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AVISON  
YOUNG

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HIGH-VISIBILITY EL MONTE  
**AUTOMOTIVE  
OPPORTUNITY**



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**AUTOMOTIVE PROPERTIES GROUP**

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# PROPERTY OVERVIEW

11705 VALLEY BLVD | EL MONTE, CA



Avison Young's Automotive Properties Group is pleased to present 11705 Valley Blvd., a highly visible automotive property available for lease along one of El Monte's most active commercial corridors. The site offers strong daily traffic counts, excellent frontage, and immediate access to the I-10 and I-605 freeways, providing exceptional visibility and connectivity throughout the San Gabriel Valley.

The property features a functional layout ideal for a wide range of automotive uses, including sales, service, fleet operations, or related commercial activities. Its combination of open lot space, efficient building configuration, and easy ingress and egress supports both customer-facing and operational needs. The surrounding corridor is home to a mix of retail, service, and automotive businesses, reinforcing the area's long-established commercial character.

11705 Valley Blvd. presents a rare opportunity to lease a strategically located automotive site in a dense, supply-constrained market with strong demographics and consistent demand for automotive-oriented real estate. Its central location, visibility, and adaptability make it a compelling option for operators seeking a high-exposure presence in the region.



## POPULATION

3 miles - 198,116  
5 miles - 504,873



## AVG HOUSEHOLD INCOME

3 miles - \$88,161  
5 miles - \$97,804



## MEDIAN HOME VALUE

3 miles - \$675,280  
5 miles - \$720,468



## TRAFFIC COUNTS

I-10 FWY & Valley Blvd NE  
228,074 vehicles per day

# PROPERTY OVERVIEW

11705 VALLEY BLVD | EL MONTE, CA

## BUILDING AREA:

±53,904 SF

- 1st Floor - Offices/Showroom/Service Bay Area
- 2nd Floor - Offices/Conference Room/Kitchen
- Parking Structure

## LOT SIZE:

155,945 SF (3.58 acres)

## ASKING RATE:

\$95,000/mo - NNN

## ZONING:

C3

## YEAR BUILT:

2006

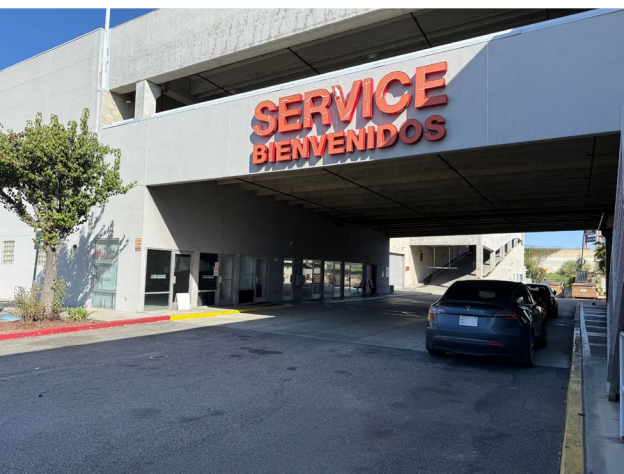
## AMENITIES:

- High-visibility frontage on Valley Blvd. with strong daily traffic counts ideal for branding and customer draw
- Expansive paved lot suitable for vehicle display, customer parking, and inventory storage
- Functional building layout with showroom, office, and service-capable areas supporting a variety of automotive uses
- Two-story configuration offering flexible administrative, sales, or storage space
- Prominent signage opportunities along a major commercial corridor
- Proximity to I-10 and I-605 freeways, providing excellent regional access
- Located within an established automotive trade area, surrounded by complementary dealerships and service businesses

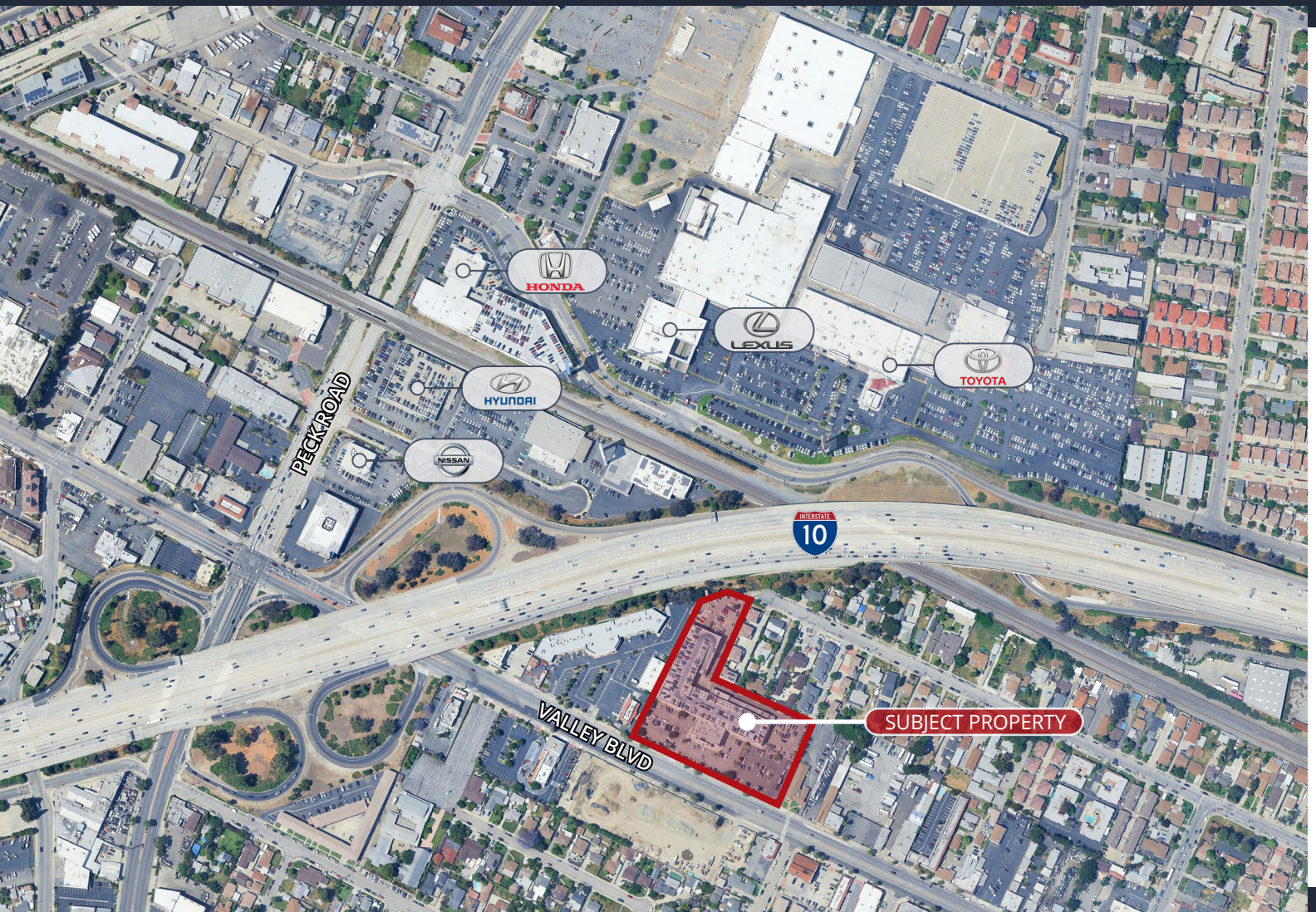
## PARKING:

Ratio - 6.49/1,000 SF  
Spaces - 350 Covered





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AVISON YOUNG'S AUTOMOTIVE PROPERTIES GROUP (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice. Buyer to confirm.