.13/1,000 SF ratio)
- Multiple ingress/egress points for easy access and circulation
- Anchored by national and regional tenants providing daily foot traffic
- Adjacent to Valley Mall and major cross-streets including Ramona Blvd and Valley Blvd (traffic counts exceeding 30,000 VPD)
- Located minutes from El Monte Metro Station and major freeways (I-10, I-605)
- Ideal for investors seeking stable returns with upside potential through lease-up of remaining ±2,600 SF



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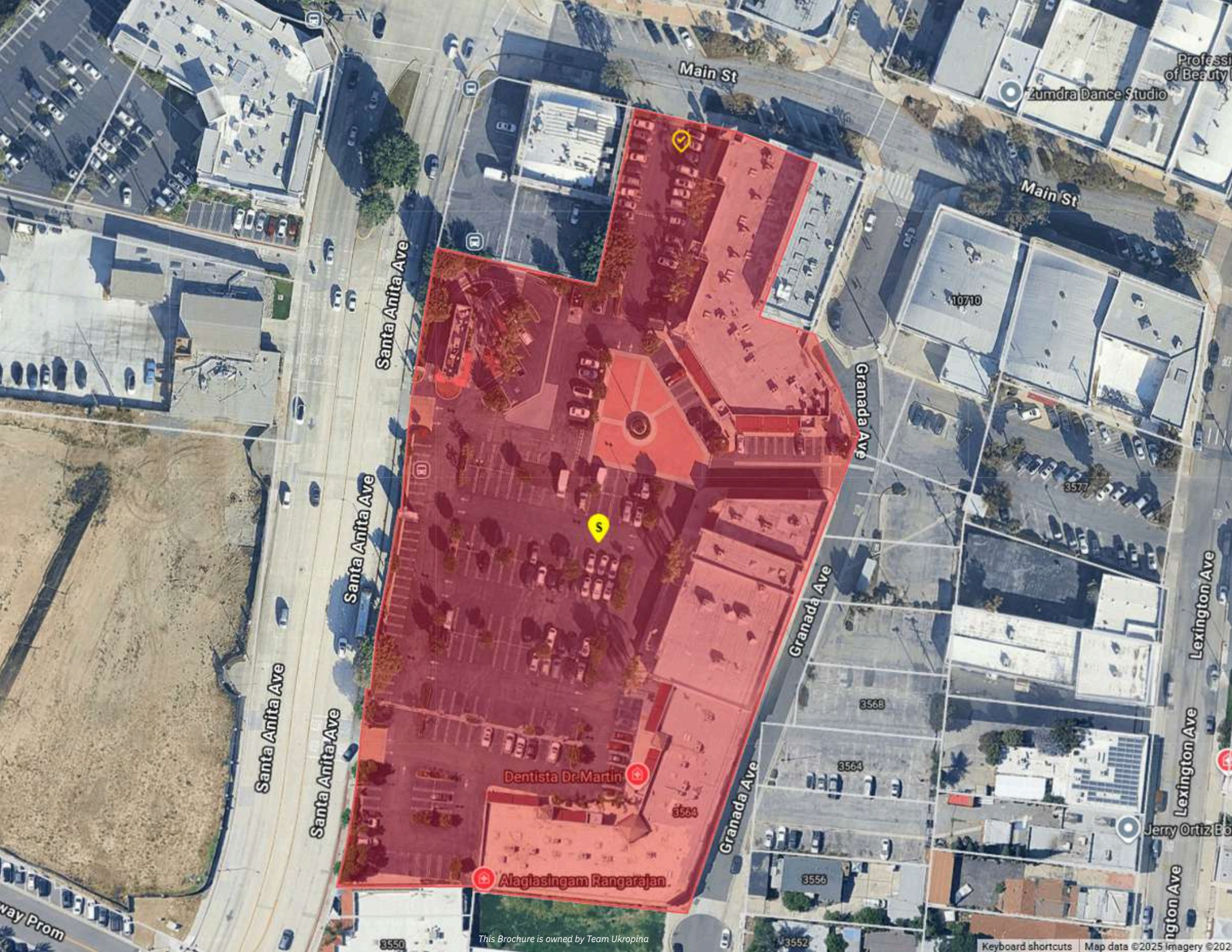
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Main St

Zumdra Dance Studio

Professi
of Beauty

Main St

10710

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Granada Ave

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Granada Ave

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Lexington Ave

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Jerry Ortiz Bo

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Santa Anita Ave

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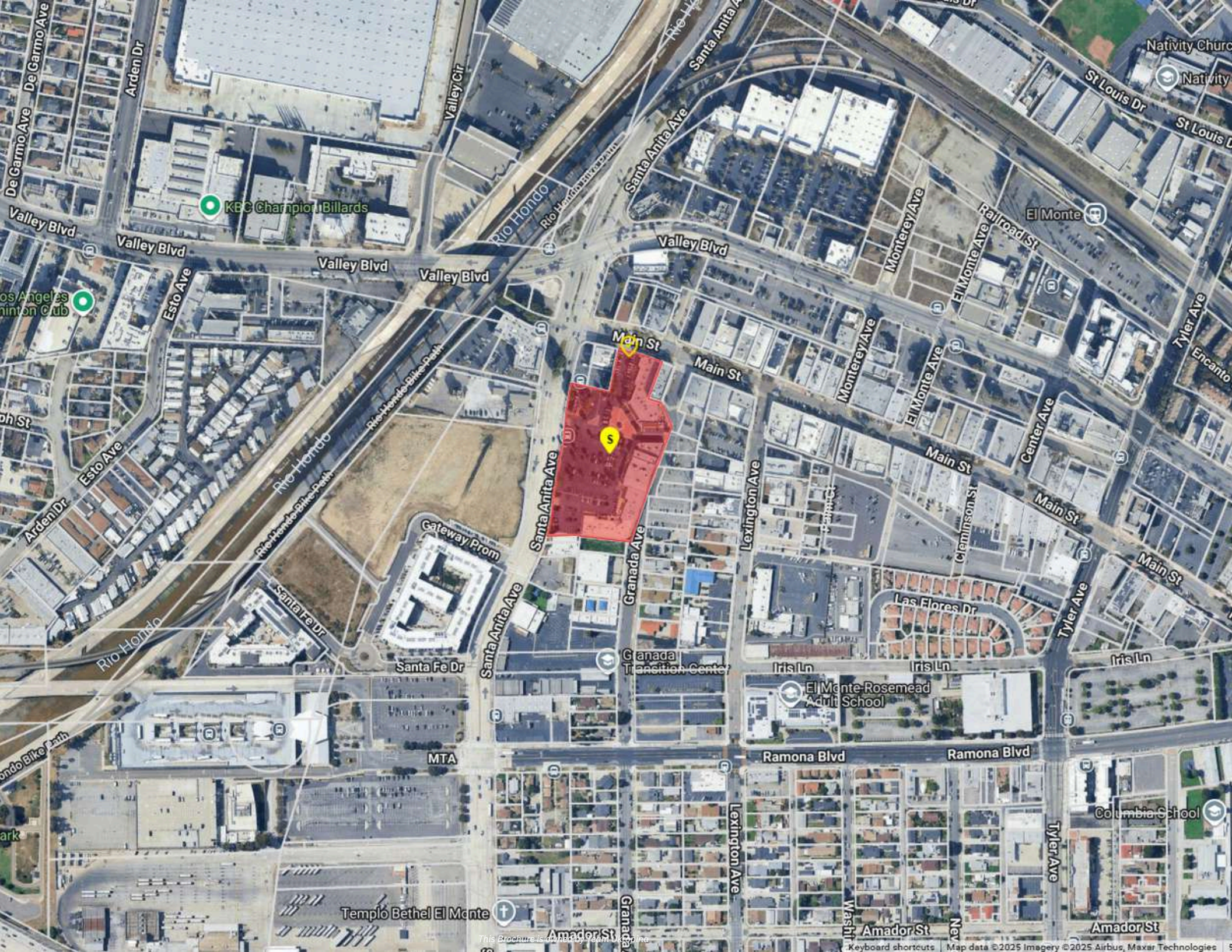
3564

Alagiasingam Rangarajan

3550

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RENT ROLL

Please contact Robert Ip to obtain rent roll information.

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,098	234,200	565,726
2010 Population	31,473	233,634	568,310
2025 Population	30,380	219,156	537,769
2030 Population	30,462	215,106	530,524
2025-2030: Population: Growth Rate	0.25%	-1.85%	-1.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	861	4,647	11,406
\$15,000-\$24,999	824	4,299	9,225
\$25,000-\$34,999	756	4,559	10,091
\$35,000-\$49,999	1,041	6,367	14,683
\$50,000-\$74,999	1,776	10,189	24,984
\$75,000-\$99,999	1,123	8,488	20,886
\$100,000-\$149,999	1,417	11,147	30,603
\$150,000-\$199,999	717	6,464	18,402
\$200,000 or greater	526	7,503	24,197
Median HH Income	\$64,077	\$79,120	\$87,510
Average HH Income	\$84,469	\$106,509	\$118,191

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,861	61,449	161,485
2010 Total Households	7,984	61,200	159,421
2025 Total Households	9,040	63,664	164,476
2030 Total Households	9,304	64,040	166,430
2025 Average Household Size	3.33	3.40	3.23
2025-2030: Households: Growth Rate	2.90%	0.60%	1.20%

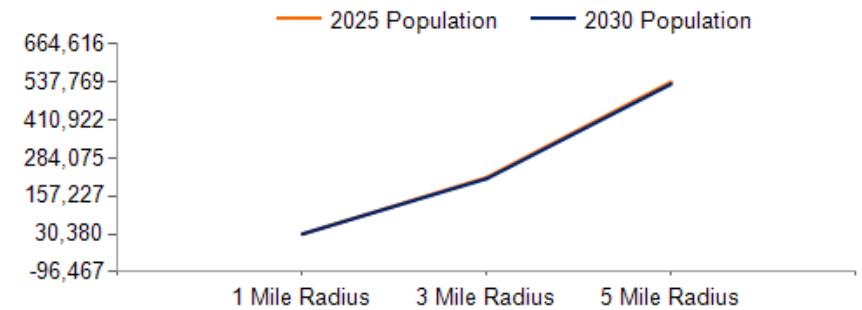
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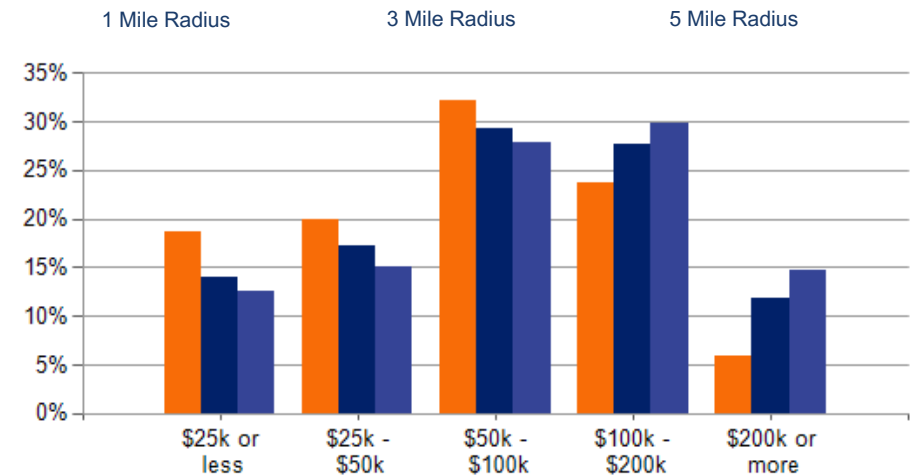
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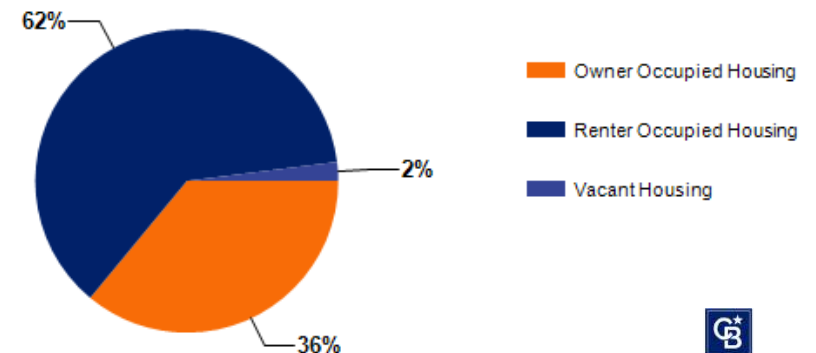
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2025 Household Income

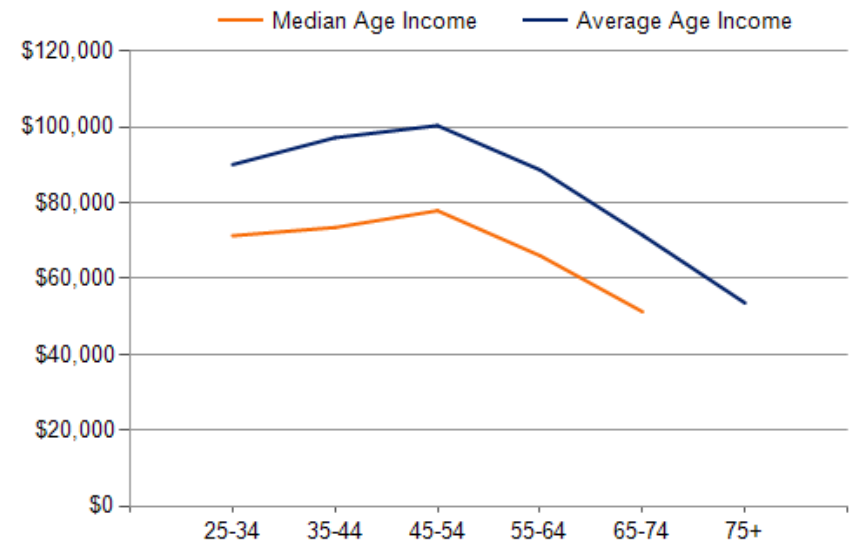
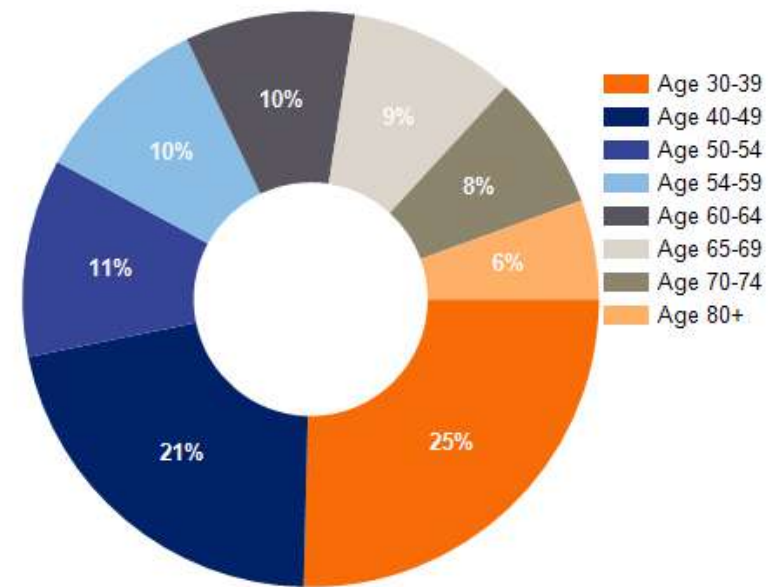


2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,442	17,031	41,376
2025 Population Age 35-39	2,006	14,697	37,021
2025 Population Age 40-44	1,903	13,528	33,859
2025 Population Age 45-49	1,844	13,327	33,033
2025 Population Age 50-54	1,949	14,533	36,656
2025 Population Age 55-59	1,754	14,072	35,224
2025 Population Age 60-64	1,670	13,423	33,935
2025 Population Age 65-69	1,638	12,051	30,265
2025 Population Age 70-74	1,335	10,165	25,960
2025 Population Age 75-79	975	7,257	18,958
2025 Population Age 80-84	619	4,384	11,576
2025 Population Age 85+	587	4,514	12,354
2025 Population Age 18+	24,088	176,042	436,573
2025 Median Age	38	39	40
2030 Median Age	39	40	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,317	\$82,540	\$89,453
Average Household Income 25-34	\$90,085	\$104,162	\$114,842
Median Household Income 35-44	\$73,487	\$93,919	\$106,441
Average Household Income 35-44	\$97,192	\$122,493	\$137,648
Median Household Income 45-54	\$77,920	\$98,540	\$109,852
Average Household Income 45-54	\$100,375	\$128,112	\$143,046
Median Household Income 55-64	\$66,058	\$88,020	\$100,758
Average Household Income 55-64	\$88,687	\$117,196	\$130,528
Median Household Income 65-74	\$51,260	\$63,336	\$71,056
Average Household Income 65-74	\$71,459	\$89,392	\$98,991
Average Household Income 75+	\$53,567	\$64,151	\$69,932



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Exclusively Marketed by:

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