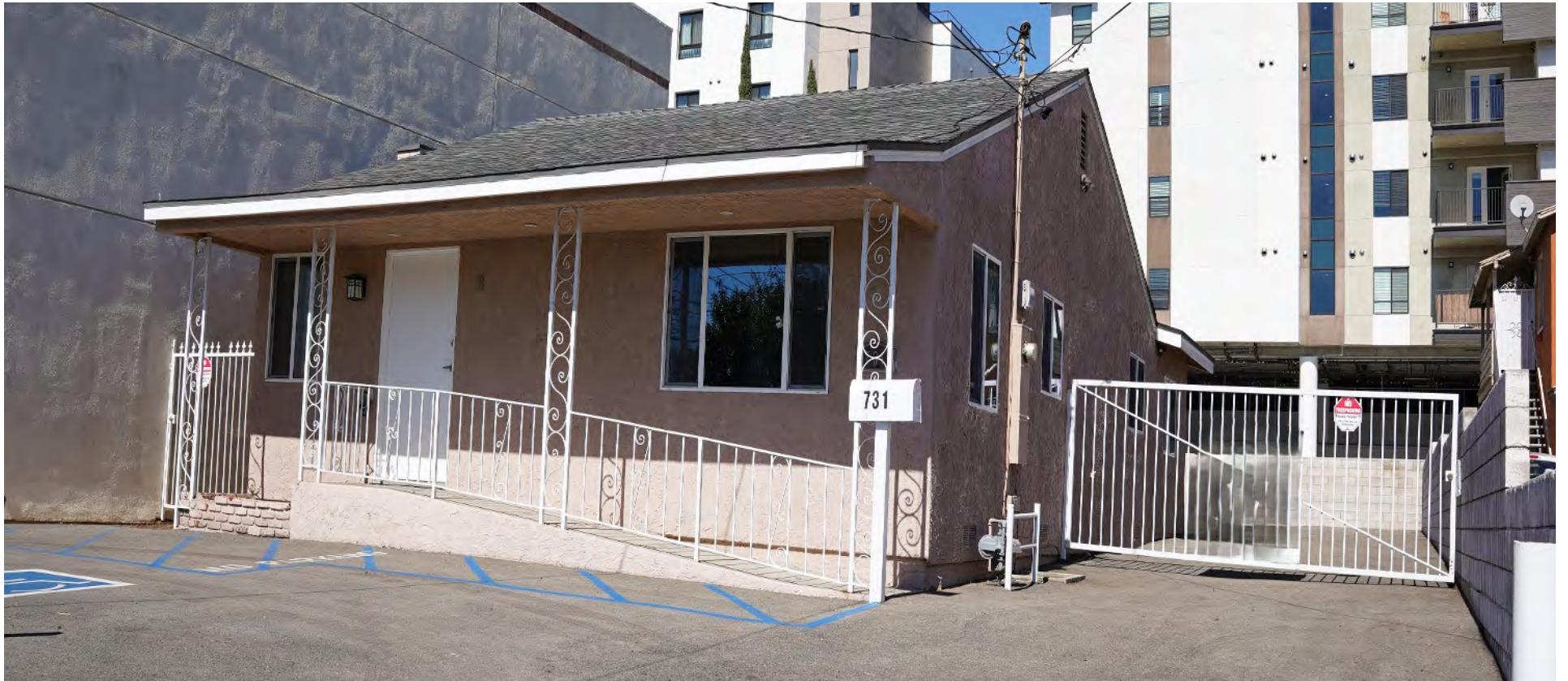


ENGEL&VÖLKERS®

COMMERCIAL



Retail | Office | Special Purpose

731 W. EMERSON AVENUE | MONTEREY PARK, CA



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Confidentiality Agreement

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This Offering Memorandum contains select information pertaining to the business and affairs of 731 W. Emerson Avenue, Monterey Park, CA. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Burbank. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As Is, Where Is" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Burbank, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers Burbank expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers Burbank or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers Burbank has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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Property Overview

This newly renovated Freestanding single-story commercial property offers approximately 1,636 square feet of flexible space ideal for a variety of general commercial, or professional office uses. Featuring excellent street visibility and a private, gated parking lot, the property combines accessibility, functionality, and curb appeal in one of the San Gabriel Valley's most active business corridors.

Renovated in 2022, the building features six private offices, a dedicated reception area, an administrative office, and washer/dryer hookups. The open layout and upgraded finishes make this an ideal environment for professional tenants seeking move-in-ready space in a prime central location.



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Property Details

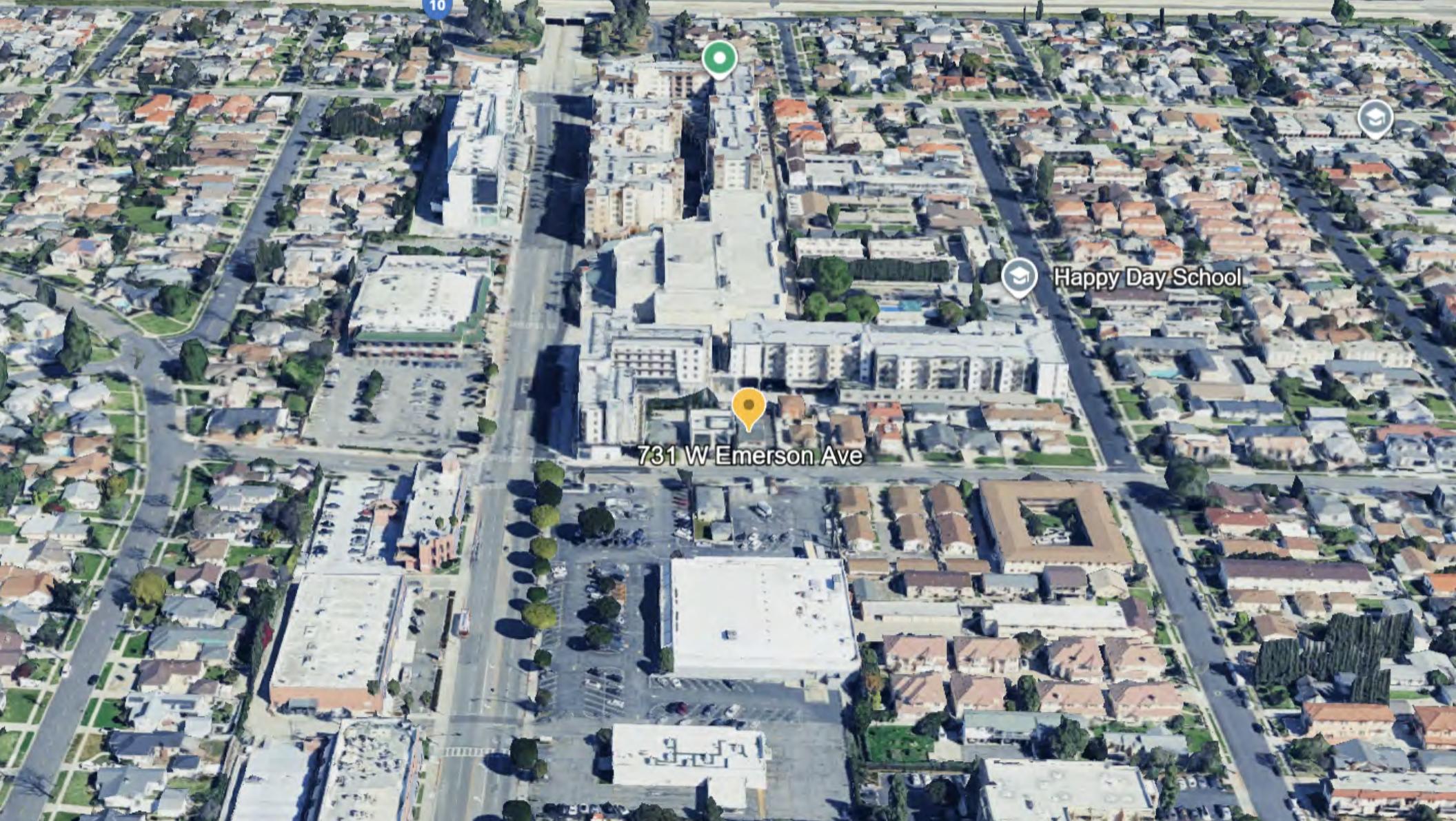
- Building Size: ±1,636 SF
- Year Built: 1940 | Renovated: 2022
- Lot Features: Private gated driveway with six (6) on-site parking spaces
- Lease Type: Gross Lease
- Term: 3–5 years (negotiable)
- Zoning: MPSP – General Commercial / Office Use
- Submarket: Alhambra / Monterey Park District
- Cross Street: Atlantic Avenue



Features & Amenities

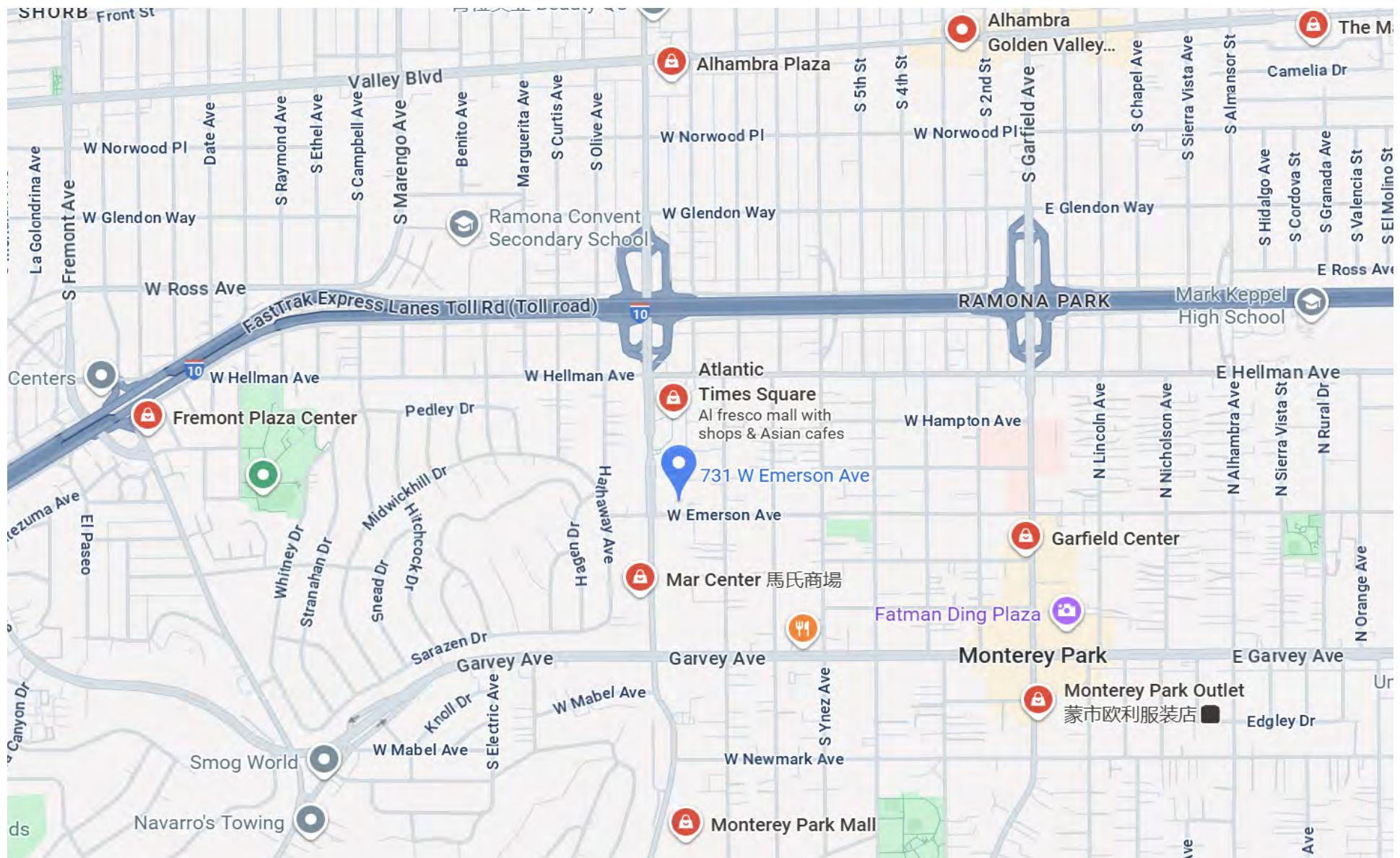
- Fully improved interior with modern finishes
- Wood flooring throughout and all new windows and doors
- Fresh paint, new HVAC system, and upgraded electrical
- Reception area and private administrative office
- Six private offices with flexible configurations
- Private, fenced parking lot (6+ spaces) with controlled gate access
- Signage opportunities with strong street presence
- Easy access to I-10 and I-710 Freeways





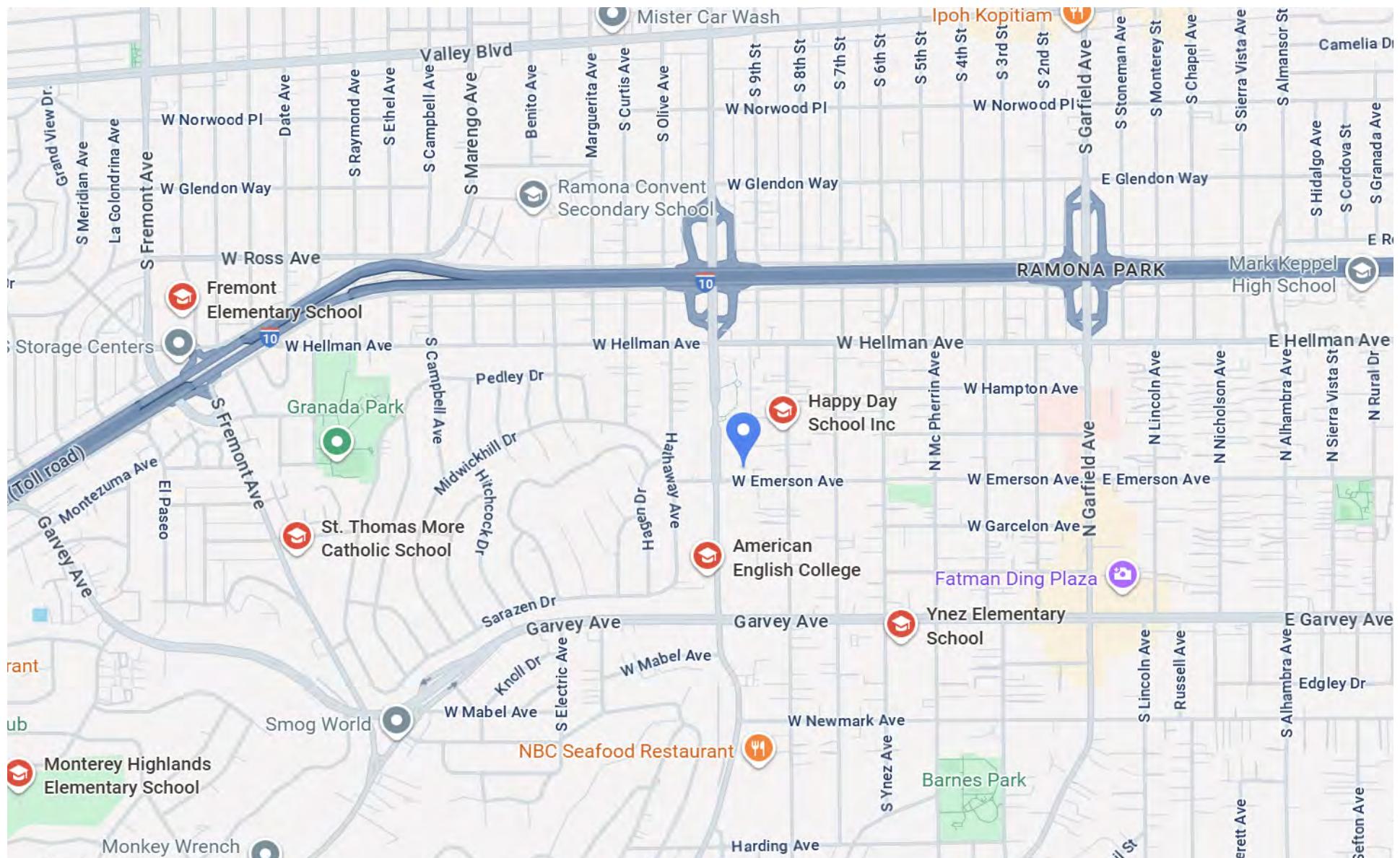
Map - Overview

731 W. EMERSON AVENUE | MONTEREY PARK, CA



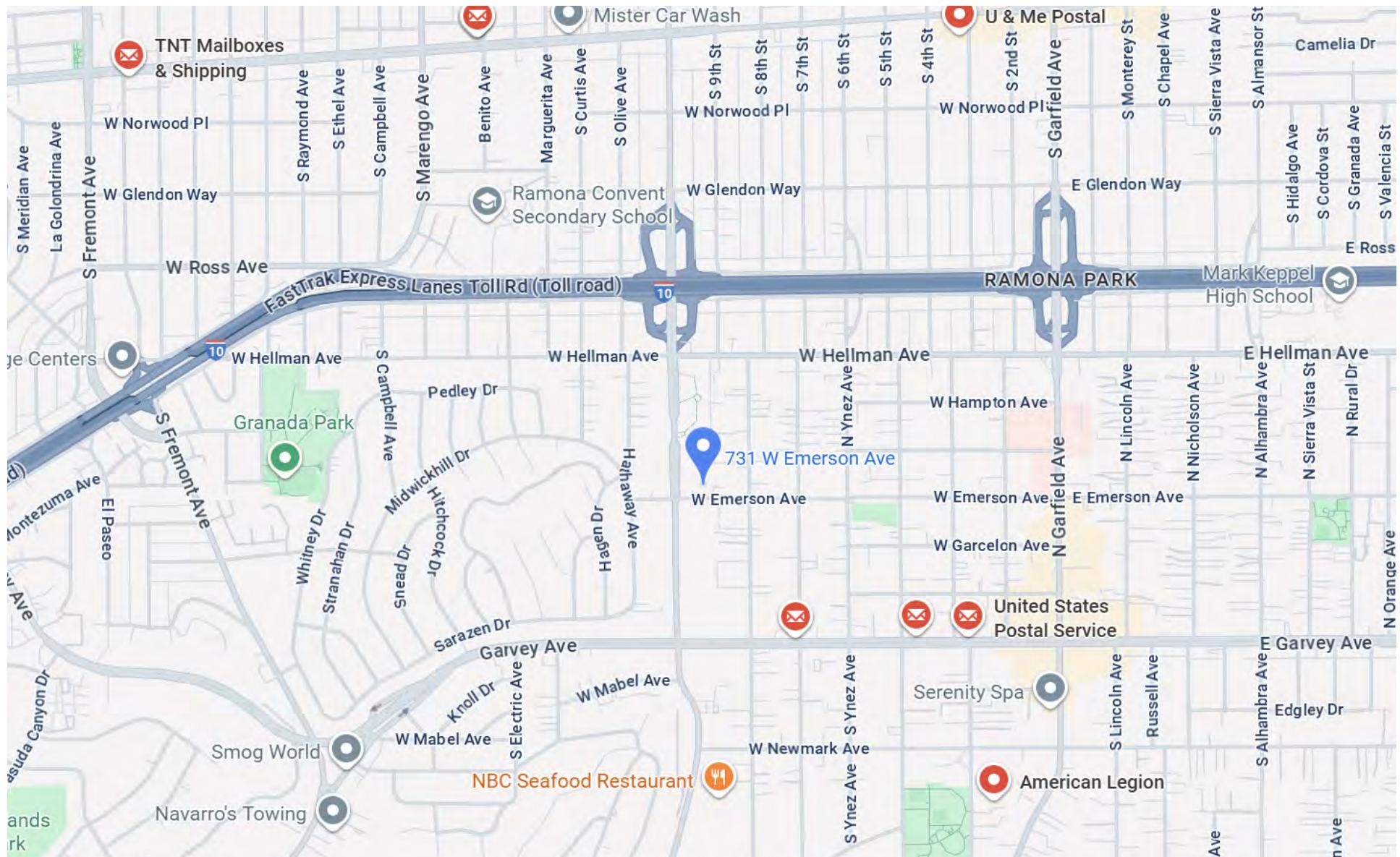
Shopping

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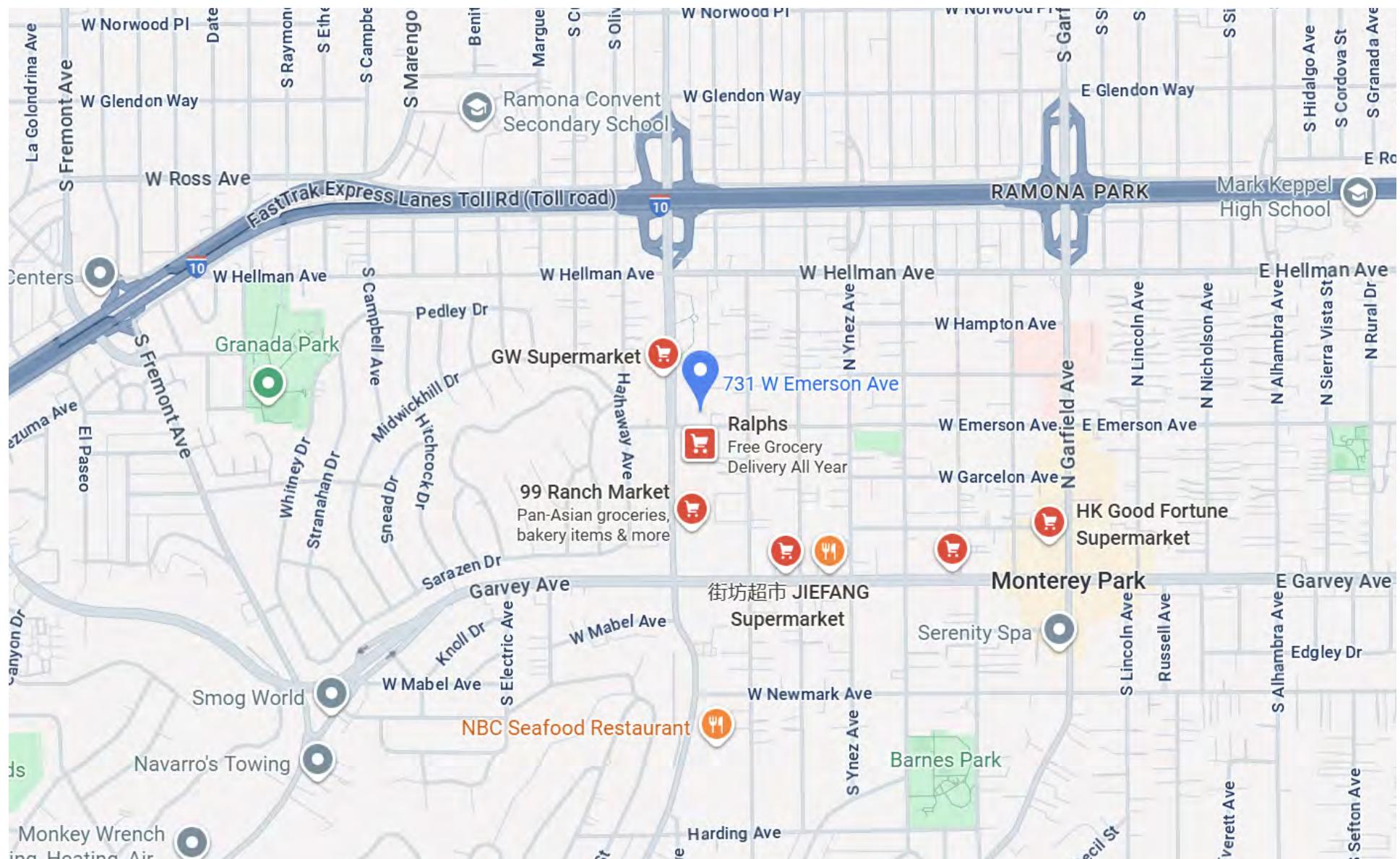


Schools

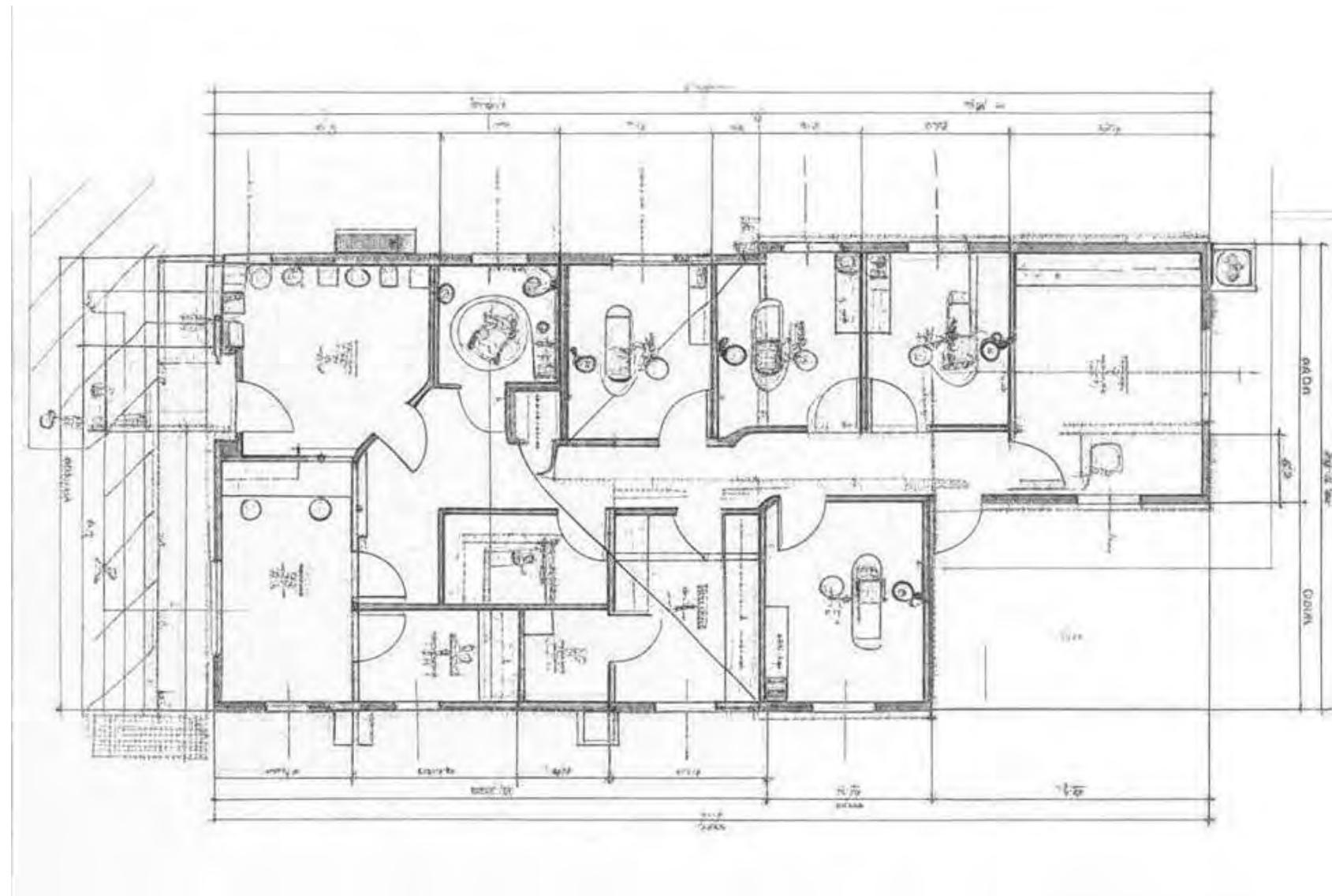
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Post/Mail Offices



Grocery Stores



Floor Plan



Market Overview

731 W. EMERSON AVENUE | MONTEREY PARK, CA



County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.

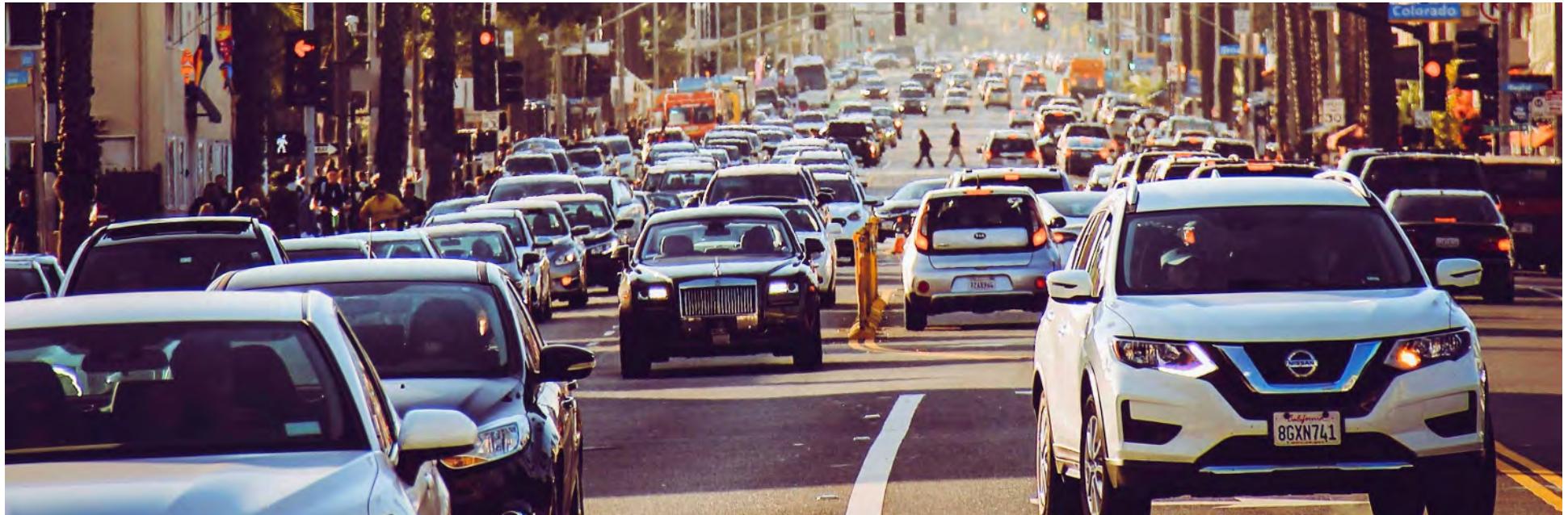


City Overview

Monterey Park combines small-city stability with central San Gabriel Valley access. Bordered by Alhambra, Rosemead, Montebello, and Monterey Hills/East L.A., the city is anchored by neighborhood retail along Garvey Avenue, Atlantic Boulevard, and Valley Boulevard, with a dense mix of restaurants, services, banks, and professional offices. For office/retail users, this translates to consistent daytime activity and a customer base that values convenience, schools, and short commutes to regional job centers.

An infill, largely built-out market, Monterey Park has limited new commercial supply, supporting durable occupancy and sticky tenancy through cycles. Healthcare and education further stabilize demand: Monterey Park Hospital, Garfield Medical Center (nearby), local clinics, East Los Angeles College, and nearby district schools generate steady employee and visitor flows that complement neighborhood-serving retail. Connectivity is straightforward: quick links to I-10 and SR-60, north-south reach via Atlantic Blvd and Garfield Ave, and frequent Metro/Foothill Transit service on major corridors, providing access to Downtown Los Angeles, regional employment nodes, and the broader SGV.

A central SGV location, needs-driven customer traffic, limited new supply, and everyday convenience make Monterey Park an attractive setting for office and retail tenancy.



Transportation

731 W. Emerson Avenue, Monterey Park sits just off Garvey Ave in a well-connected corridor with convenient options for employees, customers, and visitors.

Airports: LAX, Hollywood Burbank (BUR), and Ontario (ONT) all serve the site; LAX offers the widest nonstop network, while BUR/ONT provide quick San Gabriel Valley access.

Rail: Metrolink – Cal State LA Station (San Bernardino Line) is a short drive north with direct trains to LA Union Station and the Inland Empire. The Metro E Line (Atlantic Station, East L.A.) is the nearest light-rail link to Downtown Los Angeles and the Westside.

Bus service: Frequent Metro routes and Montebello Bus Lines operate along Garvey Ave., Atlantic Blvd., and Garfield Ave., connecting to E Line rail, LA Union Station, and surrounding SGV job centers.

Highways/Bike: Immediate access to SR-60 (Pomona Fwy); quick connections to I-710 and I-10. North-south mobility via Atlantic Blvd and Garfield Ave. Nearby bikeable streets link toward the Rio Hondo and San Gabriel River trail systems.

Commuting patterns: Predominantly drive-oriented with short east-west and north-south arterials; rail and bus expand access for car-light staff and patrons coming from Alhambra, Montebello, East L.A., Rosemead, and San Gabriel.



Area Attractions & Economic Drivers

Located in the heart of the San Gabriel Valley, Monterey Park offers a dense mix of shopping, dining, services, and education that drives reliable daytime activity. The city's commercial spine—Garvey Avenue, Atlantic Boulevard, and Valley Boulevard—features neighborhood retail, banks, grocers, and restaurants, with destinations such as Atlantic Times Square, Monterey Park Marketplace (Costco/Home Depot), and nearby Atlantic Square (Monterey Park/Alhambra). Community anchors include Barnes Park, Cascades Park, and year-round civic events that keep foot traffic consistent. Healthcare and education further stabilize the market: Monterey Park Hospital, Garfield Medical Center, and

nearby specialty clinics generate steady patient and employee flows, while East Los Angeles College (ELAC) adds thousands of students, faculty, and staff to the daily trade area. Regional draws—The Shops at Montebello, the Huntington Library, Art Museum, and Botanical Gardens (San Marino), and Old Pasadena—are a short drive away. With convenient connections to SR-60, I-10, and I-710, plus frequent Metro and Montebello Bus Lines service along major corridors, Monterey Park delivers a balanced mix of business activity, community amenities, and everyday convenience—an attractive setting for both office and retail tenancy.



Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.

The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the Americas: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.

The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.

ENGEL&VÖLKERS®
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Updated, Big Visibility | Retail/Office | Street Front Exposure

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