

# PACIFIC TELSTAR

BUSINESS PARK

EL MONTE, CA 91731



CHANG  
INVESTMENT  
GROUP

**KW PASADENA**  
KELLERWILLIAMS.  
COMMERCIAL

SUN  
PROPERTIES

9040-9080 Telstar Avenue | Rare Generational SGV Multi-Tenant Industrial/Flex/Office Investment on ±3.27 Acres

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# 01

## EXECUTIVE SUMMARY

PACIFIC TELSTAR BUSINESS PARK



Address	Building Type	Approx. Building Size (SF)	Stories	Total Units	Unit Breakdown	Unit Size Range (SF)	Warehouse/Flex Features
9040 Telstar Ave	Office	±25,852	2	25 office units	Office units only (some tenants occupy 2+ units)	±800-1,200	N/A
9060 Telstar Ave	Warehouse / Flex / Office	±11,640	2	10 units	4 warehouse/flex units (downstairs); 6 office units	Warehouse/Flex: ±1,200 Office: ±742-1,080	Each warehouse/flex unit includes office area, one 10'×10' roll-up door, 10-11' clear height
9080 Telstar Ave	Warehouse / Flex / Office	±25,280	2	25 units	11 warehouse/flex units (downstairs); 14 office units	Warehouse/Flex: ±1,200 Office: ±800-992	Each warehouse/flex unit includes office area, one 10'×10' roll-up door, 10-11' clear height

# PRIME CENTRAL LOCATION



# PROPERTY

## Overview

CHANG INVESTMENT GROUP and SUN PROPERTIES are proud to exclusively present the opportunity to purchase Pacific Telstar Business Park, a rare generational SGV multi-tenant industrial/flex/office investment on ±3.27 acres lot at 9040-9080 Telstar Ave, El Monte, CA. Pacific Telstar Business Park is exceptionally located in the heart of West San Gabriel Valley, just off the I-10 freeway and Rosemead Blvd (45,000 VPD per CoStar). Rosemead Blvd is a major commercial corridor serving adjacent affluent and densely populated cities Rosemead, Monterey Park, San Gabriel, and Temple City, where the average household income is about \$100,000/year. Furthermore, the property is within a short drive to Downtown LA, the Ports of Long Beach and LA, LAX, with easy access to the I-10, 60, 605, 5, and 710 freeways.

Pacific Telstar Business Park is perfect for an investor looking to acquire a generational investment opportunity for its steady rental income and appreciation. Historically, the center always had high leasing demand with occupancy between 94-97% (past 4 years). Currently the center is 94.1% leased, with rents approx. 10% below market. Investors can significantly add value by increasing rents, remodeling, and re-tenanting with credit/anchor tenants. Its rare ±3.27 acres land may present redevelopment potential. The property's "OP" (Office Professional) Zoning allows for light warehouse & distribution uses similar to M1 Zoning due to the grandfather clause from the property's previous industrial zoning (Buyer to verify). In addition to light industrial uses, the zoning allows for a wide variety of usage including office, medical/dental, wholesale, retail/services, etc. Buyer to verify the property's zoning and land use with the City of El Monte.

Pacific Telstar Business Park is comprised of three (3) buildings (9040, 9060, 9080 Telstar Ave) with total building area of ±62,772 SF. In 2025 the ownership invested significant capital expenditures in repainting the buildings' exterior, repaving and restriping the parking lot, and the replacement of some HVAC units. There is a total of 200 parking spaces.



# INVESTMENT

## Highlights

- Rare Generational SGV Multi-Tenant Industrial/Flex/Office Investment on ±3.27 Acres in Prime El Monte (Flair Park)
- Exceptional Location in the Heart of West San Gabriel Valley, Just Off the I-10 Freeway and Rosemead Blvd (45,000 VPD per CoStar)
- Average Household Income of \$100,000/Year (5-mile radius)
- 3 Buildings, 60 Units, with 30% Industrial/Flex Units and 70% Office Units Mostly Between ±800-1,200 SF
- High Demand Center - Historically 94-97% Leased in the Past 4 Years, Currently 94.1% Leased
- Large ±3.27 Acres Land May Present Redevelopment Potential
- Add Value by Increasing Rents, Remodeling, Re-tenanting with Credit/Anchor Tenants
- OP Zoning Allows Grandfathered Light Warehouse & Distribution, Office, Retail/Services, and Other Uses Similar to M1 Zoning (Buyer Verify)
- Short Drive to Downtown LA, Ports of Long Beach & LA, LAX, with Easy Access to 10, 60, 605, 5, and 710 Freeways



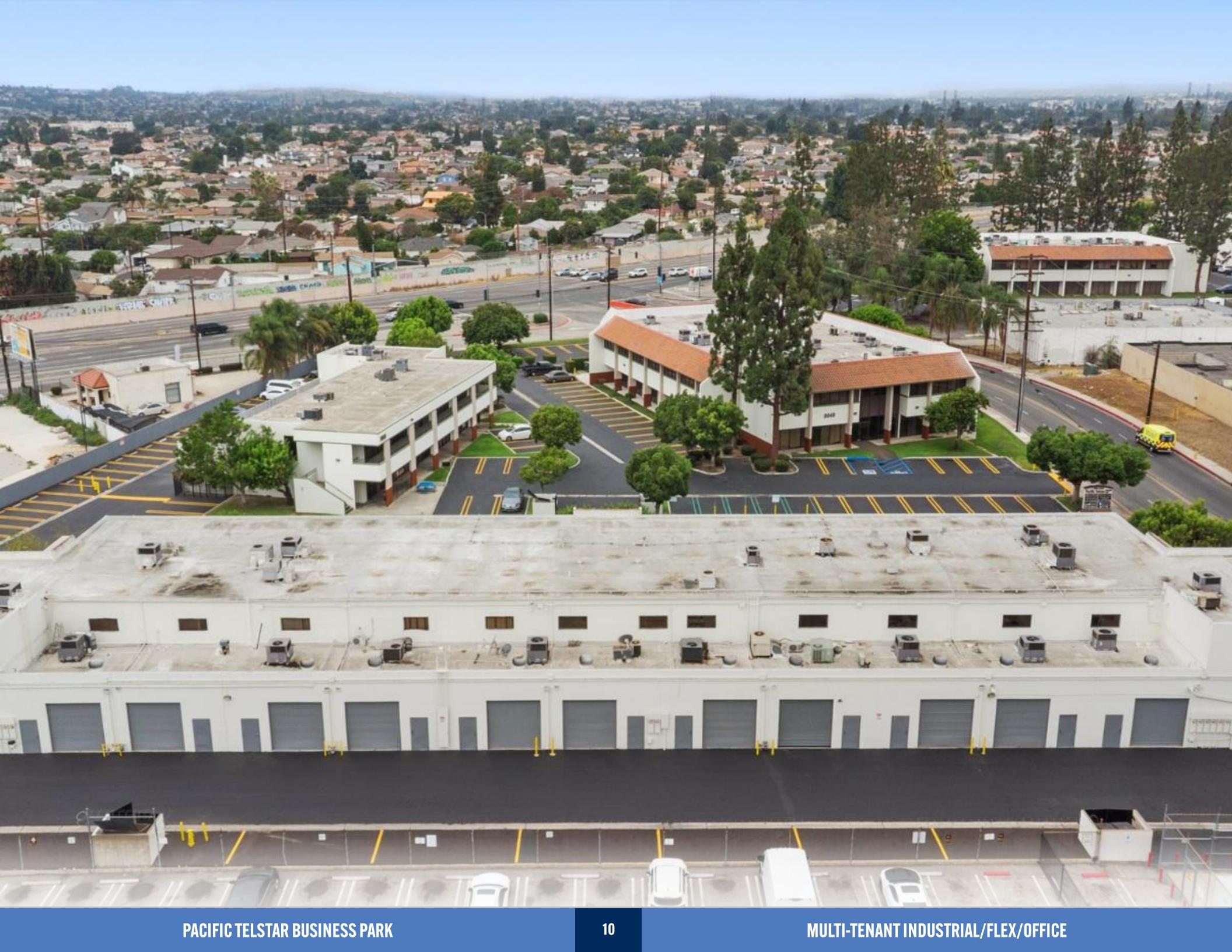
## PACIFIC TELSTAR BUSINESS PARK

**Rare Multi-Tenant Industrial/Flex/Office in Prime El Monte (Flair Park)**













# 02

## FINANCIAL ANALYSIS

PACIFIC TELSTAR BUSINESS PARK

# INCOME & EXPENSES

## Annualized Income

	Current	Proforma*
Scheduled Base Rent:	\$1,185,117	\$1,355,875
Expense Recoveries (Sign & CAM)**:	\$1,700	\$1,700
Total Potential Gross Revenue:	\$1,186,817	\$1,357,575
Less Vacancy (4%)**:	(\$47,405)	(\$54,235)
Effective Gross Revenue (EGR):	\$1,139,412	\$1,303,340
Total Operating Expenses:	(\$500,717)	(\$505,652)
<b>Net Operating Income (NOI):</b>	<b>\$638,695</b>	<b>\$797,688</b>

\* Using \$1.80/SF market rent & 62,772 RSF

\*\* Property's historical average past 4 years

## Operating Expenses

	Current	Proforma*
Real Estate Taxes (1.290635% + Assessments):	\$245,827	\$245,827
Insurance:	\$28,157	\$28,157
Common Area Maintenance (CAM):	\$192,568	\$192,568
Management (3.0% of EGR):	\$34,182	\$39,100
<b>Total Expenses:</b>	<b>\$500,734</b>	<b>\$505,652</b>

Note: This information provided should be used for general informational purposes only. You are responsible for conducting your own financial due diligence before making any investment decisions. Buyer to verify all information herein, listing broker/agent and owner/seller do not guarantee its accuracy.



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## LOCATION OVERVIEW

PACIFIC TELSTAR BUSINESS PARK

# El Monte

## CALIFORNIA

Located approximately 12 miles east of downtown Los Angeles, El Monte is the hub of the San Gabriel Valley, where two major freeways - Interstates 605 and 10 - intersect and is the ninth largest city (out of 88) in Los Angeles County with a population of approximately 120,000. The land uses within its 10 square mile area are 58% residential, 11% retail, 10% industrial, 7% office/retail, and 14% other of amenities.

### DEMOGRAPHICS

**\$59,929**

Median Household Income

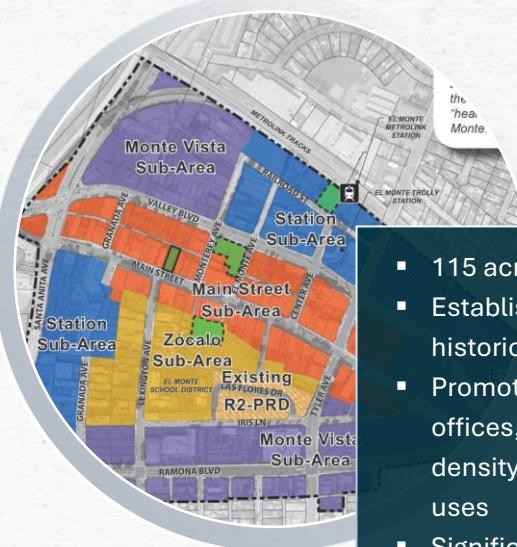
**108,682**

Population

**29,540**

Total Households

## Major Developments



### Downtown El Monte Specific Plan

- 115 acres within the Main Street Area
- Establish Main Street Area as the City's historic heart
- Promote a mix of retail, restaurants, offices, entertainment, hotels, high density residential, civic and cultural uses
- Significant transit hub with direct links to Downtown Los Angeles

### Flair Business Park

- 180 acres directly adjacent to the 10 freeway
- Attract national or regional offices, financial institutions, Fortune 500 companies and medical offices
- Supporting retail, service and hospitality uses

# Employment Hubs



CITY OF  
**EL MONTE**  
California



EASTWEST  
BANK

**VONS**



**Cathay**  
Bank



## TOP REGIONAL EMPLOYERS

**15,000**

El Monte City Elementary School District

**1,400**

El Monte Union High School District

**1,000**

Mountain View Elementary  
School District

**831**

Longo Toyota-Lexus

## AREA HIGHLIGHTS

El Monte has maintained a reputation for a "business friendly attitude" by attracting commercial and retail businesses as well as international corporations through its Foreign Trade Zone

El Monte is also home to Longo Toyota, the number one auto dealer in the United States by sales and volume. Other major retail businesses include Home Depot, Sam's Club, and Sears Essentials.

Major industries include the Vons Distribution Warehouse, Wells Fargo Operations Center, and regional offices for East West and Cathay Banks.

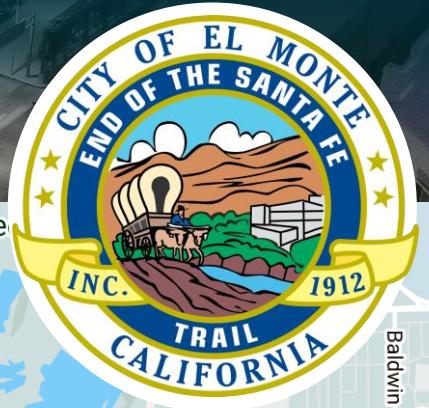
Every day, hundreds of thousands of people from surrounding communities pass through El Monte via the various transportation corridors and hubs that exist within the city including the 10 and 605 freeways, the El Monte Station bus terminal, and the Metrolink commuter train line.

### ACCESSIBILITY



**METROLINK**

# El Monte



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