

OFFERING  
MEMORANDUM

# 10004 Garvey Ave El Monte, CA 91733

**RE/MAX**

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CaIBRE # 01869453

GATED VACANT/INDUSTRIAL BUILDING





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**RE/MAX**

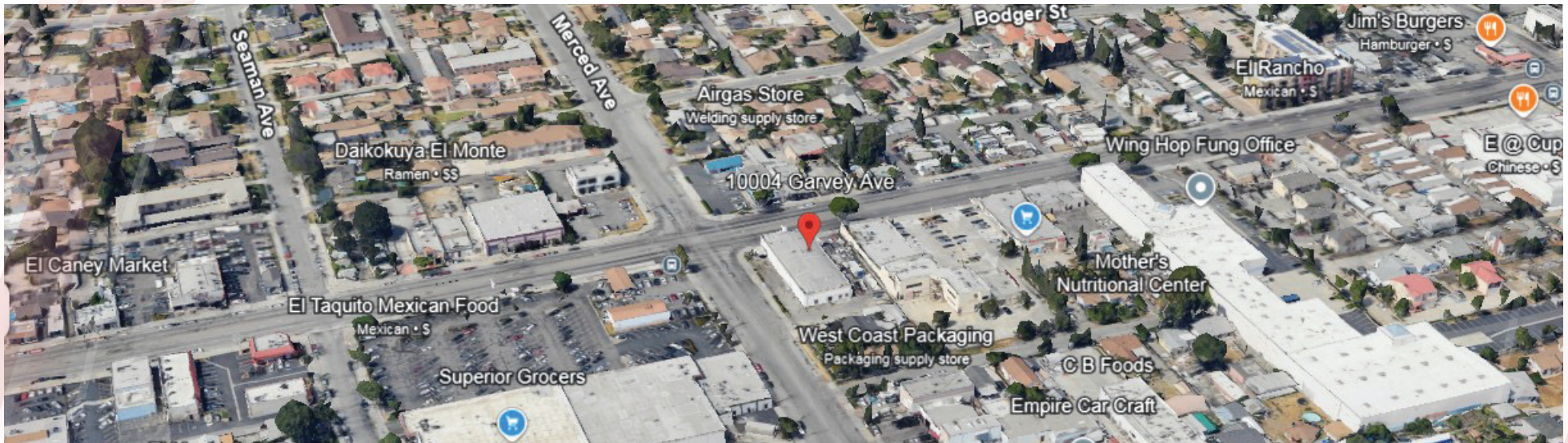
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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed.



Discover the enchanting allure of 10004 Garvey Ave in El Monte—a property that seamlessly blends rich history with boundless potential. This stunning 9,000-square-foot masonry building, proudly standing since 1942 as a cherished movie theater, boasts a distinctive bow truss ceiling and a charming mezzanine perfect for office or storage needs. Set on nearly 23,750 square feet of land, the property commands impressive visibility with 125 feet of frontage on Garvey Ave and a sweeping 190 feet on Merced Ave. Imagine the vibrant energy brought by over 30,000 cars cruising each day, offering unparalleled exposure for any venture. With three convenient access points and an unencumbered billboard ready to generate immediate income, this site is brimming with opportunities. Zoned for mixed-/multi-use, it invites visionary investors to dream big and transform this historic gem into a modern masterpiece. Embrace the chance to own a landmark in El Monte, where history meets limitless possibilities, and watch your investment thrive in this dynamic, high-traffic location.

## PROPERTY FACTS

10004 Garvey Ave, El Monte, CA 91733 **FOR SALE**

Price	\$3,790,000
Price Per Sq Ft	\$421
Parcel Number	8103-032-011, 8103-032-035
Sale Type	Investment or Owner User
Sale Conditions	1031 Exchange
Property Subtype	Industrial
Lot Size	23,750 Sq ft
Rentable Building Area	9,000 Sq Ft
Submarket	Lower San Gabriel Valley
Market	Los Angeles
Land Use	Manufacturing (light)
Zoning	EMC3-M1*
Parking Ratio	2.22/1,000 SF
Year Built	1946



10004 Garvey Avenue

Commute to Downtown South El Monte

3min 16min 5min 19min

Walk Score 77

Very Walkable Most errands can be accomplished on foot.

Transit Score 47

Some Transit A few nearby public transportation options.

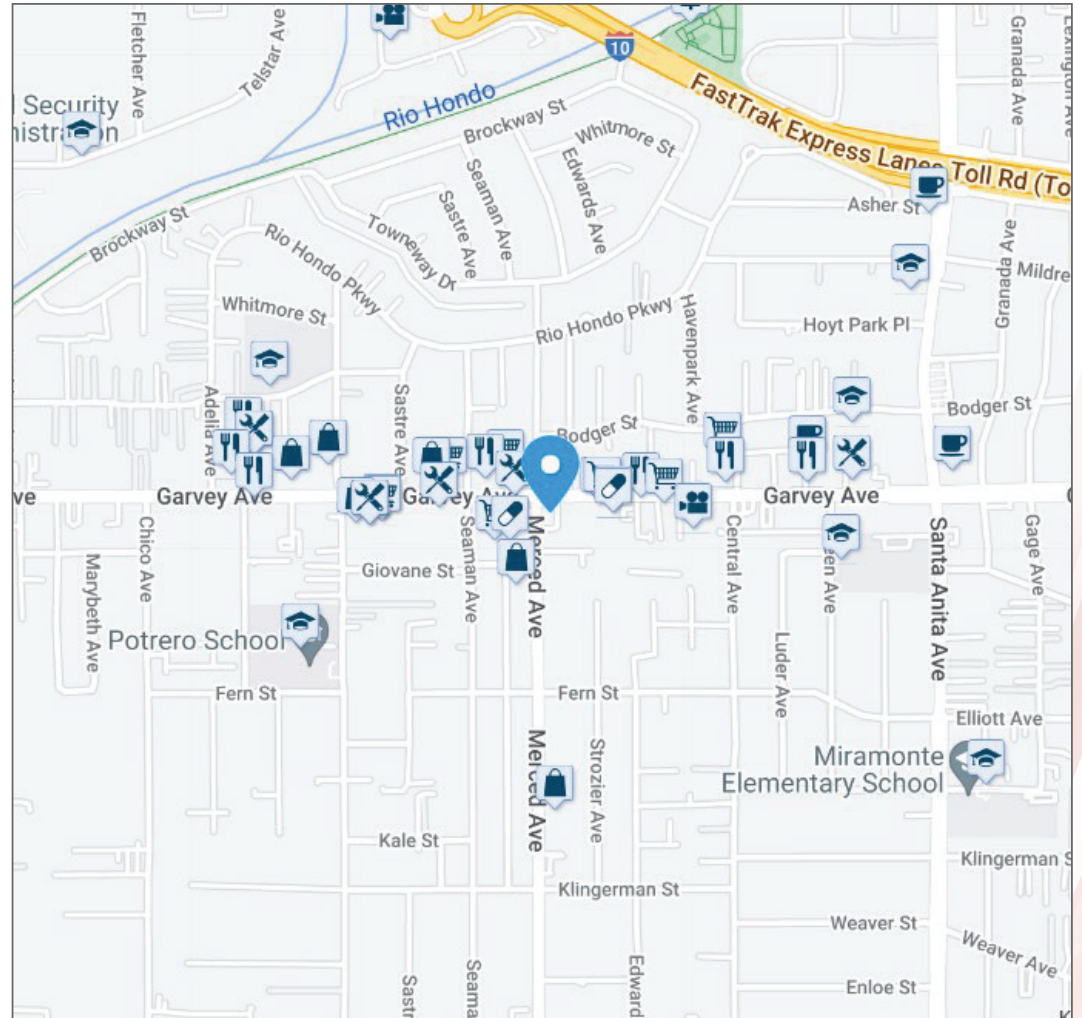
Bike Score 59

Bikeable Some bike infrastructure.

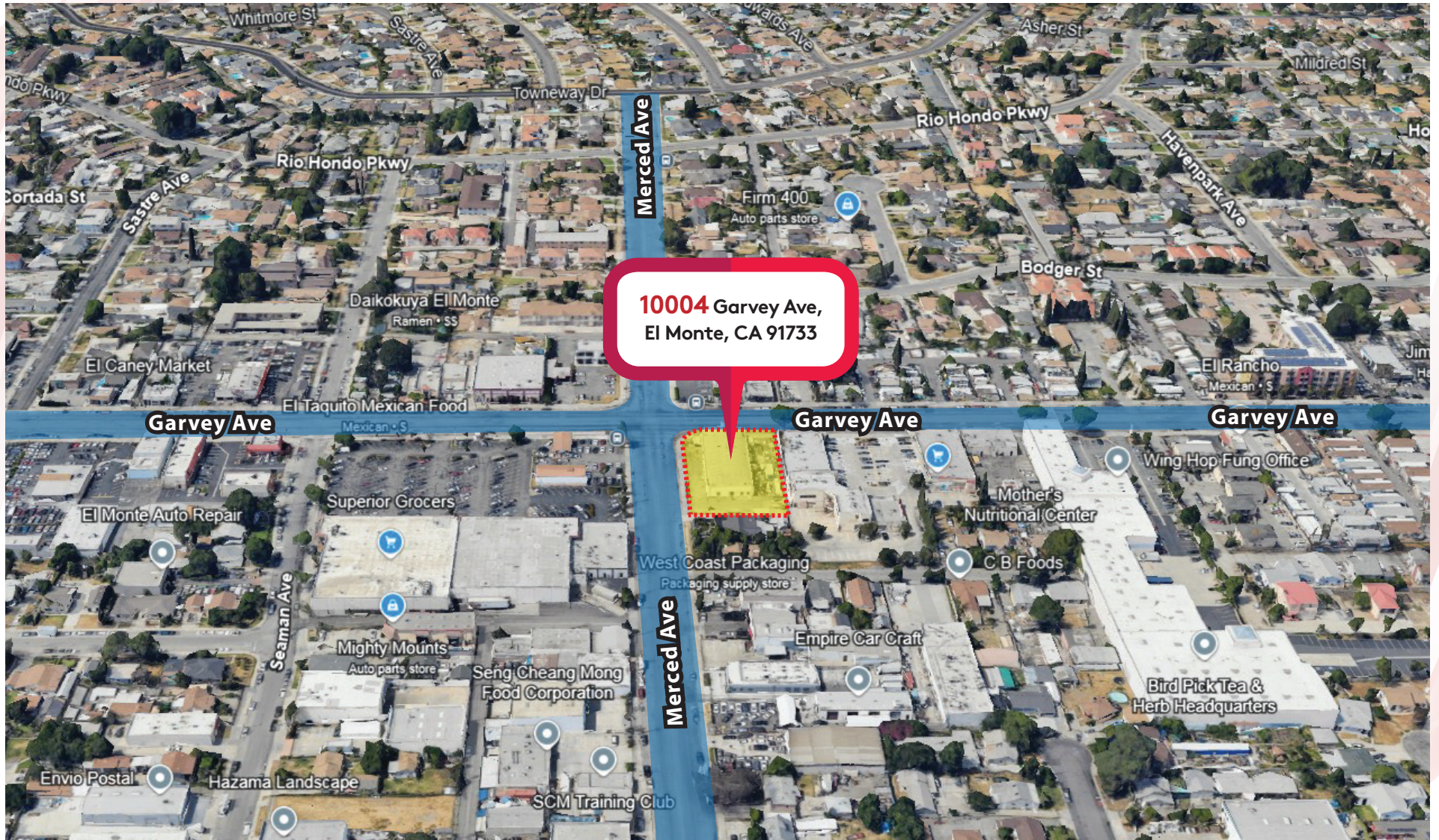
About this Location

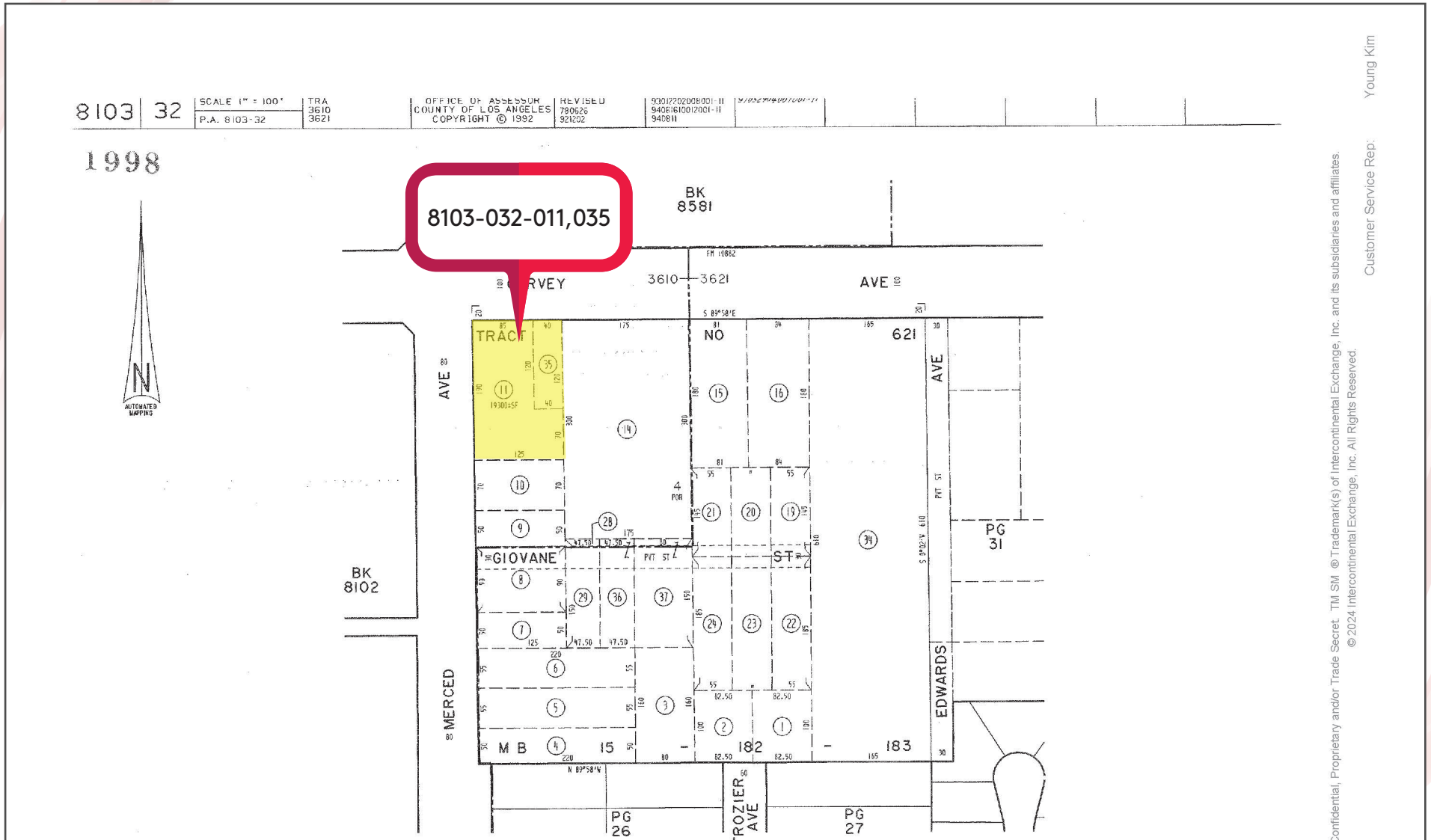
10004 Garvey Avenue has a Walk Score of 77 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Park El Monte neighborhood in El Monte. Nearby parks include Fletcher Park, Arceo Park and Mary Van Dyke Park.



Walk Score https://www.walkscore.com/score/10004-garvey-ave-el-monte-ca-91733





Customer Service Rep: Young Kim

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*Thank You*

*Exclusively Marketed by*



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