

OFFERING MEMORANDUM



PRICE REDUCTION OF \$750,000!

INDUSTRIAL OPPORTUNITY IN EL MONTE

10180 Valley Blvd. El Monte CA 91731

***SELLER FINANCING AVAILABLE**



**COLDWELL BANKER
COMMERCIAL
REALTY**

OFFERING SUMMARY

ADDRESS	10180 Valley Blvd. El Monte CA 91731
BUILDING SF	+/- 46,400 SF
LAND SF	+/- 110,425 SF
YEAR BUILT	1962
APN	8578-011-017

FINANCIAL SUMMARY

PRICE	\$750,000 - PRICE REDUCTION!	\$6,500,000	\$5,750,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population 2024	25,257	235,880	548,066
Median HH Income 2024	\$61,386	\$76,479	\$84,420
Average HH Income	\$83,883	\$102,471	\$114,843

PROPERTY DESCRIPTION

FOR SALE: INDUSTRIAL OPPORTUNITY AT 10180 VALLEY BLVD, EL MONTE

This +/- 46,400 SF industrial building sits on a +/- 110,425 SF lot, offering extensive space for manufacturing, warehousing, or distribution. Strategically located on Valley Blvd, it provides excellent access to major highways and transportation hubs in El Monte, CA.

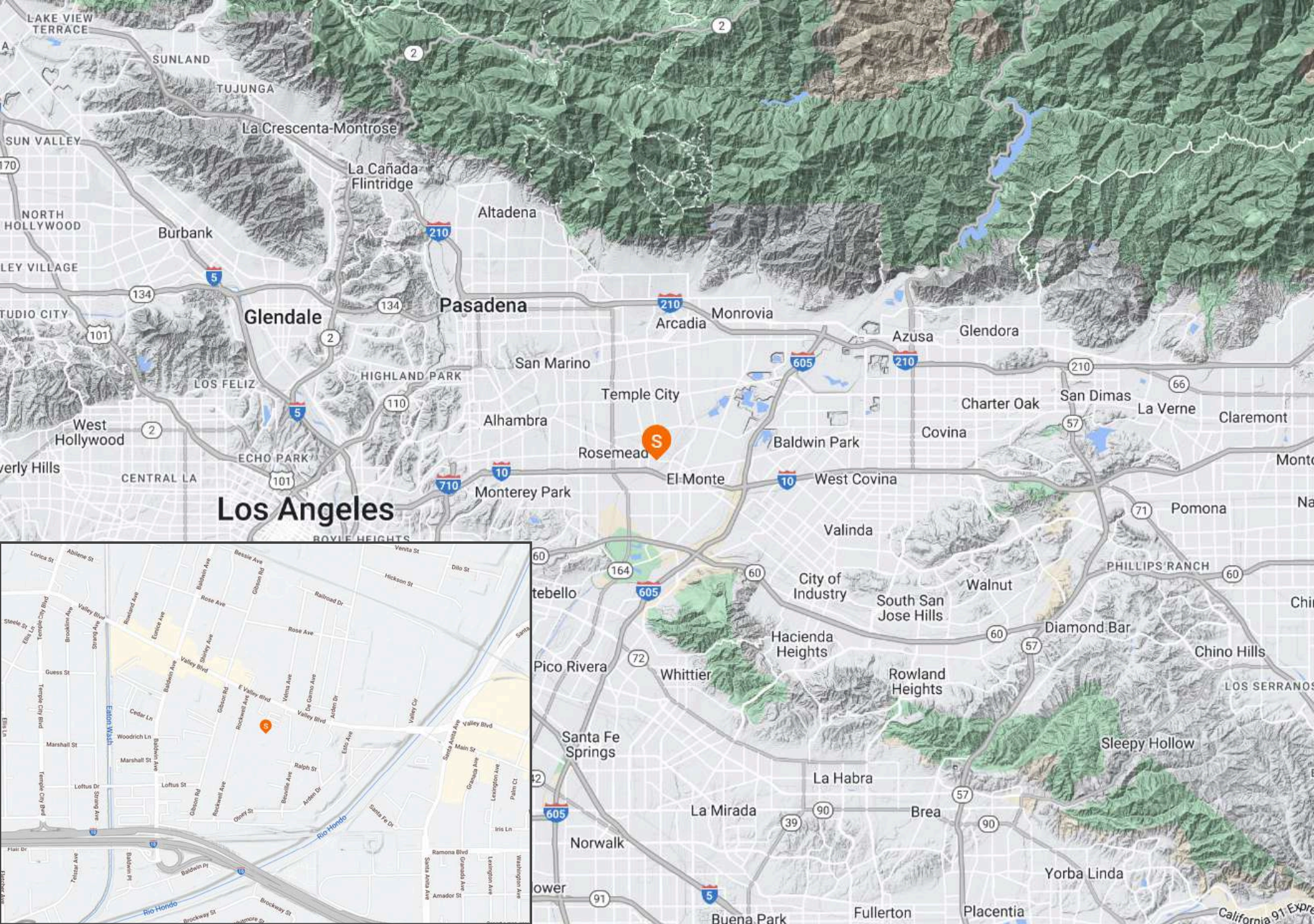
The property's prime location and versatile space make it ideal for various industrial operations.

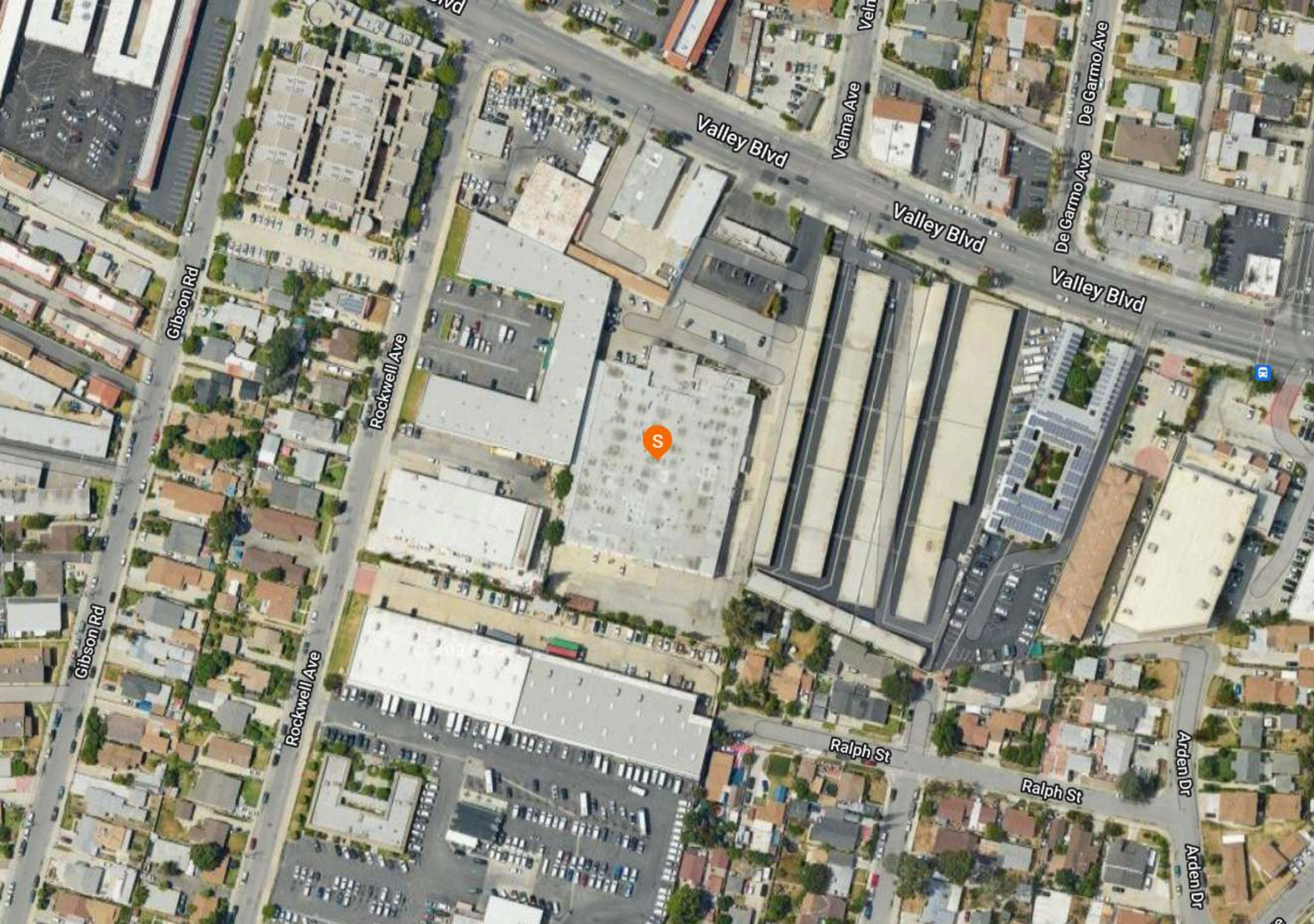
Contact us today to learn more or schedule a viewing!

Contamination Information

***SELLER FINANCING AVAILABLE**





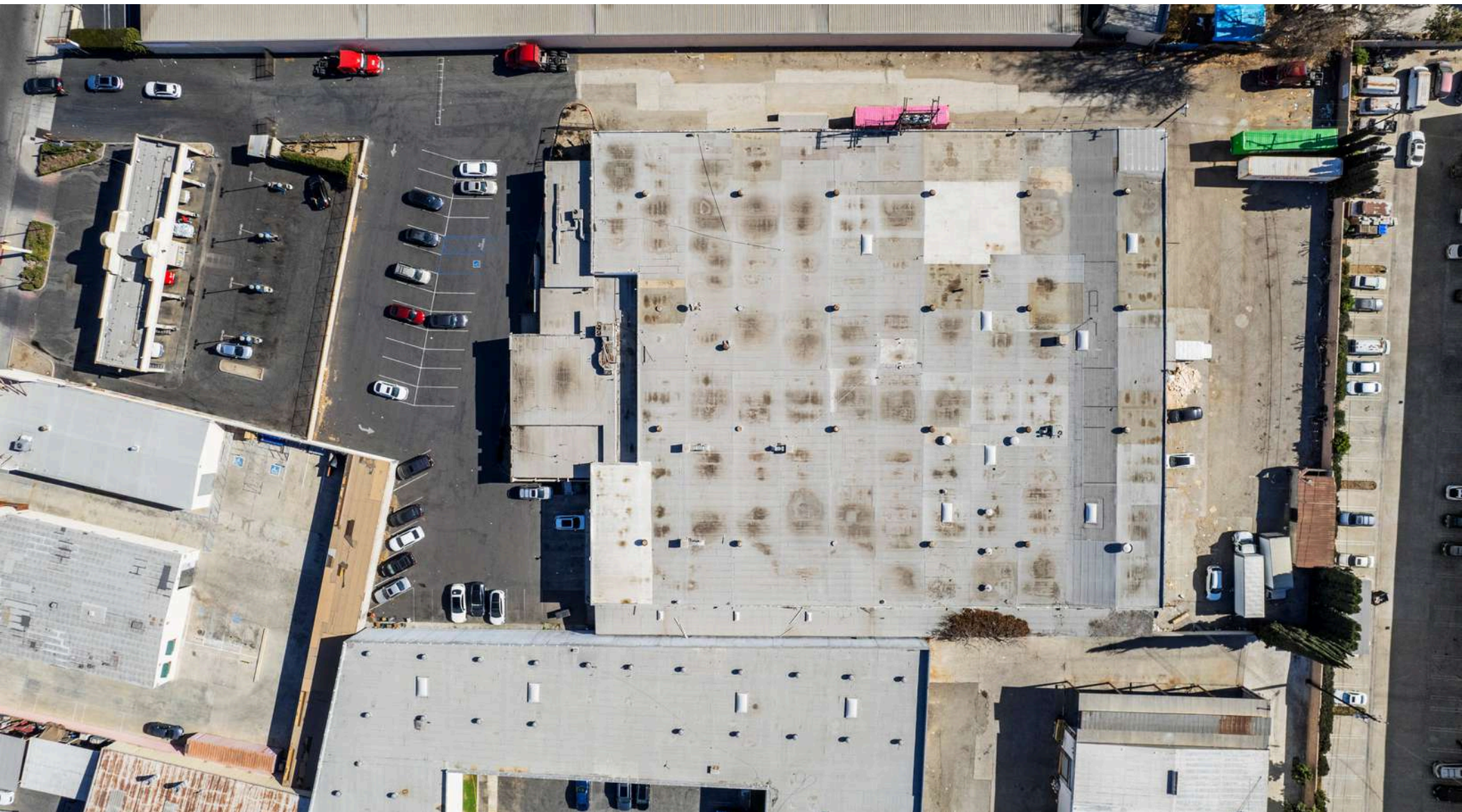












PRICING & FINANCING

FINANCIAL OVERVIEW

Proposed Financing

Price:	\$5,750,000
Down Payment:	\$2,875,000
Rentable Square Feet:	46,400 SF
Price/SF (Building):	\$123.92
Price/SF (Land):	\$52.07
Year Built:	1962
Lot Size:	110,425
Type of Ownership	Fee Simple

LOCATION: 10180 Valley Blvd, El Monte, CA 91731

Financing

FIRST TRUST DEED

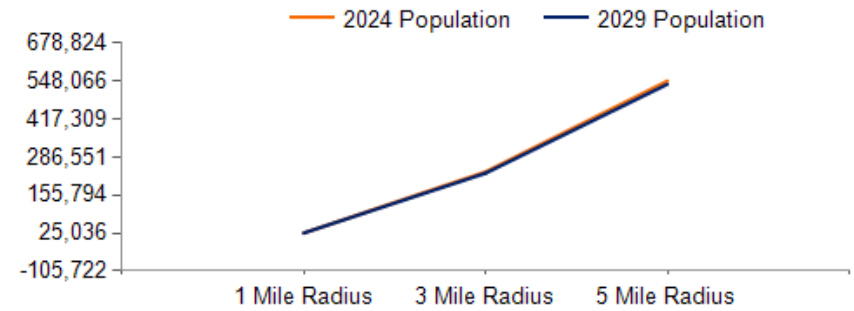
Loan Amount:	\$2,875,000
Loan Type:	Seller Carry
Interest Rate:	6%
Amortization:	30
Program:	Interest only
Loan to Value:	50%
Term:	1-3 Years

Loan information is time sensitive and subject to change

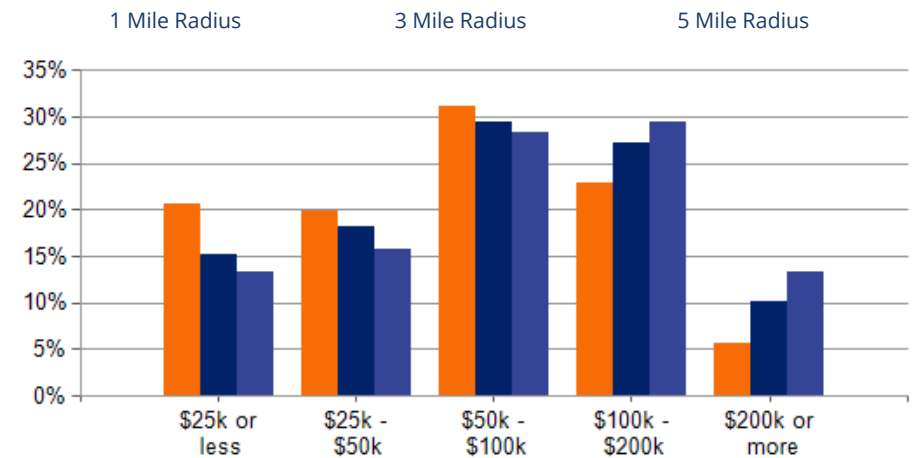
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,652	249,931	572,798
2010 Population	26,613	249,768	574,681
2024 Population	25,257	235,880	548,066
2029 Population	25,036	230,941	536,933
2024-2029: Population: Growth Rate	-0.90%	-2.10%	-2.05%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	729	5,440	12,539
\$15,000-\$24,999	786	4,970	10,039
\$25,000-\$34,999	592	5,070	10,729
\$35,000-\$49,999	877	7,419	15,777
\$50,000-\$74,999	1,278	10,795	25,675
\$75,000-\$99,999	1,019	9,485	22,112
\$100,000-\$149,999	1,053	11,745	31,413
\$150,000-\$199,999	630	6,930	18,261
\$200,000 or greater	407	7,019	22,599
Median HH Income	\$61,386	\$76,479	\$84,420
Average HH Income	\$83,883	\$102,471	\$114,843

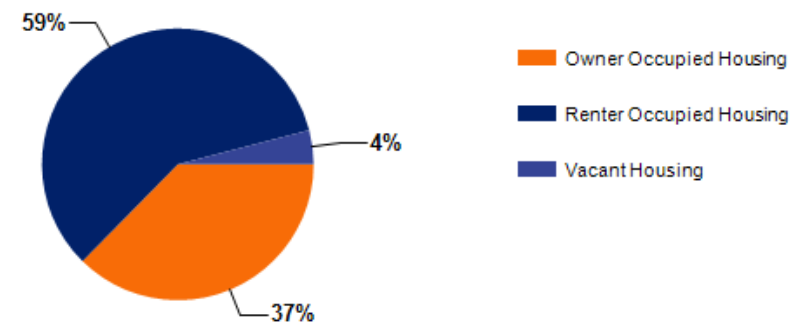
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,537	67,103	167,330
2010 Total Households	6,798	66,738	164,956
2024 Total Households	7,371	68,873	169,144
2029 Total Households	7,552	69,543	170,907
2024 Average Household Size	3.39	3.39	3.20
2024-2029: Households: Growth Rate	2.45%	0.95%	1.05%



2024 Household Income



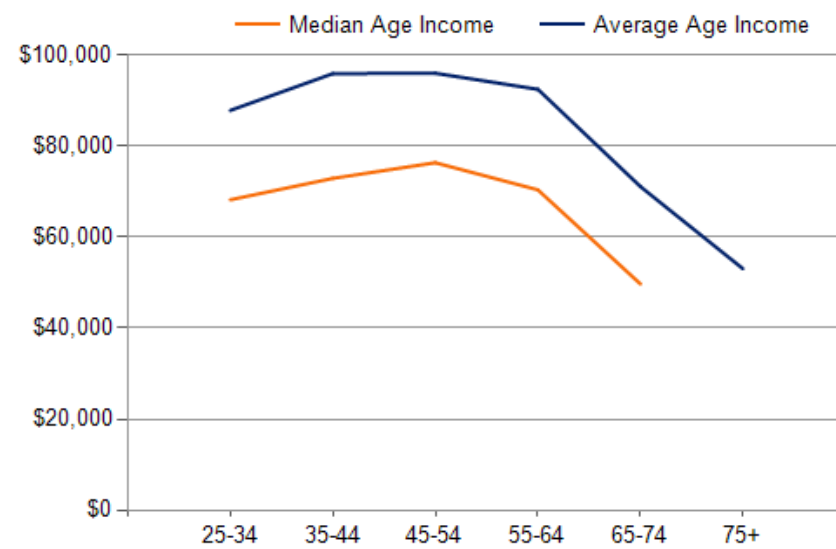
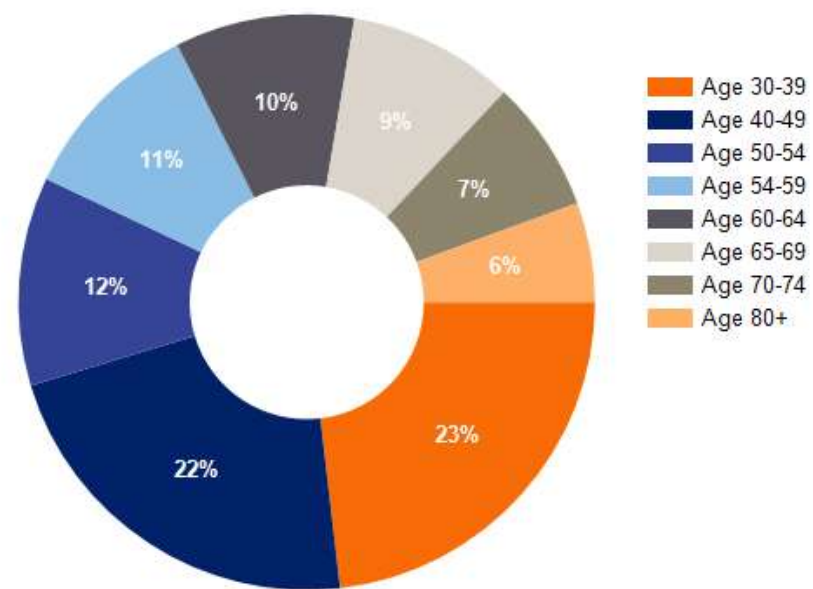
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,762	16,910	39,440
2024 Population Age 35-39	1,652	15,409	36,607
2024 Population Age 40-44	1,650	15,331	36,219
2024 Population Age 45-49	1,619	14,938	34,984
2024 Population Age 50-54	1,727	16,726	39,120
2024 Population Age 55-59	1,555	15,527	36,172
2024 Population Age 60-64	1,483	15,027	35,502
2024 Population Age 65-69	1,377	13,130	30,984
2024 Population Age 70-74	1,094	10,444	24,888
2024 Population Age 75-79	824	7,444	18,329
2024 Population Age 80-84	535	4,714	11,798
2024 Population Age 85+	641	5,522	14,487
2024 Population Age 18+	20,232	190,369	446,273
2024 Median Age	40	40	41
2029 Median Age	40	41	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,229	\$77,234	\$83,727
Average Household Income 25-34	\$87,873	\$97,903	\$109,495
Median Household Income 35-44	\$72,931	\$89,180	\$101,489
Average Household Income 35-44	\$95,972	\$117,202	\$132,292
Median Household Income 45-54	\$76,370	\$93,139	\$105,573
Average Household Income 45-54	\$96,044	\$121,619	\$137,103
Median Household Income 55-64	\$70,410	\$83,784	\$94,937
Average Household Income 55-64	\$92,516	\$111,248	\$125,039
Median Household Income 65-74	\$49,723	\$61,734	\$70,321
Average Household Income 65-74	\$71,140	\$87,958	\$98,596
Average Household Income 75+	\$53,066	\$63,781	\$71,924



DIVISION A – CITYWIDE MATRIX OF PERMITTED USES

CHAPTER 17.A – MATRIX OF PERMITTED USES

- A. **Permitted Uses.** Table 17.A-1 prescribes the land use regulations for commercial zoning districts. Additional regulations are denoted in the right-hand column. These designations apply strictly to the permissibility of land uses; applications for building structures may require other discretionary review. Home occupation businesses and nonresidential uses shall require a Business Occupancy Permit (BOP). Refer to Chapter 17.14 (Zoning Classifications and Map) of this Title for a full listing of the different zoning districts.
- B. **Unlisted Uses.** Any land use not listed in Table 17.A-1 is not permitted in commercial zoning districts, except as outlined in Section 17.12.050 (Rules and Measurements – Additional Permitted Uses) of this Title.

Table 17.A-1 – Permitted Uses – Citywide Matrix																		
Residential – Main Uses	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Residential dwelling, single-family, one (1) on a lot, one (1) story	P	P	P	P ¹	P ¹	P ¹	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, single-family, greater than one (1) story	P	P/D ²	D ²	P ¹	P ¹	P ¹	--	--	--	--	--	--	--	--	--	--	--	17.122
Residential dwellings, single-family, two (2) or more detached on a lot	--	P	--	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, two-family, two (2) attached or detached on a lot	--	--	--	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Residential dwellings, multiple-family, three (3) or more attached or detached on a lot	--	--	--	P	P	P	--	--	--	P	P	P ³	--	--	--	--	--	
Residential dwellings, multiple-family, five (5) or more attached on a lot	--	--	--	P	P	P	P	--	--	P	P	P ³	--	--	-/P ⁴	P/C ⁵	P	

¹ Subject to the development standards of the R-1A zoning district.

² A maximum of 1½-stories shall require Community Development Director approval for properties located in the RHOD overlay.

³ Residential uses are only permitted within ¼-mile of a Commercial or Transit Hub (CTH).

⁴ Only permitted in Main Street DOR-2 and Zócalo Subareas. Shall not be permitted in Main Street DOR-1.

⁵ Ground floor residential facing Santa Anita Avenue shall require approval of a Conditional Use Permit (CUP).

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Residential – Main Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Affordable housing in comm. areas	--	--	--	--	--	--	P	--	--	P	P	P	P	P	--	--	--	17.104
Corridor housing	--	--	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	17.110.040
Live-work unit	--	--	--	--	--	--	M	--	--	C	C	C ⁶	--	--	--	M ⁷	M	17.110.060
Mixed-use development –																		
Horizontal	--	--	--	--	--	--	P	--	--	--	--	P ⁶	--	--	--	P/C ⁷	P	17.110.070
Vertical ⁸	--	--	--	--	--	--	P	--	--	--	--	--	--	--	P	P	P	17.110.070
Mobile home or trailer park	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	--	
Planned Residential Development (PRD)	--	--	--	--	R	R	--	--	--	R	R	R ⁶	--	--	--	--	--	17.127
Religious institutions housing	--	P	--	P	P	P	P	--	--	P	P	P	--	--	--	--	P	17.110.080
Senior housing	--	--	--	--	C	C	C	--	--	C	C	C ⁶	--	--	P	P/C ⁷	P	
Single room occupancy (SRO)	--	--	--	--	--	--	--	--	--	--	--	C ⁶	--	--	--	--	--	17.110.090
Urban dwelling	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.110
Urban housing developments	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--/P ⁹	P/C ⁷	P	17.110.120
Residential – Ancillary Uses																		
Accessory building	P	P	P	P	P	P	P	--	--	P	P	P	--	--	--	--	P	17.110.020
Accessory Dwelling Unit (ADU) and Junior ADU	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	17.110.030
Animals, breeding and raising	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Animals, horses	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

⁶ Only permitted within ¼-mile of a CTH.

⁷ Ground floor residential facing Santa Anita Avenue shall require approval of a CUP.

⁸ For vertical mixed-use projects with residential, a minimum 50% of the total floor area shall be residential.

⁹ Only permitted in Main Street DOR-2 and Zócalo Subareas. Shall not be permitted in Main Street DOR-1.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Residential – Ancillary Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Animals, husbandry product	--	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
Community garden	M	M	M	M	M	M	--	--	--	--	--	--	--	--	--	--	--	
Garage sale	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Greenhouse or conservatory, private	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Home occupation business	P	P	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P	17.110.050
Lighted outdoor sporting field or court, private	M	M	--	M	M	M	M	--	--	M	M	M	--	--	--	--	--	
Transitional parking	C	C	--	M	M	M	--	--	--	--	--	--	--	--	--	--	--	
Transitional use	C	C	--	M	M	M	--	--	--	--	--	--	--	--	--	--	--	17.110.100
Community Care Uses																		
Adult daycare home –																		
Small, less than seven (7) adults	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) to 12 adults	C	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
Adult daycare facility, general	--	--	--	--	--	--	C	--	--	C	C	C*	--	--	--	--	C	
Alcoholism or drug abuse treatment facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Childcare facility	--	--	--	--	--	--	C	--	--	C	C	C*	--	--	--	C	C	
Elder care or assisted living facility	--	--	--	--	--	--	C	--	--	--	C	C*	--	--	--	--	C	
Emergency shelter –																		
Less than 25 beds/occupants	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	17.112.090
25 or more beds/occupants	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.090
Family daycare home –																		
Small, less than nine (9) children	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, nine (9) to 14 children	Z	Z	Z	Z	Z	Z	--	--	--	--	--	--	--	--	--	--	--	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Community Care Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Group home –																		
Small, less than (7) residents	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) or more residents	Z	Z	Z	Z	Z	Z	--	--	--	--	--	--	--	--	--	--	--	
Low barrier navigation center –																		
Less than 25 beds/occupants	--	--	--	--	--	--	P	--	--	P	P	p ¹⁰	--	--	--	--	--	17.112.110
25 or more beds/occupants	--	--	--	--	--	--	Z	--	--	Z	Z	Z ¹⁰	--	--	--	--	--	17.112.110
Residential care home –																		
Small, less than seven (7) residents	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	
Large, seven (7) to 12 residents	Z	Z	Z	Z	Z	Z	--	--	--	--	--	--	--	--	--	--	--	
Residential care facility, general	--	--	--	--	--	--	C	--	--	--	C	C	--	--	--	--	C	
Social rehabilitation facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Supportive or transitional housing	--	--	--	P	P	P	P	--	--	P	P	p ¹¹	--	--	--	--	--	
Public & Quasi-Public Uses								--	--									
Electrical distribution substation	--	--	--	--	--	--	C	--	--	C	C	C	M	M	--	--	C	
Government or related facility	P	P	--	P	P	P	P	--	--	P	P	P*	P	P	P^	P	P	
Hospital or clinic –																		
Hospital	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	
Urgent care or medical clinic	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	--	P*	P*	
Recreation facility –																		
Public	P	P	P	P	P	P	P	--	--	P	P	P	--	--	P^	P	P	
Private	C	C	--	C	C	C	--	--	--	--	C	C	--	--	--	--	--	

¹⁰ Low barrier navigation center is only permitted within ¼-mile of a CTH.

¹¹ Supportive or transitional housing is only permitted within ¼-mile of a CTH.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Public & Quasi-Public Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
School & educational facility –																		
College or university, public	--	--	--	--	--	--	P	--	--	--	C	C	--	--	--	P	P	
College or university, private	--	--	--	--	--	--	C	--	--	--	C	C	--	--	--	C	C	
School & educational facility –																		
K-12, public	P	P	--	P	P	P	P	--	--	P	P	P	--	--	--	--	P	
K-12, private	--	--	--	--	C	C	C	--	--	C	C	C	--	--	--	--	C	
Preschool, public	P	P	--	P	P	P	P	--	--	P	P	P*	--	--	--	P	P	
Preschool, private	--	--	--	--	C	C	C	--	--	C	C	C*	--	--	--	C	C	
Specialized education and training	--	--	--	--	--	--	M	--	--	--	M	M*	M	M	--	C	C	
Tutoring and educational center	--	--	--	--	--	--	P	--	--	P	P	P*	--	--	P*	P*	P*	
Utility facility	C	C	--	C	C	C	C	--	--	C	C	C	C	C	--	--	C	
Wireless facility	See notes											*		See notes				17.90 & 92
Assembly & Entertainment Uses																		
Adult entertainment	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	5.16, 5.98, 17.112.020
Ancillary entertainment	--	--	--	--	--	--	P*	--	--	--	P	P*	P	P	P*^	P*	P*	
Assembly or meeting facility	--	--	--	--	--	--	C	--	--	--	C	C	C	C	C	C	C	
Commercial entertainment	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C^	C	C	
Commercial recreation facility –																		
Indoor	--	--	--	--	--	--	C	--	--	--	--	C*	C	C	C^	C	C	5.76 for billiards
Outdoor	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Community center	--	--	--	--	--	--	P	--	--	P	P	P*	--	--	P^	P	P	
Cultural institution	--	--	--	--	C	C	C	--	--	C	C	C*	--	--	P^	P	P	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Assembly & Entertainment Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Family entertainment center	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	C	C	
Gaming center or arcade	--	--	--	--	--	--	C	--	--	--	C	M/C ₁₂	M/C ₁₂	M/C ₁₂	--	C	C	5.96
Nightclub	--	--	--	--	--	--	C	--	--	--	--	C	C	C	C^	C	C	5.32
Religious institutions	--	--	--	--	C	C	C	--	--	C	C	C	--	--	--	--	C	
Retail & Offices Uses																		
Alcohol sales ¹³ –																		
Assembly and entertainment use, on-site ¹⁴	--	--	--	--	--	--	C	--	--	C	C	C	C	C	C^	C	C	17.112.030
Bar or tavern, on-site	--	--	--	--	--	--	C	--	--	--	C	C	C	C	C^	C	C	17.112.030
Brew pub, on-site and off-site	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	C	17.112.030
Liquor store, off-site	--	--	--	--	--	--	C	--	--	--	C	C	C	C	--	--	C	17.112.030
Restaurant, limited hours, on-site	--	--	--	--	--	--	C*	--	--	M	M	M*	M	M	M*^	M*	M*	17.112.030
Restaurant, on-site	--	--	--	--	--	--	C*	--	--	C	C	C*	C	C	M*^	C*	C*	17.112.030
Retail store, off-site	--	--	--	--	--	--	C	--	--	--	C	C*	C	C	C*^	C*	C*	17.112.030
Cannabis activity, commercial – Dispensary	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	5.18
Convenience store or minimart	--	--	--	--	--	--	C*	--	--	--	C	C*	C	C	M*^	M*	C*	
Food or beverage establishment –																		
Bakery or pâtisserie, retail	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Bakery, commercial	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	

¹² A CUP shall be required for arcades with more than 3,500 sq. ft. in Gross Floor Area (GFA). An MUP shall be required in all other instances.

¹³ Alcohol sales can be for beer and wine or beer, wine and distilled spirits. However, they shall be considered different levels of alcohol sales. Therefore, if a use has approval for beer and wine and wants to add spirits, a new CUP or MUP will be required.

¹⁴ Only applicable to assembly and entertainment uses permitted in the underlying zoning district.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Retail & Office Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Food or beverage establishment (cont.)																		
Coffeehouse or ice cream parlor	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Outdoor seating/dining	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	17.112.130
Restaurant	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Grocery store	--	--	--	--	--	--	P*	--	--	--	P	P*	P	P	P*^	P*	P*	
Multiple-tenant center	--	--	--	--	--	--	M*	--	--	P	M	M*	M	M	P*^	M*	M*	17.112.120
Offices –																		
Ancillary	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Administrative, business Professional	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Government	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Medical and dental	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P*	P*	
Office supply store	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Pawnbroker or pawnshop	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	5.68 17.112.140
Pharmacy	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P*	P*	
Retail sales (unless listed as a separate use)	--	--	--	--	--	--	P*	--	--	--	P	P*	P	P	P*^	P*	P*	
Secondhand vendor	--	--	--	--	--	--	M*	--	--	--	M	M*	M	M	M*^	M*	M*	5.68 17.112.170
Showroom sales	--	--	--	--	--	--	P	--	--	P	P	P	P	P	--	--	--	
Significant tobacco retailer	--	--	--	--	--	--	C	--	--	--	--	C	C	C	--	--	--	17.112.180
Vehicle retail use –																		
Parts and accessory store	--	--	--	--	--	--	P	--	--	--	P	P*	P	P	--	--	P	
Sale and lease, limited	--	--	--	--	--	--	M	--	--	--	M	M*	P	P	--	--	M	

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Retail & Office Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle retail use (continued) –																		
Sales and lease, general new & used	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	17.112.190
Sales and lease, general used	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	5.96 & 17.112.190
Sales and lease, major	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.190
Warehouse retailer or retail warehouse	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	--	
Wholesaler	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	
Service Uses																		
Alternative financial establishment	--	--	--	--	--	--	--	--	--	--	--	M*	--	--	--	--	--	17.112.040
Ambulance service	--	--	--	--	--	--	--	--	--	--	--	C	M	M	--	--	--	
Animal service –																		
Animal boarding/kennel	--	--	--	--	--	--	--	--	--	--	--	C	M	M	--	--	--	5.96
Animal grooming	--	--	--	--	--	--	P	--	--	P	P	P*	P	P	P^	P	P	
Veterinary service or animal hospital/clinic	--	--	--	--	--	--	P	--	--	--	P	P	P	P	--	--	P	
Appliance or electronics repair	--	--	--	--	--	--	P	--	--	--	P	P	P	P	--	--	--	
Automated Teller Machine (ATM), walk-up	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P	P	17.112.050
Bail bonds	--	--	--	--	--	--	--	--	--	--	--	M	P	P	--	--	--	
Collection containers –																		
Small	--	--	--	--	--	--	--	--	--	--	Z	Z	--	--	--	--	--	17.112.060
Large	--	--	--	--	--	--	--	--	--	--	--	Z	--	--	--	--	--	17.112.060
Correctional facility	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.070

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Service Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Drive-thru business –																		
Food or beverage establishment	--	--	--	--	--	--	C	--	--	--	C	C	C	C	--	--	C	17.112.080
Service or retail	--	--	--	--	--	--	M	--	--	M	M	M*	M	M	C	C	M	17.112.080
Financial institution	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P	P	
Funeral home or mortuary	--	--	--	--	--	--	p ¹⁵	--	--	--	p ¹⁵	P	P	P	--	--	p ¹⁵	
Hotels and motels	--	--	--	--	--	--	C	--	--	--	--	C*	--	--	C*^	C	C	5.48 17.112.100
Office concierge service	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*	P	P	
Personal service use –																		
General	--	--	--	--	--	--	P*	--	--	P	P	P*	P	P	P*^	P	P	17.112.150
Restricted	--	--	--	--	--	--	M*	--	--	--	M	M*	M	M	M*^	M	M	17.112.150
Massage	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	5.56 17.112.150
Philanthropic or charitable institution	--	--	--	--	C	C	P*	--	--	P	P	P*	P	P	P*	P	P	
Recycling facility –																		
Mobile	--	--	--	--	--	--	P	--	--	P	P	P	P	P	--	--	P	17.112.160
Self-service	--	--	--	--	--	--	M	--	--	--	Z	Z	P	P	--	--	Z	17.112.160
Small	--	--	--	--	--	--	--	--	--	--	--	M	Z	Z	--	--	--	17.112.160
Large	--	--	--	--	--	--	--	--	--	--	--	--	M	M	--	--	--	17.112.160
Self-Storage	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle service uses –																		
Repair, limited	--	--	--	--	--	--	--	--	--	--	M	M	P	P	--	--	--	17.112.200
Repair, minor	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.200

¹⁵ Funeral home or mortuary shall not include crematories.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Service Uses (continued)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Vehicle service uses (continued) –																		
Repair, major	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.200
Rental, automobile	--	--	--	--	--	--	--	--	--	--	C	C	M	M	--	--	--	
Rental, truck	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Service station, minimum	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.210
Service station, full	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	17.112.210
Washing facility	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	17.112.220
Wedding chapel	--	--	--	--	--	--	M	--	--	--	M	M*	M	M	M	M	M	
Industrial, Transportation & Other Uses																		
Cannabidiol (CBD) products manufacturer	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Cannabis, commercial –																		
Cultivation, distributor, manufacturing and microbusiness	--	--	--	--	--	--	--	--	--	--	--	P ¹⁶	P	P	--	--	--	5.18
Testing laboratory	--	--	--	--	--	--	--	--	--	P	P	P*	P	P	--	--	--	5.18
Commercial fulfillment center	--	--	--	--	--	--	--	--	--	--	--	C ¹⁷	P/C ¹⁸	P/C ¹⁸	--	--	--	
Courier service or messengers	--	--	--	--	--	--	--	--	--	--	--	--	M	M	--	--	--	

¹⁶ Limited to the East Valley Entryway Area, west of Durfee Avenue, as shown on the City's Zoning Map.

¹⁷ Limited to the East Valley Entryway Area, as shown on the City's Zoning Map.

¹⁸ A CUP shall be required for new construction or conversion from an existing building of 100,000 sq. ft. or greater in GFA.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Industrial & Transportation Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Distribution, fulfillment or warehouse center –																		
Less than 100,000 square feet	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
100,000 square feet or greater	--	--	--	--	--	--	--	--	--	--	--	--	C ¹⁹	C ¹⁹	--	--	--	
Hazardous materials, any use involving storage of	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	17.50.100
Industrial hemp processing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Impound or tow yard	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Laboratory, testing	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Laundry or dry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Machine shop	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
Manufacturing (unless listed as separate use) –																		
Ancillary	--	--	--	--	--	--	--	--	--	--	--	Z	P	P	--	--	--	
Commercial	--	--	--	--	--	--	--	--	--	--	--	M ²⁰	P	P	--	--	--	
Light	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	
General	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	
New industrial construction over 5,000 sq. ft. and within 150 ft. of a residential zoning district	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Passenger transport or taxi service	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Recycling processing facility	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Research and development	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	

¹⁹ Limited to new construction or conversion from an existing building.

²⁰ Limited to the East Valley Entryway Area as shown on the City's Zoning Map.

Table 17.A-1 – Permitted Uses – Citywide Matrix (continued)																		
Industrial & Transportation Uses (cont.)	R-1A	R-1B	R-1C	R-2	R-3	R-4	MMU	UMU	OMU	C-1	C-2	C-3	M-1	M-2	MS/Z	ST	MV	Notes
Rock, sand and gravel storage and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Temporary use	See notes											*		See notes				17.124
Towing facility	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	
Transit station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	
Truck terminal	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle parking –																		
Attendant or valet parking	--	--	--	--	--	--	M	--	--	--	C	M*	M	M	M	M	M	
Car sharing, residential use	--	--	--	--	M	M	M	--	--	--	--	M*	--	--	M	M	M	17.70.070(C)
Car sharing, nonresidential use ²¹	--	--	--	--	--	--	M	--	--	M	M	M*	M	M	M	M	M	
Commercial parking	--	--	--	--	--	--	M	--	--	--	C	M	M	M	C	M	M	
Parking structure	--	--	--	--	--	--	M	--	--	--	M ²²	M* ²²	M	M	M	M	M	
Shared parking	--	--	--	--	--	--	M	--	--	M	M	M*	M	M	M	M	M	17.70.070(D)
Vehicle parking, limited	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	
Vehicle parking, general	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	

Key:

- * Horizontal mixed-use projects in the C-3: Use may be permitted. Other uses shall be prohibited.
- * MMU, MS/Z, ST and MV: Use is pedestrian oriented and may occupy the ground floor of vertical mixed-use buildings. Other uses shall not be permitted on the ground floor.
- ^ MS: Use is pedestrian oriented and may occupy the ground floor of building facing Main Street west of Tyler Avenue. Other uses shall not be permitted on the ground floor.
- Use not permitted.
- P Use permitted by-right.
- D Use permitted after review and approval of the Community Development Director.

²¹ Car sharing shall be permitted by-right if there is no on-site parking of vehicles (i.e. it is only an office use).

²² Parking structures shall be ancillary to a permitted use.

- M Use permitted after review and approval of a Minor Use Permit (MUP).
- C Use permitted after review and approval of a Conditional Use Permit (CUP).
- R Use permitted after review and approval of a Planned Residential Development (PRD).
- Z Use permitted after review and approval of a Director Level Zoning Clearance (ZCD).

List of Zoning Districts Acronyms:

- R-1 One-family Dwelling
- R-2 Low-density Multiple-family Dwelling
- R-3 Medium-density Multiple-family Dwelling
- R-4 High-density Multiple-family Dwelling
- MMU Mixed/Multiuse
- UMU Reserved for Urban/Multiuse
- OMU Reserved for Office/Multiuse
- C-1 Office Commercial
- C-2 Retail Commercial

List of Zoning Districts Acronyms (continued):

- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 General Manufacturing
- MS Downtown Specific Plan – Main Street Sub-Area
- Z Downtown Specific Plan – Zocalo Sub-Area
- ST Downtown Specific Plan – Station Sub-Area
- MV Downtown Specific Plan – Monte Vista Sub-Area

C. Other Zoning Districts:

1. For the Public Facilities (PF), Open Space (OS), Airport (AP), Railroad (RR) and Transitway (TW) zoning districts, refer to Chapter 17.44 (Public and Quasi-Public Zoning Districts) of this Title.
2. For the Residential Mobilehome Park (RMP) zoning district, refer to Chapter 17.24 (Multiple-family Dwelling Zoning District) of this Title.
3. For the Gateway Specific Plan, refer to Chapter 17.131 (SP-1, Gateway Specific Plan) of this Title.
4. For the Mountain View Specific Plan, refer to Chapter 17.132 (SP-2, Mountain View Specific Plan) of this Title.
5. For the Flair Spectrum Specific Plan, refer to Chapter 17.133 (SP-3, Flair Park Specific Plan) of this Title.
6. For the Esperanza Village Specific Plan, refer to Chapter 17.135 (SP-5, Esperanza Village Specific Plan) of this Title.



CASE SUMMARY

REPORT DATE HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?
1/2/1965

I. REPORTED BY - CREATED BY
UNKNOWN UNKNOWN

III. SITE LOCATION

<u>FACILITY NAME</u>	<u>FACILITY ID</u>
GREENFIELD TRADING CO.	
<u>FACILITY ADDRESS</u>	<u>ORIENTATION OF SITE TO STREET</u>
10180 E. VALLEY BOULEVARD	
EL MONTE, CA 91731-2361	<u>CROSS STREET</u>
LOS ANGELES COUNTY	VELMA AVENUE

V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN

TETRACHLOROETHYLENE (PCE)
TRICHLOROETHYLENE (TCE)

VI. DISCOVERY/ABATEMENT

DATE DISCHARGE BEGAN

<u>DATE DISCOVERED</u>	<u>HOW DISCOVERED</u>	<u>DESCRIPTION</u>
	Site Assessment/Site Investigation Visual	

<u>DATE STOPPED</u>	<u>STOP METHOD</u>	<u>DESCRIPTION</u>
	Other Means Remove Contents Change Operating Procedures	

VII. SOURCE/CAUSE

<u>SOURCE OF DISCHARGE</u>	<u>CAUSE OF DISCHARGE</u>
Other	Unknown
Tank	Spill
Delivery Problem	Other

DISCHARGE DESCRIPTION

VIII. CASE TYPE

CASE TYPE
Aquifer used for drinking water supply
Soil
Soil Vapor

IX. REMEDIAL ACTION

NO REMEDIAL ACTIONS ENTERED

X. GENERAL COMMENTS

The site consists of three properties located at 10168, 10176, and 10180 East Valley Boulevard, El Monte, California. The site, along with the adjacent property to the west (3728 Rockwell Avenue), was previously owned and operated by Power-Line Fastening Systems, Inc. (aka Powers Wire Products, aka Power-Line Sales, Inc.). They occupied the site approximately from 1962 through 1984. Power-Line specialized in the manufacturing of industrial fasteners.

The eastern building (10180 East Valley Boulevard) included the office area, production building, and chemical storage area. The chemical storage area was located south of the eastern building. The western building (3728 Rockwell Avenue) included a plating shop and a clarifier. The plating shop was located at the eastern end of the building. The building is now occupied by California Merchandise Company, Incorporated.

Majestic Handicraft, a wholesale basket and silk flower business, bought the subject property from Spenax Corporation, a metal processing company in 1984. They occupied the site in May 1985 until early 1987. Since April 1987, Greenfield Trading, an importer of greenery and pottery, has occupied the property after which came the International Institute of Los Angeles and Minfab Corporation since 1996.

Currently, the north side of the site (10168 and 10176 East Valley Boulevard) is occupied by a car wash, and the south side of the Site (10180 East Valley Boulevard) is occupied by a multi-tenant industrial building. The Site is located in a mixed commercial and light-industrial area of El Monte.



INDUSTRIAL OPPORTUNITY FOR SALE

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