

11218 GARVEY AVE

El Monte, CA 91733

RETAIL PROPERTY
FOR SALE



PROPERTY DESCRIPTION

Discover a prime investment opportunity with this exceptional 3,151 SF office building in El Monte, CA. Built in 1948, the property features 4 units, offering versatility for leasing or owner-occupancy. Turnkey Restaurant Possible with rental units in the back, presents a wide range of potential uses and upside. With a central location in the vibrant El Monte area, this property benefits from high visibility and accessibility, ensuring a strategic advantage for tenants and visitors. Don't miss the chance to capitalize on this value-added opportunity. Contact the agent today for more information.

PROPERTY HIGHLIGHTS

- Prime Location - High Traffic Count
- Great for retail or restaurant
- Seller Financing Possible
- Significant Rental Upside for an Investor

LOCATION DESCRIPTION

Explore the vibrant city of El Monte, CA, where rich opportunities await. Nestled in the heart of the San Gabriel Valley, the area boasts a thriving business community, robust infrastructure, and excellent transportation links. Just moments away, the El Monte Bus Station and the I-10 and I-605 freeways offer seamless connectivity for employees and clients alike. With numerous dining options, shopping centers, and cultural attractions within easy reach, the location presents an enticing blend of professional convenience and quality of life.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	4
Lot Size:	16,773 SF
Building Size:	3,151 SF

TONY M. GUGLIELMO, CCIM

Broker/Owner
909.786.4302 • tony@alliedcre.com
CalDRE #01301532

KRISTOPHER GERMAN

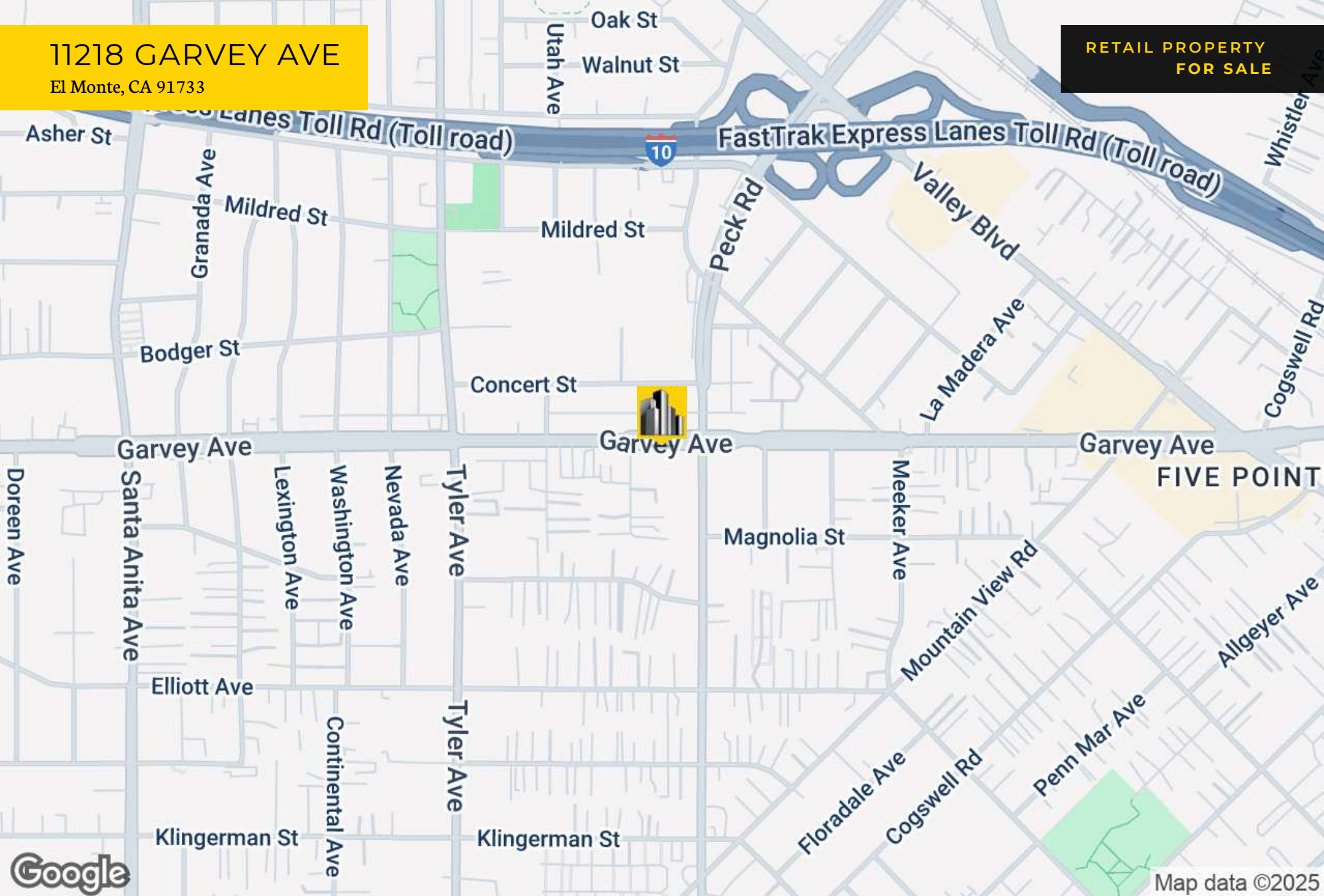
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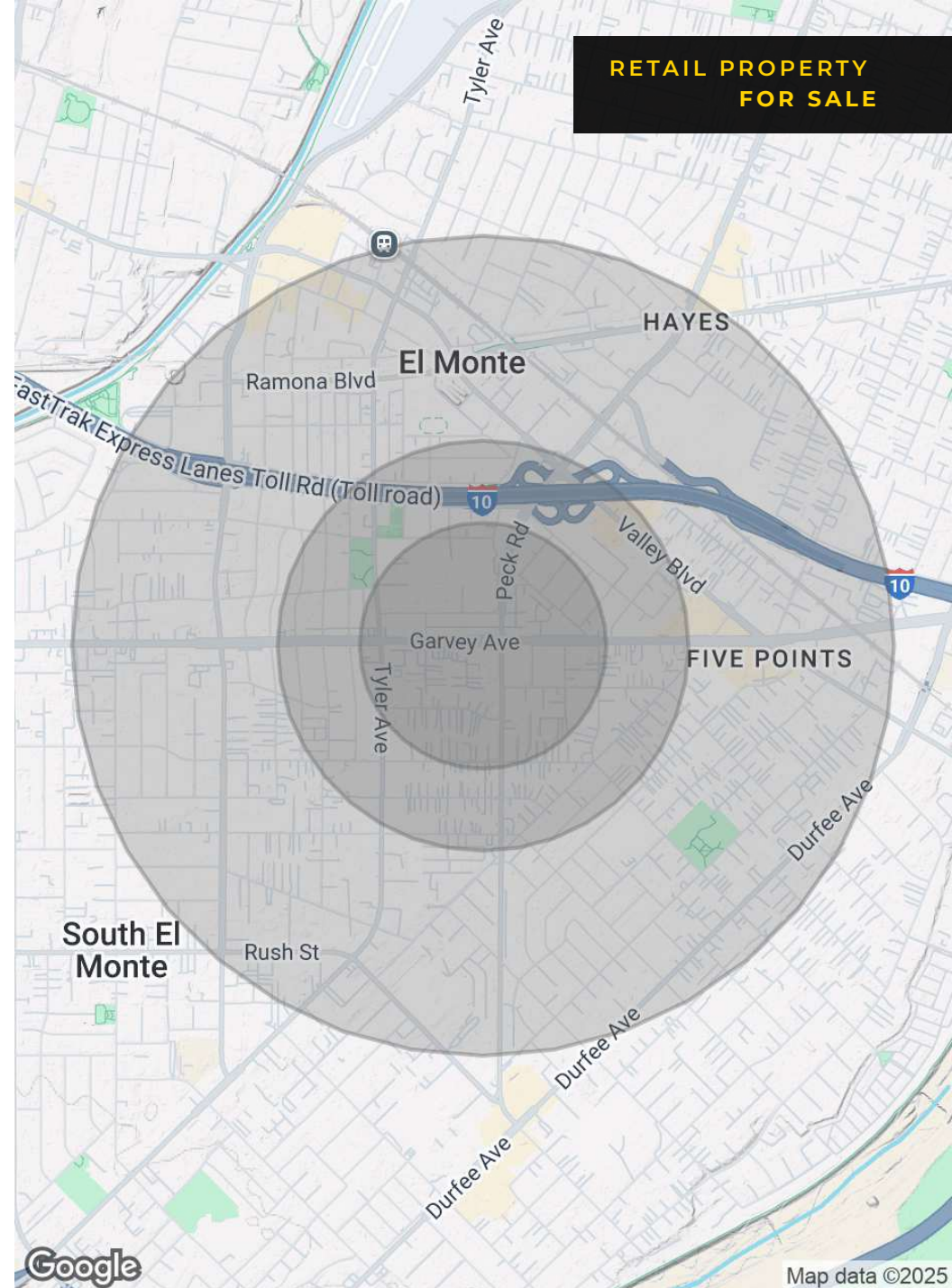


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,156	11,521	39,132
Average Age	36	37	37
Average Age (Male)	35	36	37
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,128	3,099	10,258
# of Persons per HH	3.7	3.7	3.8
Average HH Income	\$73,799	\$77,445	\$76,364
Average House Value	\$575,719	\$591,941	\$647,469
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	74.4%	75.4%	74.8%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	554	1,556	5,045
Total Population - Black	49	111	300
Total Population - Asian	934	2,479	8,667
Total Population - Hawaiian	4	8	20
Total Population - American Indian	108	310	1,009
Total Population - Other	1,924	5,332	17,527

Demographics data derived from AlphaMap



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