



OFFERING MEMORANDUM



REALTY

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Unique Opportunity

Retail Building

9401 - 9409 Rush Street, South El Monte



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.PLEASE CONTACT THE BMI REALTY AGENT FOR MORE DETAILS.

INVESTMENT OVERVIEW



INVESTMENT SUMMARY

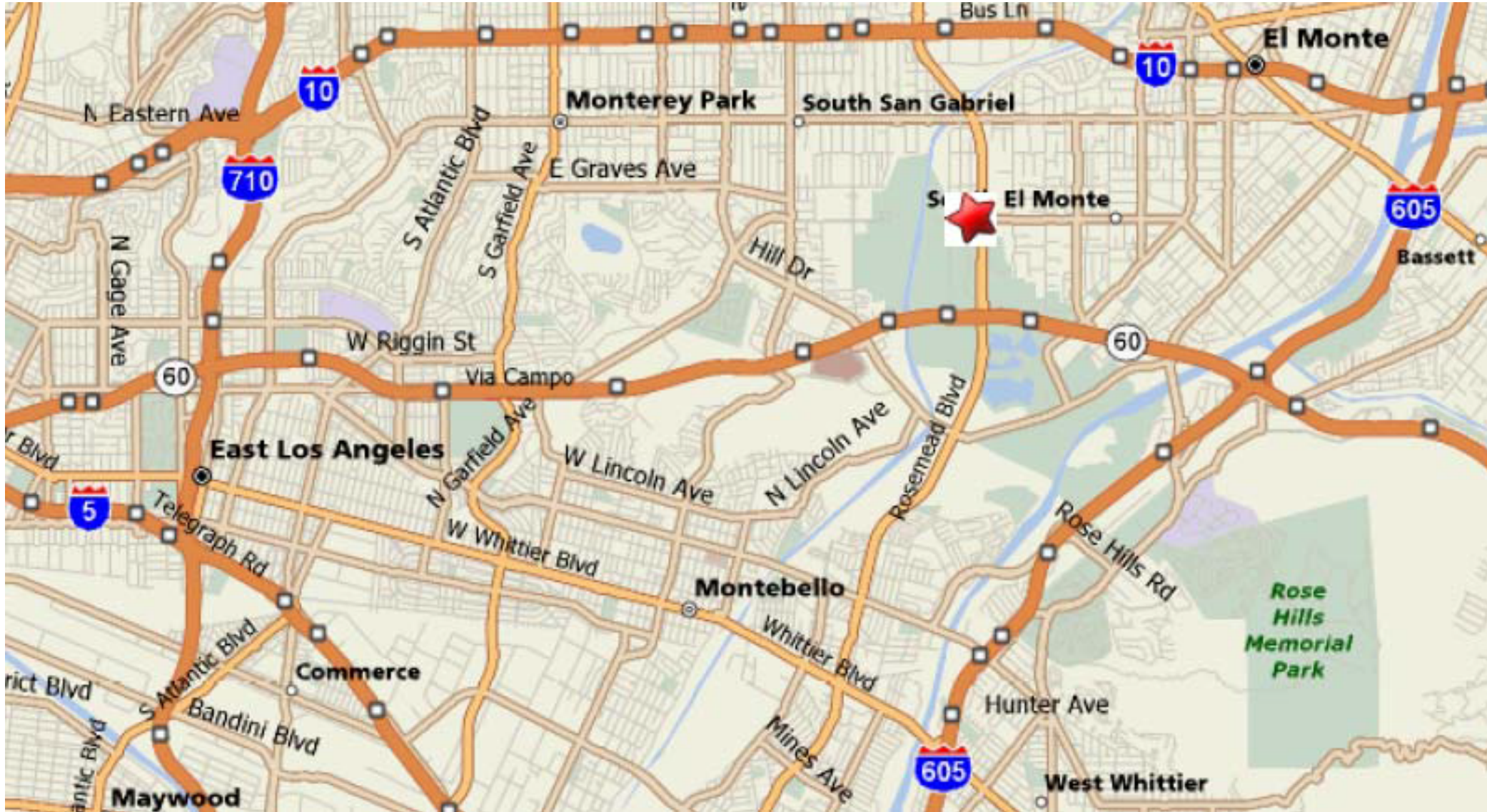
Unique opportunity to lease building and operate. Previous Use Tire/Repair Shop with four bays, Equipment included in rent. Also approved for five Retail Unites with 24 parking spaces.

Rent: \$12,500/mo. Gross Mod
APN: 8102-040-030
Building Size: 5,840 s.f.
Lot Size: 19,596 s.f.
Zoning: Commercial
Manufacturing (C-M)
Sub Market: San Gabriel Valley

INVESTMENT HIGHLIGHTS

- Ideally located next to high volume ARCO am/pm at busy signalized intersection.
- Over 60K ADT at intersection (Source: Kalibrate 2022)
- Great visibility from street
- Easy access to 60 Freeway.
- Centralized positioned at popular thoroughfare.
- Healthy consumer income and spending power
- Many potential uses, approved for 5 divisible units.

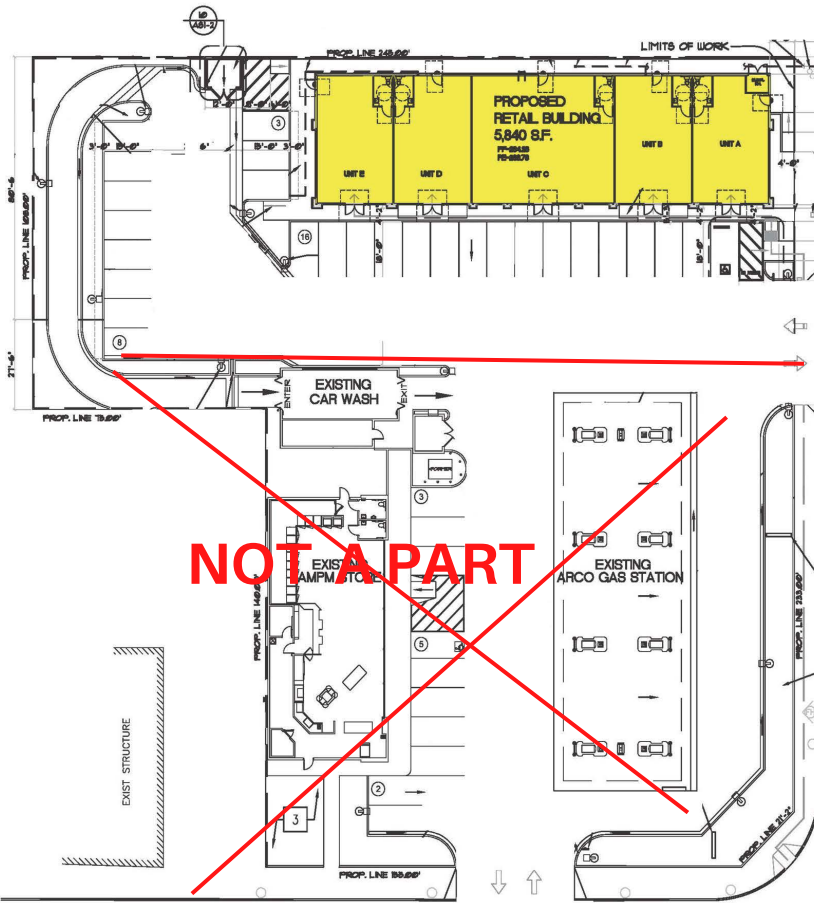
LOCATION MAP





LOCATION OVERVIEW

The property presents an exceptional opportunity for a savvy investor/owner operator to purchase this property with future growth potential. Approved for five separate retail spaces, converted to a four bay garage in 2021, currently on MTM rent. Located next to high volume ARCO station and with great visibility of busy Rosemead Blvd., this property presents great potential for the right operator.



LOCATION OVERVIEW SUMMARY



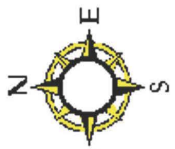
60,000

AVERAGE DAILY TRAFFIC COUNT

3-Mile Population: 212,653

Household Income: \$66,219

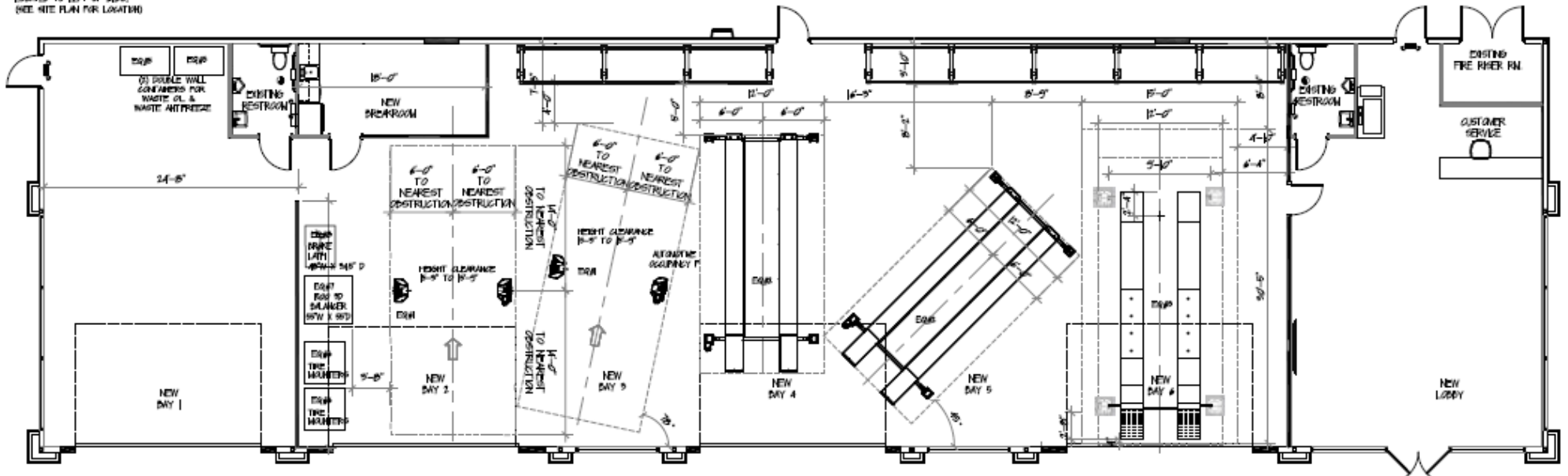
3-Mile Total Households: 55,788





FLOORPLAN

DSH
 AIR COMPRESSOR
 TEST
 LOCATED TO LEFT OF BLDG.
 (SEE SITE PLAN FOR LOCATION)



Equipment Floor Plan