

FOR SALE OR LEASE

OFFERING MEMORANDUM



160 S. 7th Ave
La Puente CA 91746

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Additional Map

Aerial View Map

03 Property Description

Property Features

Site Plan

Parcel Map

Exclusively Marketed by:

Ara Der Sarkissian

Sarkis Realty, Inc.

President

(323) 868-7283

arads@sbcglobal.net

DRE #: 01318747



<https://www.arasellsia.com>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

ADDRESS	160 S. 7th Ave La Puente CA 91746
COUNTY	Los Angeles
BUILDING SF	17,135 SF
LAND ACRES	1.29
LAND SF	56,188 SF
YEAR BUILT	1979
APN	8208-005-029
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$4,500,000
PRICE PSF	\$262.62

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	15,273	163,733	448,696
2026 Median HH Income	\$102,306	\$102,807	\$97,212
2026 Average HH Income	\$117,734	\$127,133	\$123,386

FOR SALE or LEASE

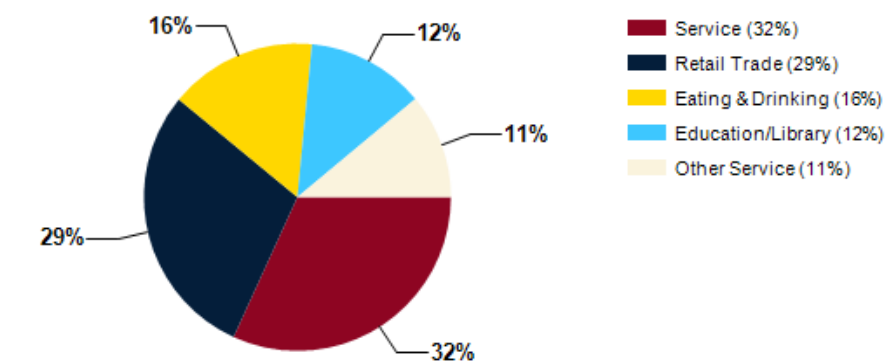
- A standalone, single tenant building totaling 17,135 SF on a 1.3 acre parcel available for immediate occupancy. Ideal for a variety of uses including medical, general office, manufacturing, distribution, storage or warehouse.
- Abundant on site parking (4.5/1,000 SF, gated/secured), and strong frontage on 7th Ave. with excellent visibility and signage potential.



- A single tenant/owner user opportunity with no shared common areas or multi tenant restrictions.
- Major building systems in good condition (HVAC, Electrical, Plumbing and a new roof installed in 2025)
- The property offers a turnkey outpatient behavioral health buildout with a highly efficient floor plan (private offices/exam rooms, group/conf rooms, reception/waiting areas, multi stall and single stall restrooms)
- Strategically located with direct access to I 10, I 605 and SR 60.

- The property is located in the city of La Puente, California, which is part of the San Gabriel Valley region. La Puente is known for its diverse population and strong sense of community.
- The property is situated near major transportation routes, including the I-10 and I-605 freeways, providing convenient access to the rest of Los Angeles County.
- The surrounding area features a mix of industrial, commercial, and residential properties, making it a versatile location for businesses seeking visibility and accessibility.
- Nearby amenities include retail centers like Plaza West Covina and Eastland Center, providing shopping and dining options for employees and customers.
- La Puente is in close proximity to educational institutions such as Mt. San Antonio College and California State Polytechnic University, Pomona, offering opportunities for workforce development and collaboration.

Major Industries by Employee Count



Largest Employers

Northgate González Markets	120
Bodega Latina Corp (El Super)	111
Alert Insulation Co., Inc.	88
Walmart	80
Food 4 Less	75
McDonald's	68
Big Saver Foods	60
Ed Butts Ford	59





San Gabriel Valley Airport

EL MONTE SHOPPING

TARGET

Walgreens

T-Mobile

planet fitness

KAISER PERMANENTE

Walmart

THE HOME DEPOT

FLOOR DECOR

FedEx

SHERWIN-WILLIAMS

COVINA HIGH SCHOOL

SAN BERNARDINO FWY

Greater El Monte Community Hospital

MOUNTAIN VIEW HIGH SCHOOL

Walnut Creek Nature Park

LA PUENTE

PLAZA WEST COVINA

JCPenney

NORDSTROM

★ macy's KAY

SEPHORA JEWELERS

ESS FITNESS GNC

VONS

Cameron Park

WEST COVINA HIGH SCHOOL

freshpoint

Eukya

SHELL

BURGER KING

SUBWAY

SOUTH HILLS CENTER

AutoZone

Beyonddeals

planet fitness

TOKYO CENTRAL

FITNESS 19

UNITED STATES POSTAL SERVICE

TECSUN Building Products

TOY ARENA

SLCC Flooring

NAPA

Allen J. Martin Park

Burlington

HARBOR FREIGHT

T-Mobile

menchie's

El Super

DCC

HEIGHTS AT WEST COVINA

TARGET

PETSMART

WELLS FARGO

GameStop

Wendy's

THE HOME DEPOT

CVS

Starbucks

Starbucks

IN-N-OUT BURGER

RIO HONDO COLLEGE

ROSE HILLS

SUBJECT PROPERTY

160 S 7TH AVE

LA PUENTE, CA

TNA Autosports

Industry Hills Expo Center

Industry Hills Golf Course

Rimgrove Park

SANTANA HIGH SCHOOL

NOGALES HIGH SCHOOL

McDonald's

h

ECONO SUPER STORE PERFORMANCE FOODSERVICE

ACTION SALES Food Service Equipment & Supplies

FRANK & SON

Cumi

GLEN A. WILSON HIGH SCHOOL

HACIENDA HEIGHTS

PUENTE HILLS MALL

IMAX

AMERICA'S TIRE

CHASE

Chick-fil&

Guitar Center

Edwards PAINTS

BUFFALO WILD WINGS

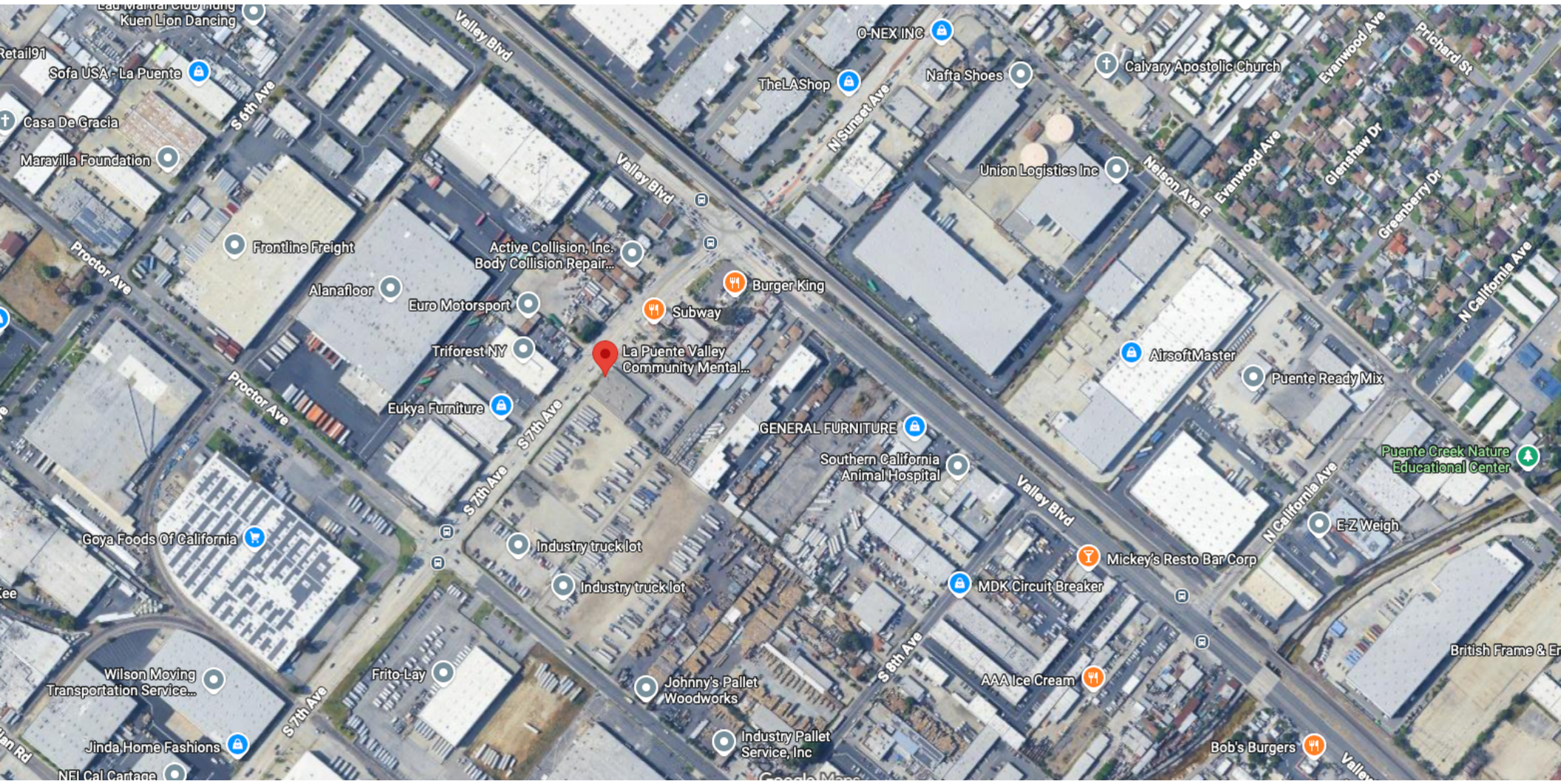
VONS

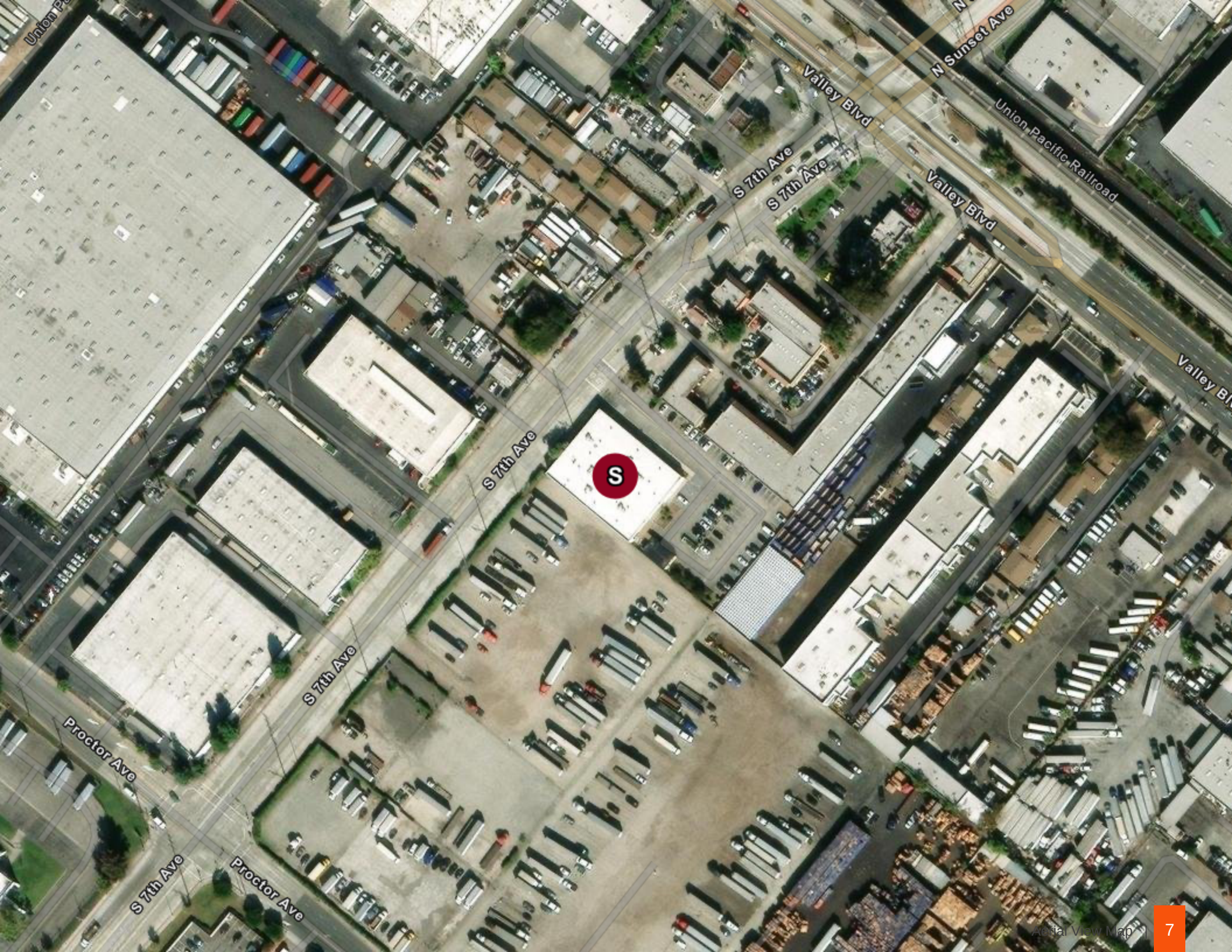
COSTCO BUSINESS CENTER

TARGET

POMONA FWY

60

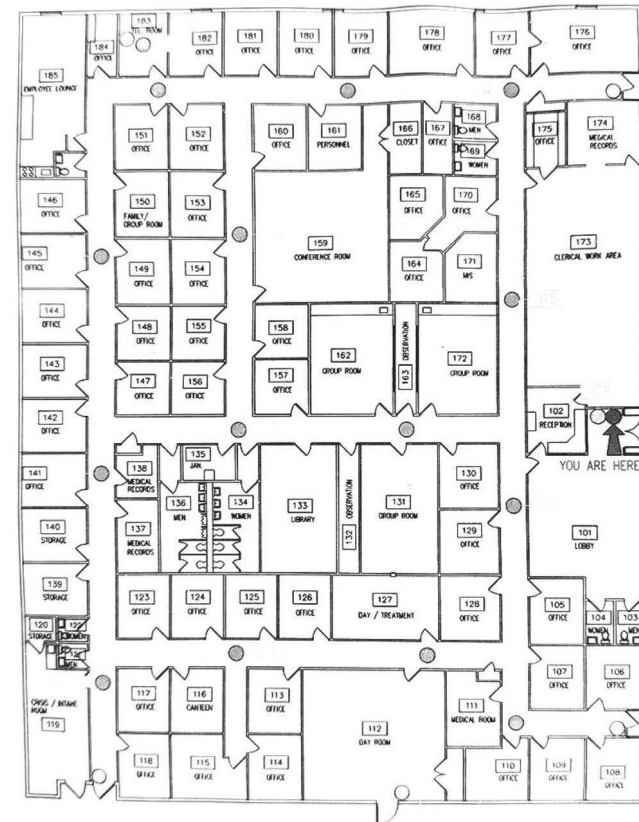




PROPERTY FEATURES

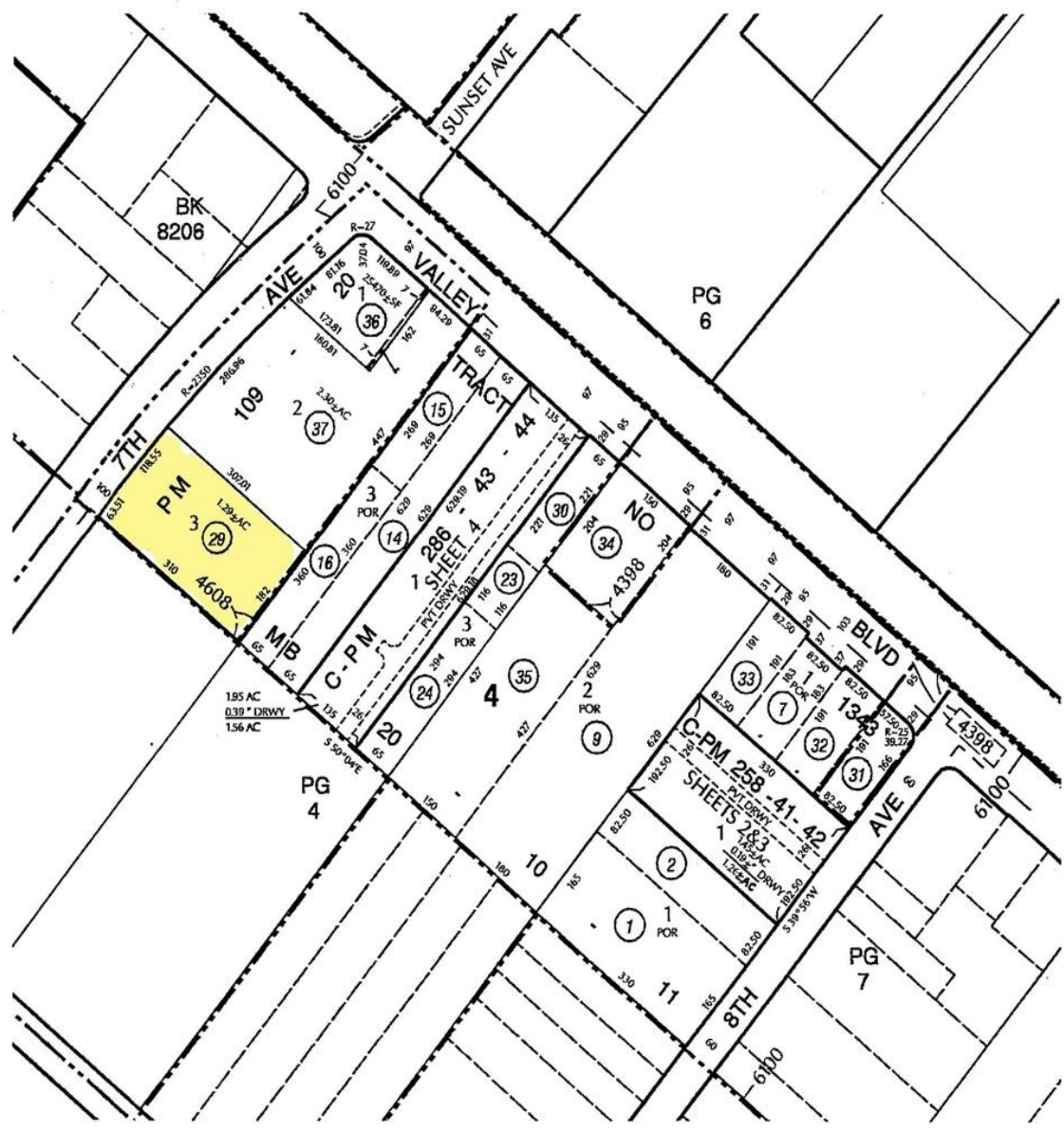
BUILDING SF	17,135
LAND SF	56,188
LAND ACRES	1.29
YEAR BUILT	1979
# OF PARCELS	1
ZONING TYPE	LCM1
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	77
PARKING RATIO	4.5/1000
CEILING HEIGHT	16-18
ROOF REPLACED	2025

Floor Plan





2001



FEB 12 2001

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sarkis Realty, Inc. and it should not be made available to any other person or entity without the written consent of Sarkis Realty, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sarkis Realty, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Sarkis Realty, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sarkis Realty, Inc. has not verified, and will not verify, any of the information contained herein, nor has Sarkis Realty, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Ara Der Sarkissian

Sarkis Realty, Inc.

President

(323) 868-7283

arads@sbglobal.net

DRE #: 01318747



<https://www.arasellsla.com>

powered by CREOP