

EL MONTE, CA 91733



DANNY HY
— REAL ESTATE —

11143 GARVEY AVENUE

GATED FREE-STANDING WAREHOUSE/RETAIL

Prime Location: Heavy Traffic,
High Development Demographic



Two Way Access From Garvey and Rear Street

11143 GARVEY AVENUE

EL MONTE, CA 91733

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SECTION 1

PROPERTY SUMMARY

11143 GARVEY AVENUE



11143 GARVEY AVENUE

EL MONTE, CA 91733

PROPERTY SUMMARY

THE ASSET

OFFERING PRICE	\$1,100,000
PROPERTY TYPE	Retail/Warehouse
SQUARE FEET	3,440 SF
LOT SQUARE FEET	5,406 SF
YEAR BUILT	1949
ZONING	EMC3 - Industrial, warehouse, office, retail, service

UTILITIES & FEATURES

Clearance	14 feet clear inside
Loading DH	One with 10"W X 10"W roll up door
Loading GL	One with 12'W x 13'H roll up door
Power	200 Amps, 3 Phase 480v, Volts A.C. 600
Mezzanine	967 SF
Main Room	55' X 101.5 x 14' ceiling
Conference Room	12' X 22'
Lunchroom	25.5' X 25'

PROPERTY OVERVIEW

11143 GARVEY AVENUE



Freestanding Warehouse
Building

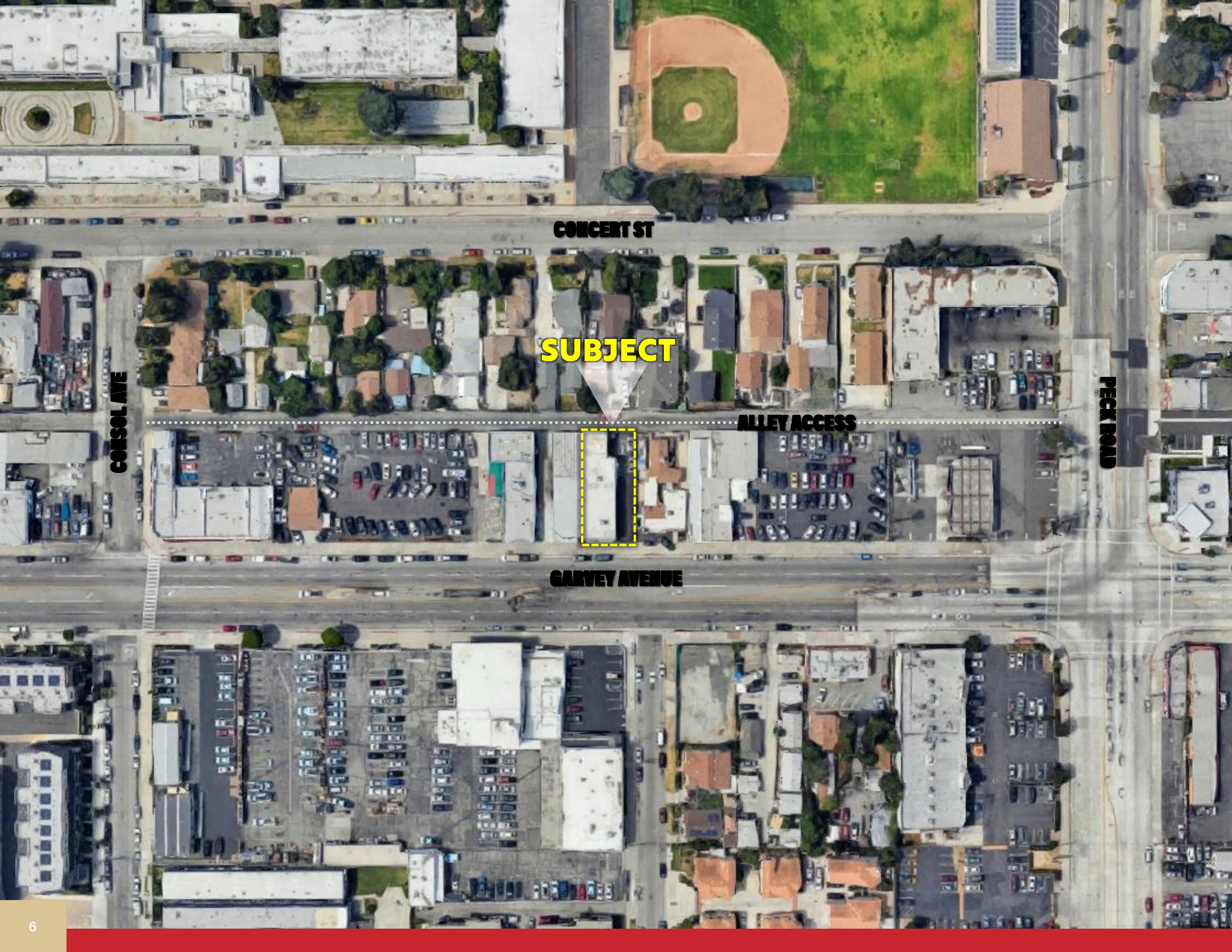
Two Way Access From
Garvey and Rear Street

Easy Access for
Loading/Unloading

Prime Location: Heavy
Traffic, High Development
Demographic

Prime location ~ Situated at the highly sought-after Garvey Ave and Peck Road, nestles a 5,406 SQFT lot 2-story Building. The 3,440 SQFT building also features high ceiling with exceptional signage visage, 2 individual entrances, fully gated, 8+ Parking. This unique building can be divided into 2 section: the retail store front comprises of 2,440 SQFT along with a huge showroom, 2 offices and restroom; the back section features a 1,000 SQFT 2-story building with its own separate entrance! Ideal for Retail, Professional and Medical Office Building. The possibility is endless!

The City of El Monte, a land of economic growth, with Billion Dollar Projects underway on Garvey Blvd, this specific location hoists great opportunities for future development. surrounding national developments include: new plans for Plaza, Shopping, Professional Office Buildings and Restaurants, and the plan of a new Metro Gold-Line will have four stations in El Monte. The warehouse is currently tenant occupied as Mike's Printing Company for Printing & General Merchandise retail, monthly rent at \$3,300, lease expiring on 4/30/2025.



CONCERT ST

SUBJECT

ALLEY ACCESS

GARVEY AVENUE

CONSOL AVE

PECK ROAD





SECTION 2

LOCATION OVERVIEW

11143 GARVEY AVENUE

EL MONTE, CA

As the San Gabriel Valley continues to grow so does the City of El Monte through new businesses and quality housing. Many public improvements are underway to provide an attractive and safe environment for its economic growth. 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.



120,907
POPULATION



\$480,100
MEDIAN HOME PRICE



\$53,874
AVG HH INCOME

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

EL MONTE ACCESSIBILITY



STRATEGIC LOCATION

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 Von's Distribution Warehouse, Wells Fargo Operations Center, and regional offices for East West and Cathay Banks.

With the growing population in El Monte, community and educational facilities continue to improve. New parks are being built to serve the growing population with many active sports programs. A brand new Aquatic Center with three pools is located along the Tyler Avenue Heritage District, which includes the City's Community and Senior Centers, museums, and a public library.

El Monte also encourages quality housing developments through well thought-out architectural designs, use of high quality materials, and enhanced landscaping. Promoting affordable homeownership in the city is vital in maintaining our quality of life. The City and the Redevelopment Agency offer Homebuyer Assistance Programs for eligible households.

Top Area Employers



CITY OF
EL MONTE
California



Economic Development

The City, through its Community and Economic Development Department, continues to implement the initiatives of the Vision El Monte General Plan, which calls for targeted commercial and industrial development in key districts, mixed-use projects along designated corridors and the preservation of the residential neighborhoods.

Several projects within the Gateway Specific Plan area are quickly moving forward. The City is currently reviewing the 580,000 square foot "Vine" project. This highly anticipated project will include a Marriott Residence Inn Hotel, a 24 Hour Fitness Center, a multiplex cinema and a variety of other retail and entertainment uses.

Key Industries

INDUSTRIAL & COMMERCIAL



DISTRIBUTION SERVICES



TRANSPORTATION



MANUFACTURING



REGIONAL TRADE



OIL & ENERGY



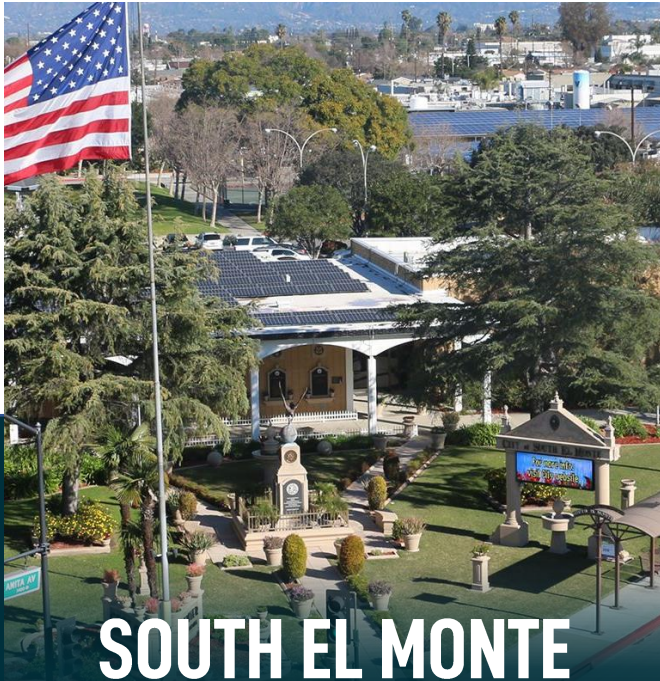
REAL ESTATE



TECHNOLOGY

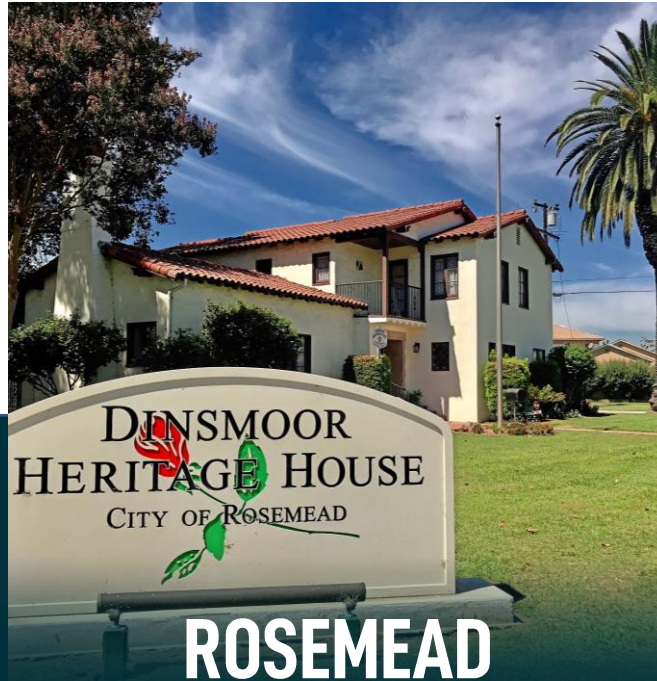


SURROUNDING COMMUNITIES



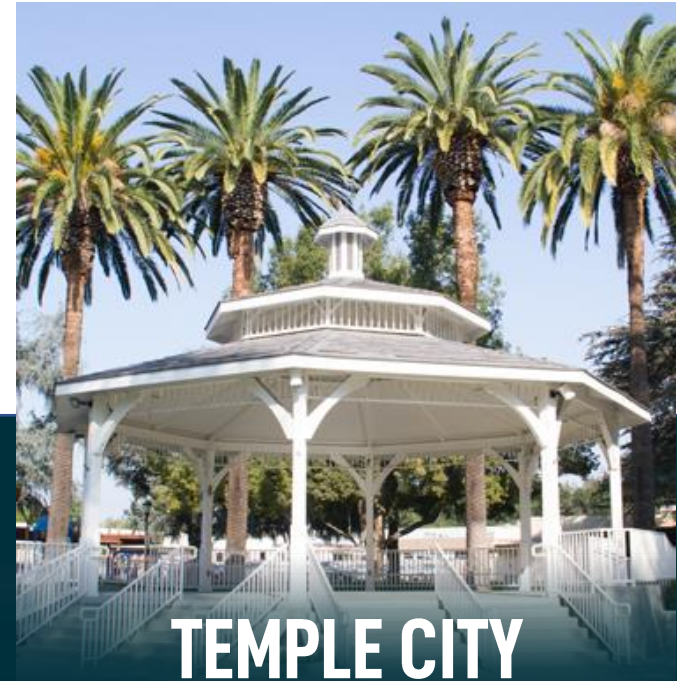
SOUTH EL MONTE

South El Monte, "The City of Achievement" is a vibrant and thriving community, located in the heart of the San Gabriel Valley, just minutes from downtown Los Angeles. South El Monte was incorporated into a city in 1958 with a population of 3,900, and is now home to more than 20,000 residents with a daytime population of over 44,000, as workers from various business industries stream into the city limits, every morning.



ROSEMEAD

Rosemead's appeal as a new kind of small town in the heart of an urban environment is accomplished by honoring tradition, uniting in diversity, and evolving for the future. This is evident in Rosemead's Key Organizational Goals which aim to: improve public areas including infrastructure and community facilities.



TEMPLE CITY

Temple City is centrally located in the west San Gabriel Valley, approximately five miles southeast of Pasadena and 13 miles east of downtown Los Angeles. The community is predominantly residential with two major commercial arterials (Las Tunas Drive and Rosemead Boulevard) and a downtown district.



Los Angeles County

CALIFORNIA

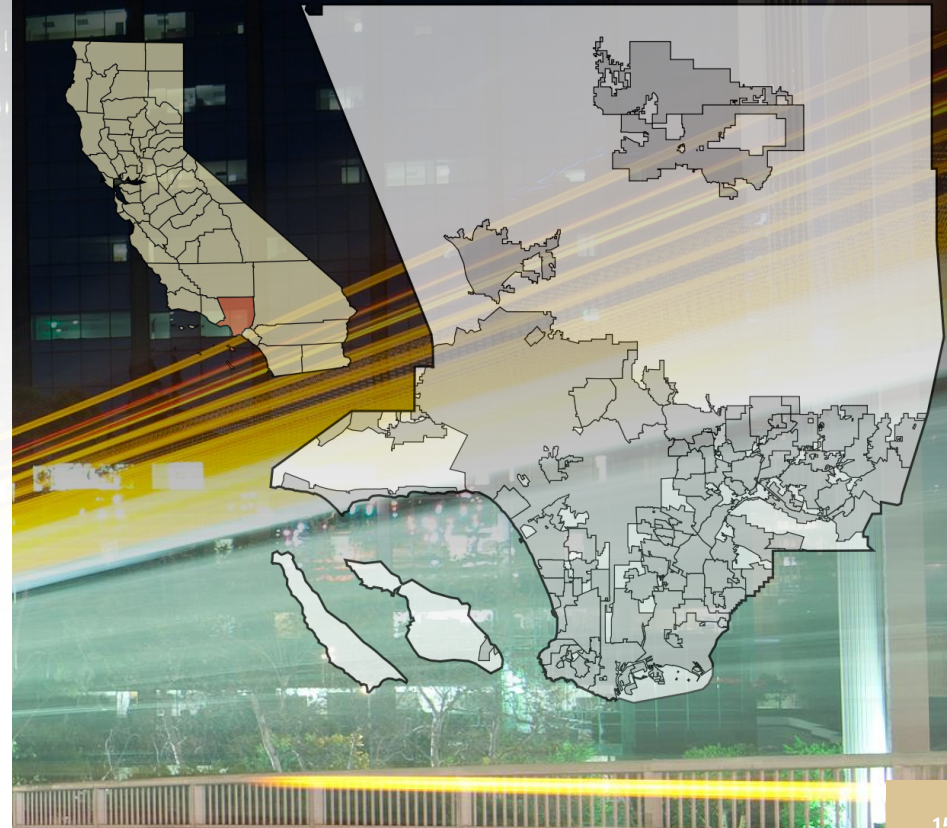
Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

TOP EMPLOYERS

OF EMPLOYEES

KAISER PERMANENTE	6,184
SONY PICTURES STUDIOS, INC.	4,600
CBS BROADCASTING	3,500
CALIFORNIA MEDICAL CENTER	3,000
HBO	1,650
CENTINELA HOSPITAL	1,500
TBWA/CHIAT/DAY	1,300
RALPHS	1,206
CEDARS-SINAI	1,201
JH DESIGN GROUP	1,000



LA County MSA



10,441,080

POPULATION



\$807B

2019 GROSS COUNTY PRODUCT



\$65,006

MEDIAN HH INCOME



\$3.31 MILLION

2019 HOUSEHOLDS



2.8%

GCP GROWTH



Management

TOP OCCUPATION

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2020. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.

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