

SPECIALTY PROPERTY / REDEVELOPMENT OPPORTUNITY

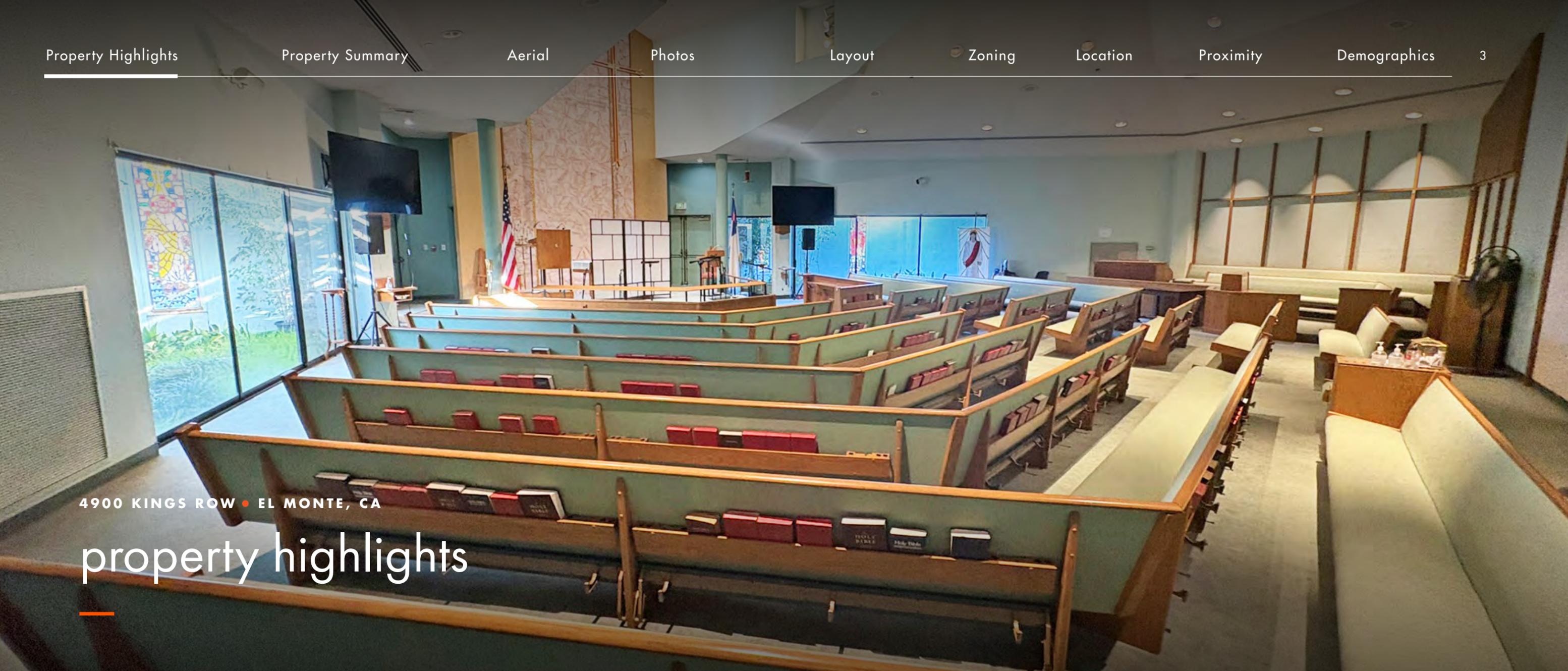
# 4900 KINGS ROW

EL MONTE, CA

33,180± SF | 3.0± AC

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP



4900 KINGS ROW • EL MONTE, CA

# property highlights

## EXECUTIVE SUMMARY

The subject property is a 33,180± SF, five-building religious and educational campus situated on 3.0± acres in El Monte, CA. The campus includes a sanctuary currently configured with pew seating for approximately 200 attendees and a fellowship/assembly hall with an occupant load of 336± (157± when configured for dining). Additional improvements include classrooms, offices, outdoor play areas, and open green space.

**CURRENTLY ACCEPTING OFFERS**

# 3.0<sup>±</sup> ACRES

## ON ONE PARCEL

The property comprises 3.0± acres on a dead end that backs to the Rio Hondo River Trail and is adjacent to Arroyo High School.

# R3

## ZONING

The parcel is zoned R3 and has a 6,000 SF minimum lot requirement with maximum lot coverage of 40%

PROPERTY SUMMARY

**ADDRESS**

4900 Kings Row  
El Monte, CA 91731

**COUNTY**

Los Angeles County

**PARCEL ID**

8571-015-027

**YEAR BUILT**

1990

**SQUARE FOOTAGE**

33,180± SF

**SITE SIZE**

3.0± AC

**ZONING**

R-3

**CURRENT USE**

Religious/Educational

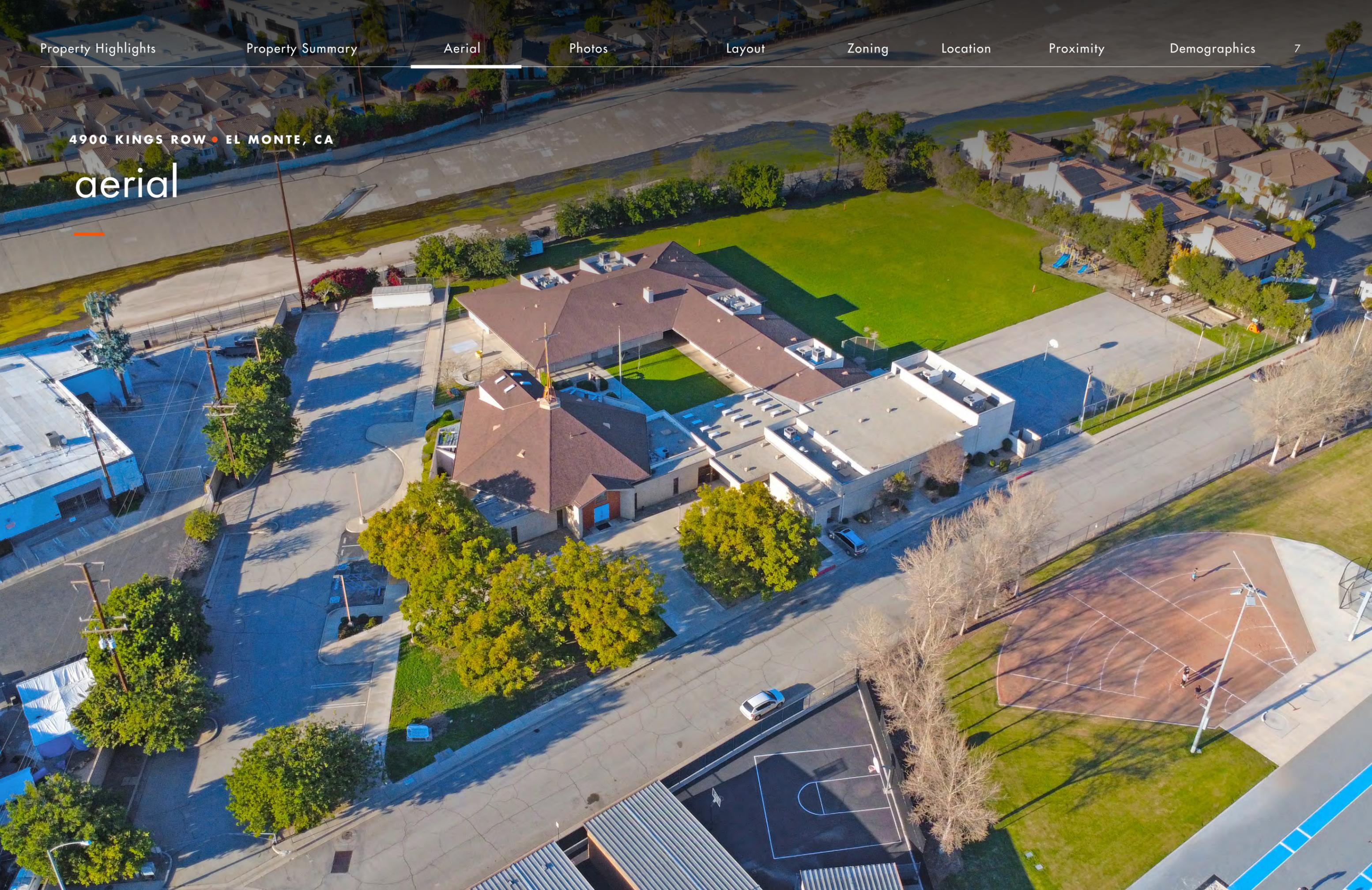
**PRICE**

CURRENTLY ACCEPTING OFFERS



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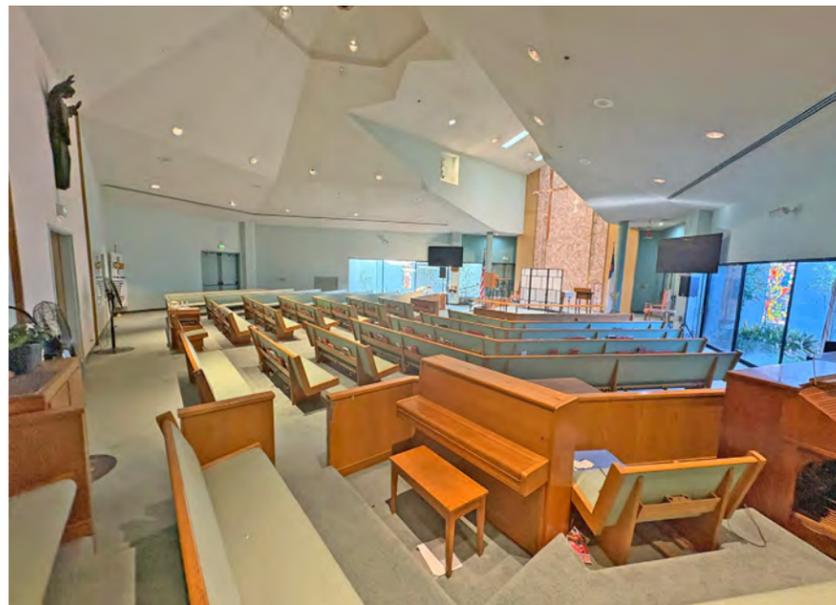
aerial





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# interior photos





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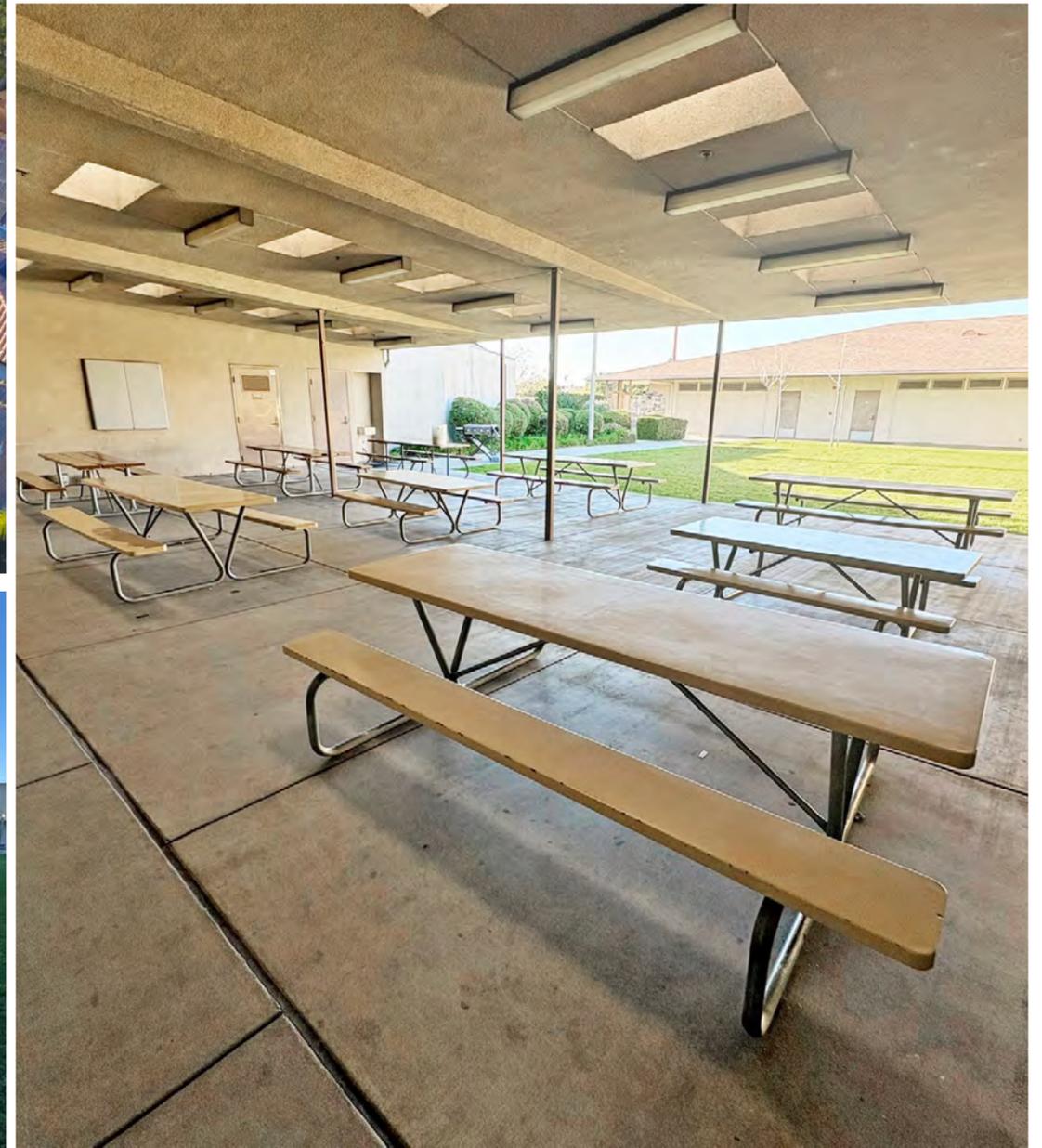
# interior photos





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# exterior photos



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# campus layout



NOT DRAWN TO SCALE



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# zoning

## R3

Medium-density Multiple-family Dwelling (R-3) Zoning District – Consistent with the General Plan Land Use Designation of Medium Density Residential. This zoning district allows for apartments, townhouses and Planned Residential Developments (PRDs)

<b>Maximum Height</b>	2 Stories & 30 Feet
<b>Minimum New Lot Size</b>	6,000 SF
<b>Maximum Lot Coverage</b>	40%
<b>Minimum Distance Between Buildings</b>	10 Feet
<b>Minimum Dwelling Size</b>	Studio: 500 SF 1-Bedroom: 600 SF 2-Bedroom: 800 SF 3-Bedroom: 1,000 SF 4-Bedroom: 1,200 SF Each additional bedroom: 100 SF

Please visit the city of El Monte website to verify above zoning information.

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# location

## EL MONTE

El Monte is the ninth largest city in Los Angeles County. It is located 12± miles east of downtown Los Angeles and is a hub in the San Gabriel Valley, where two major thoroughfares intersect - Interstates 605 and 10.

According to its website, 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. Other business tools include business financing through Grow El Monte, a pro-active Chamber of Commerce, and a Recycling Market Development Zone."



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THE PROPERTY

RIO HONDO ELEMENTARY

RIO HONDO PREP SCHOOL

ARROYO HIGH SCHOOL

METROLINK

DOWNTOWN

RAMONA BLVD

INTERSTATE 10

FIVE POINTS

NORTH EL MONTE

PECK ROAD PARK LAKE

ARCADIA GOLF COURSE

TEMPLE CITY

ROSEMEAD

DURFEE MIDDLE SCHOOL

MAXSON

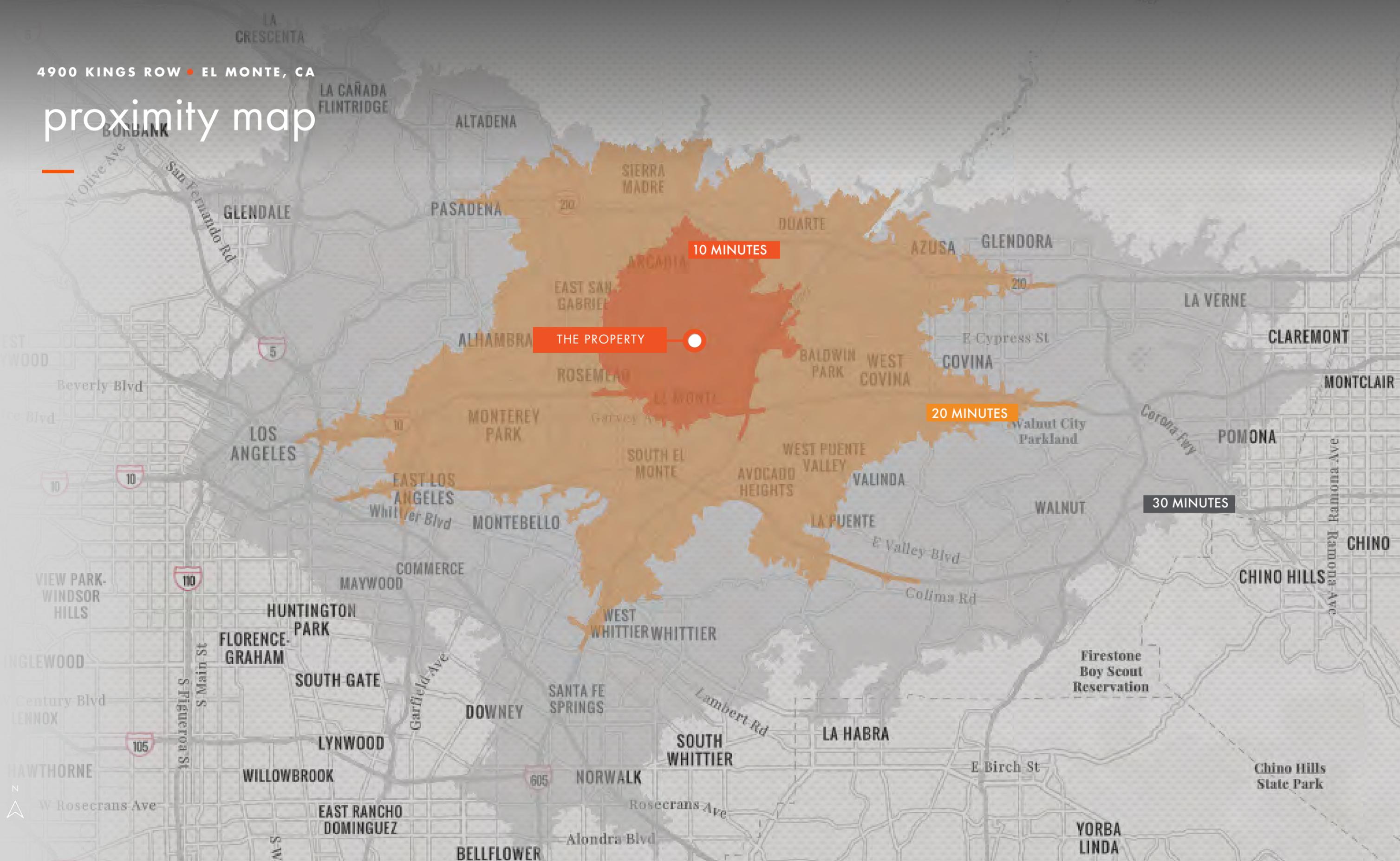
INTERSTATE 605

BALDWIN PARK

KAISER PERMANENTE BALDWIN PARK MEDICAL CENTER

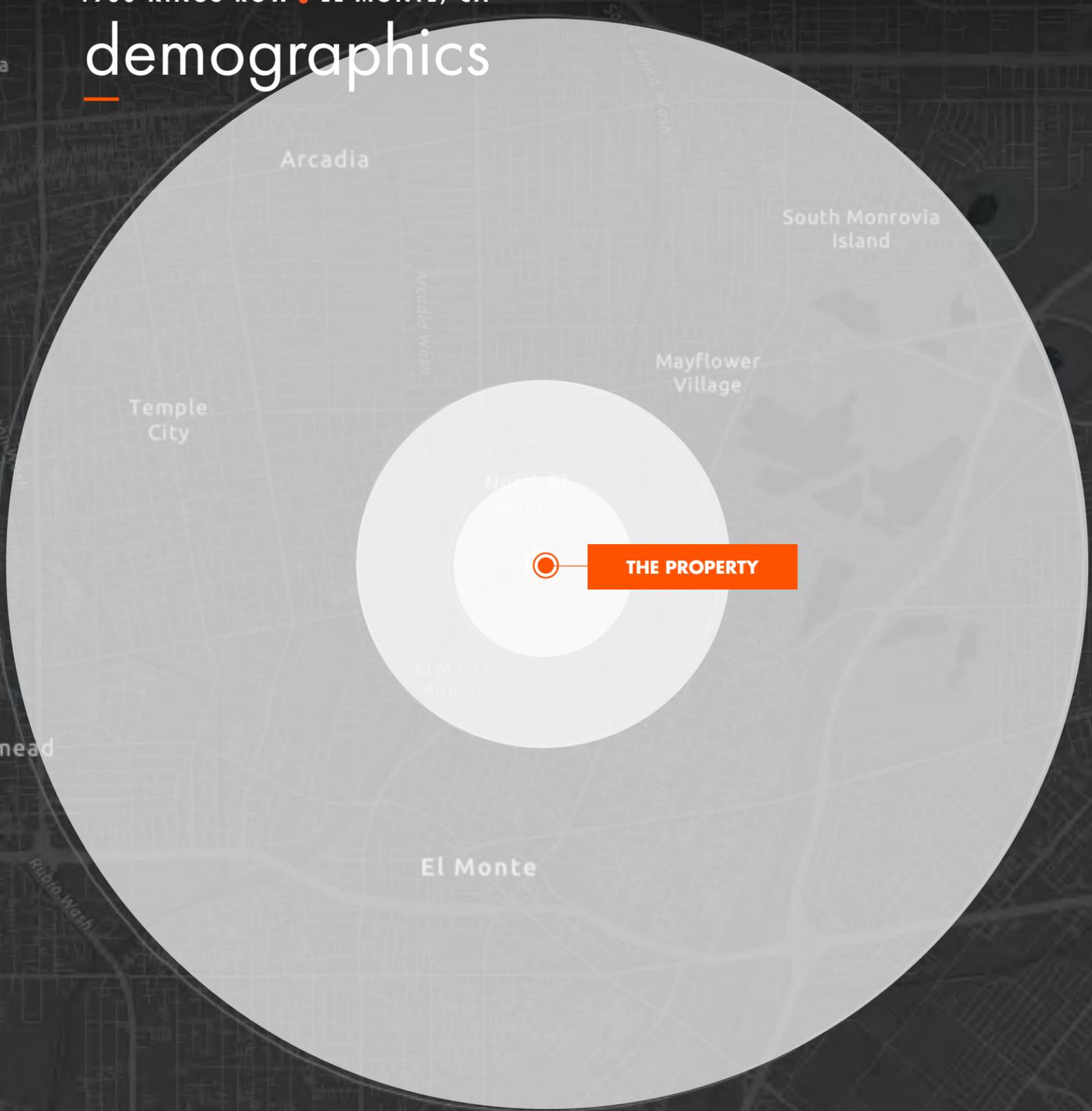
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# proximity map



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# demographics



## DEMOGRAPHICS

	0.5 MILE	1 MILE	3 MILE
EST. POPULATION '25	5,506	26,121	227,937
PROJ. POPULATION '30 (-0.7%)	5,315 (-0.7%)	25,103 (-0.8%)	222,722 (-0.5%)
AVG. HOUSEHOLD INCOME	\$106,332	\$115,319	\$122,007
MEDIAN HOME VALUE	\$683,660	\$735,520	\$877,346
MEDIAN AGE	43.2	42.4	39.9
TOTAL EMPLOYEES	1,583	5,210	58,930
EST. HOUSEHOLDS	1,795	8,250	69,159
TOTAL BUSINESSES	222	776	8,887

Source: ESRI



# contact

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