



ROSEMEAD SPRINGS

OFFICE PARK

Owner-User
Investment
Opportunity

3200-3220 ROSEMEAD BLVD
EL MONTE, CA 91731

EXCLUSIVELY OFFERED BY:

RYAN CAMPBELL, SIOR
Executive Managing Director
D. 909 348 0606
rcampbell@naicapital.com
DRE Lic #01341826

SCOTT MARTIN
Executive Vice President
D. 626 564 4800
smartin@naicapital.com
DRE Lic #992387

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

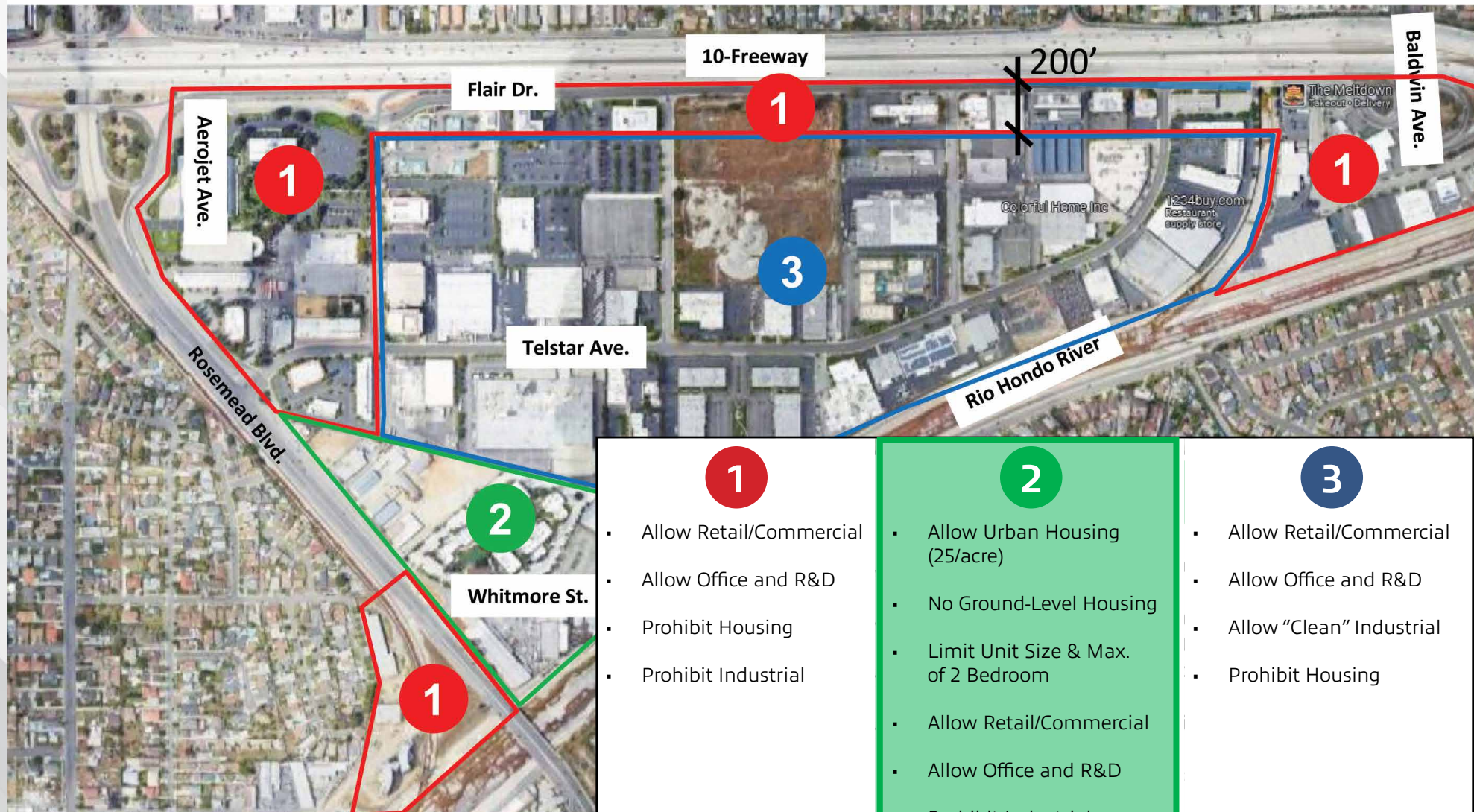


PROPERTY INFORMATION

Property Name:	Rosemead Springs Office Park
Opportunity:	Owner-User or Investment 97,688 SF vacant for immediate occupancy
Location/Access:	The subject site has direct access to the 10 Freeway and is located at the northeast corner of Rosemead Boulevard and Whitmore St., which is a signalized intersection and includes a left turn lane for Southbound traffic
Address:	3200-3220 Rosemead Blvd., El Monte, CA 91731
APN:	8595-023-006, 007, 012, 023, 024, 025
Zoning:	OP – Office Professional (see Recommended Uses page from City of El Monte’s “Plan for Flair Park” document for proposed changes to zoning)
Total Building Size:	Six (6) office buildings totaling ±143,659 square feet: *Five (5) two-story buildings – four are elevator served *One (1) one-story building *Wood frame (type 5) construction
Total Land Size:	±9.1 acres including a half-acre pond
Frontage:	±1,200-foot frontage along Rosemead Blvd. and Whitmore St.
Parking:	Surface parking for 628 vehicles (ratio: 4.3 per 1000)
Year Built:	1979



RECOMMENDED USES



1

- Allow Retail/Commercial
- Allow Office and R&D
- Prohibit Housing
- Prohibit Industrial

2

- Allow Urban Housing (25/acre)
- No Ground-Level Housing
- Limit Unit Size & Max. of 2 Bedroom
- Allow Retail/Commercial
- Allow Office and R&D
- Prohibit Industrial

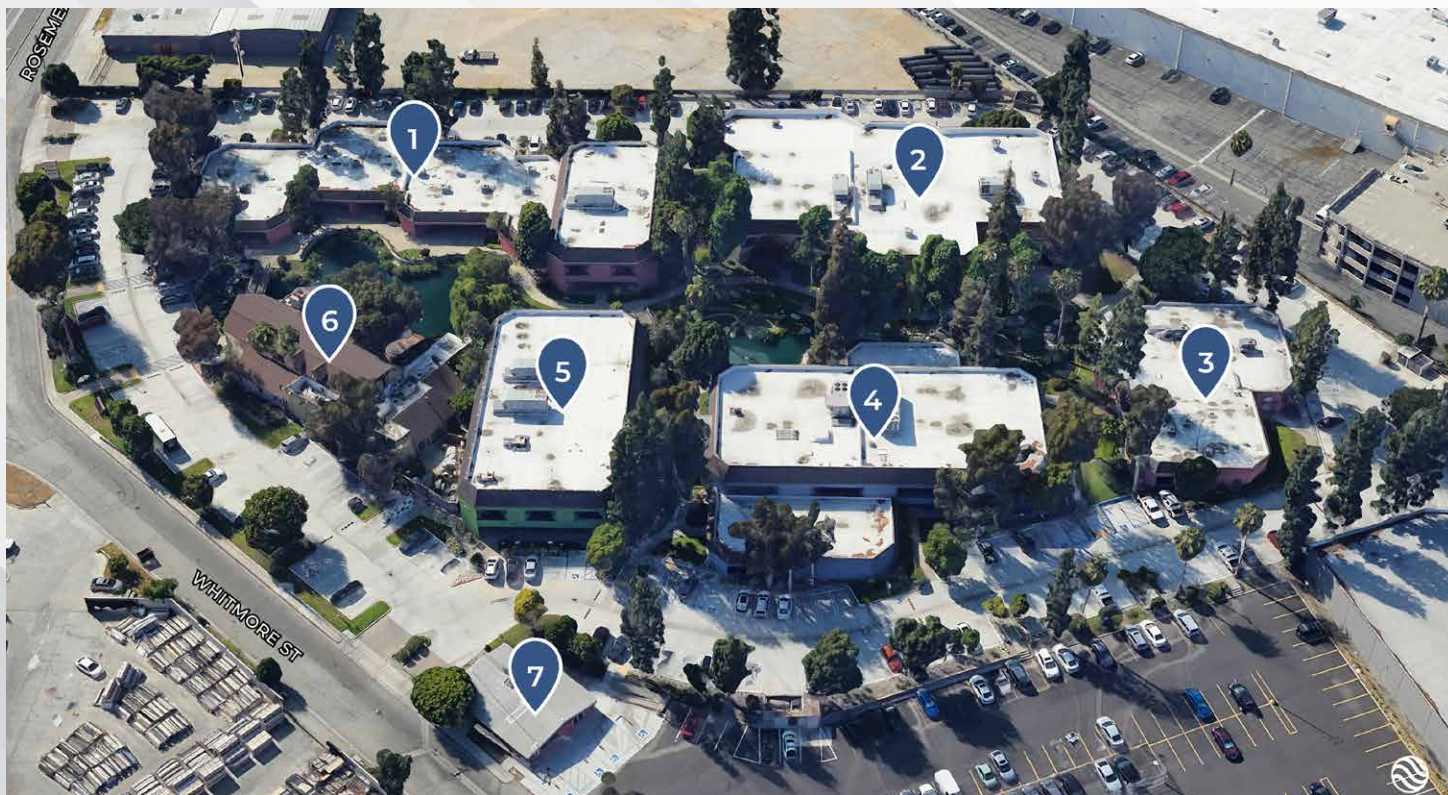
3

- Allow Retail/Commercial
- Allow Office and R&D
- Allow "Clean" Industrial
- Prohibit Housing

TENANT OVERVIEW FOR 3200-3220 ROSEMEAD BLVD

AS OF SEPTEMBER 2024

Map #	Building Address/Suites	Tenant	Size/SF	Rent/Month	Lease Expiration
1	3220 Rosemead Blvd	Vacant	26,335	--	--
2	3216 Rosemead Blvd	Vacant	41,836	--	--
3	3212 Rosemead Blvd	Vacant	9,978	--	--
4	3208 Rosemead Blvd	Enki Healthcare	32,000	\$97,069	7/31/26
5	3204 Rosemead Blvd				
	Suite 104	Vacant	9,342	--	--
	Suite 201	Vacant	4,667	--	--
	Suite 202	CA DMV	3,052	\$6,369	11/30/26
	Suite 203	Vacant	1,738	--	--
6	3200 Rosemead Blvd	Johanna's Décor & Creations	11,582	\$14,000	6/30/2027 with options
7	9231 Whitmore Ave	Vacant Restaurant	1,536	--	--









OFFICE CAMPUS IN ONE OF THE MOST DESIRABLE
FREEWAY ACCESSIBLE PARKS IN THE SAN GABRIEL VALLEY.



SECURED PRIVATE GROUNDS PERFECT FOR AN OWNER-USER WITH
MULTIPLE USES UTILIZING THE MULTI-PURPOSE BUILDINGS.



LAND RICH 9.1 ACRE CAMPUS WITH ABOVE-STANDARD
SURFACE PARKING AND A TRANQUIL PARK-LIKE SETTING.





THE SAN GABRIEL VALLEY HAS MARKEDLY OUTPERFORMED OTHER LOS ANGELES COUNTY SUB-MARKETS WITH STRONG ABSORPTION NUMBERS AND TIGHTENING VACANCY RATES.



PART OF FLAIR PARK, A HISTORICALLY 100% OCCUPIED OFFICE/BUSINESS PARK WITH A DIVERSE LIST OF FORTUNE 500, GOVERNMENT, AND REGIONAL OCCUPANTS.



THE CITY OF EL MONTE

Located approximately 12 miles east of downtown Los Angeles, El Monte serves as the hub of the San Gabriel Valley, where two major freeways—Interstates 605 and 10—intersect. It is the ninth largest city (out of 88) in Los Angeles County. The land uses within its 10 square-mile area are 58% residential, 11% retail, 10% industrial, 7% office/retail, and 14% other amenities. El Monte boasts a diverse and dynamic population and business community.

As the San Gabriel Valley continues to grow, so does El Monte through new businesses and quality housing. Numerous public improvements are underway to create an attractive and safe environment for economic growth. The city has maintained a reputation for a “business-friendly attitude,” attracting commercial and retail businesses as well as international corporations through its Foreign Trade Zone. Additional business support includes financing through Grow El Monte, a proactive Chamber of Commerce, and a Recycling Market Development Zone. Several trade and professional colleges are also located in the city, providing workforce education to support local businesses.

El Monte is 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. Key industries in the area comprise 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 developed to serve the expanding population, featuring many active sports programs. A brand-new Aquatic Center with three pools is located along the Tyler Avenue Heritage District, which also includes the City’s Community and Senior Centers, museums, and a public library.

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

The appearance of our neighborhoods has significantly improved, thanks in part to various programs offered by the City and the growing pride and awareness among residents that El Monte is a great place to live, work, and play.

CITY OF EL MONTE EMPLOYMENT

TOP EMPLOYERS	EMPLOYEES
 El Monte City School District	1,500
 Geosyntec Consultants	1,000
 Longo Toyota	620
 The Gill Corporation	460
 Asian Pacific Health Care Venture Inc.	260
 House Foods America Corp	250
 The Home Depot	243
 Longo Lexus	226
 Sam’s Club	203
 Arroyo High School	188

Source: City of El Monte CAFR, 2022

FLAIR PARK

Flair Park has a storied past in El Monte, the original site of a World War II airfield and named after the cable address of Fletcher Aviation. The park originally was intended for industry and commerce. With its strategic location along Interstate 10, mountain views, and vast land assets, Flair Park has evolved into the City's professional office district. Wells Fargo, Cathay Bank, East West Bank, the Chinese Cultural Center, and Los Angeles County have all rediscovered the park.

Since the early part of the 2000s, Flair Park has been envisioned as El Monte's professional and financial district. Several high-profile projects have been completed on properties directly adjacent to Interstate 10. Flanked with signature architecture and an iconic skyline, Flair Park is known for its modern architecture, business amenities, and efficient access to transportation resources.



EL MONTE DEMOGRAPHICS 2024 / 3M RADIUS



229,349
POPULATION



\$100,473
AVERAGE
HOUSEHOLD
INCOME



\$736,532
MEDIAN
HOME VALUE



46.2%
HOMEOWNERSHIP
RATE



3.4%
UNEMPLOYMENT
RATE



17.9%
% OF POPULATION
W/BACHELOR'S
DEGREE OR HIGHER



**ROSEMEAD
SPRINGS**
OFFICE PARK

**Owner-User
Investment
Opportunity**

3200-3220 ROSEMEAD BLVD
EL MONTE, CA 91731

EXCLUSIVELY OFFERED BY:

RYAN CAMPBELL, SIOR
Executive Managing Director
D. 909 348 0606
rcampbell@naicapital.com
DRE Lic #01341826

SCOTT MARTIN
Executive Vice President
D. 626 564 4800
smartin@naicapital.com
DRE Lic #992387



NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.