RARE TWO-PARCEL ASSEMBLAGE ON E. GARVEY AVE IN EL MONTE

9863 AND 9869 GARVEY AVENUE

EL MONTE, CA 91733

OFFERING MEMORANDUM

ADDRESS:	9863 and 9869 Garvey Ave, El Monte, CA 91733
APN:	9863 Garvey - 8581-018-003 | 9869 Garvey - 8581-018-002
BUILDING SIZE:	9863 Garvey: No Building | 9869 Garvey: +/- 5,417 SF
LAND SIZE:	9863 Garvey: +/- 11,749 SF | 9869 Garvey: +/- 11,932 SF
YEAR BUILT:	9863 Garvey: 1960 | 9869 Garvey: 1938
ZONING:	EMM1*
LAND USE:	9863 Garvey: Parking Lot | 9869 Garvey: Retail Stores
SALE PRICE:	$2,200,000

INVESTMENT OVERVIEW

A rare two-parcel assemblage on East Garvey Avenue in El Monte, offering a combined ±23,681 SF of land (±0.54 acres) with an established, income-producing retail building and an adjacent 38-space parking lot — ideal for a value-add investor, 1031 exchange buyer, or an owner-user seeking a mixed-use commercial footprint in the heart of the San Gabriel Valley.

Expansion Opportunity — Adjacent Parcel Also Available

The neighboring property at 9877 Garvey Avenue is separately available for sale, offering a buyer the ability to further expand this assemblage along the corridor. Combined with 9863 & 9869, this presents a rare opportunity to control a larger contiguous holding on Garvey Avenue — subject to separate terms and pricing.

FOR THE INVESTOR

- **Long-Term, In-Place Income with Built-In Rent Growth** — 9869 Garvey Ave is leased through December 31, 2031 under an existing lease with contractual annual rent increases and a 5-year renewal option, delivering predictable, growing cash flow well into the next decade without the leasing risk of a vacant asset.
- **True Assemblage Play** — With Room to Grow — Owning both the retail building and the adjacent surface lot together is rare on this
- stretch of Garvey Avenue, and the separate availability of 9877 Garvey Avenue next door opens the door to an even larger contiguous holding. For investors focused on land banking or long-term corridor positioning, this is a chance to build scale in an infill San Gabriel Valley location.
- **MMU Zoning Adds Optionality** — Mixed Multi-Use zoning broadens the long-term redevelopment potential of the site beyond retail — supporting a blend of commercial, residential, and mixed-use development possibilities, subject to City of El Monte entitlement review. This gives investors a meaningful upside lever beyond current in-place income.
- **Established Tenancy** — The tenant relationship at this address traces back decades reflecting a stable, long-standing occupancy history and reduced turnover risk.
- **Location** — Positioned on Garvey Avenue in El Monte — a dense, established commercial corridor in the San Gabriel Valley with strong day-to-day traffic and proximity to the I-10 and I-605 freeway system, offering long-term durability of demand.

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	31,110	214,830	552,177

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	$91,017	$104,302	$123,539

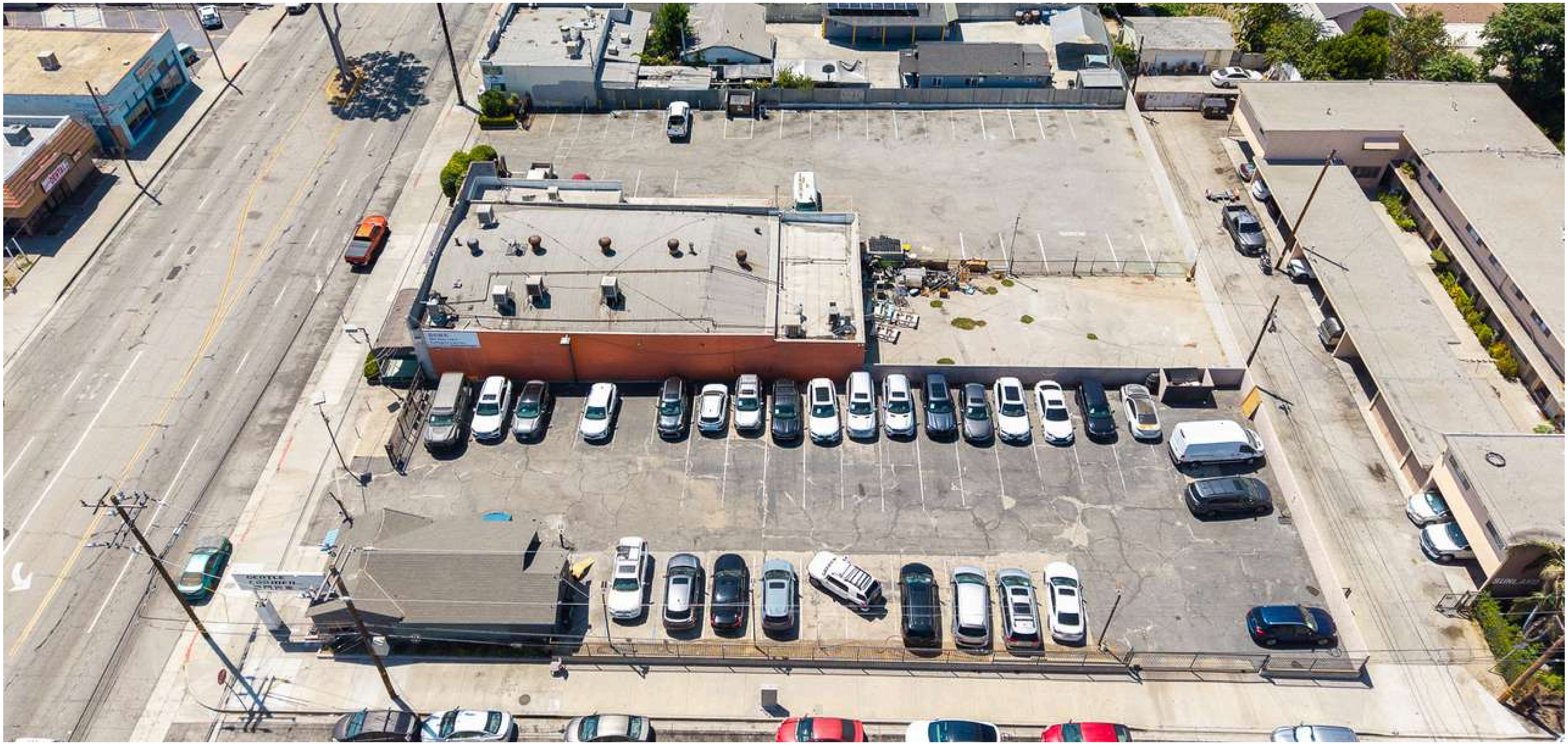
MEDIAN HH INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	$69,109	$79,103	$91,336

COLDWELL BANKER COMMERCIAL REALTY

FOR THE OWNER-USER

- **A Path to Ownership with a Built-In Transition** — The current lease structure and 2031 term/renewal window give an owner-user a clear, financeable runway to acquire the asset now as an investment, with visibility toward future occupancy — a strategic way to secure real estate in a tightly-held submarket ahead of committing to occupancy.
- **Flexible MMU Zoning** — Mixed Multi-Use zoning gives an owner-user flexibility to operate a range of commercial uses on site today, with the added long-term option to incorporate residential or mixed-use components as needs evolve or the site is redeveloped.
- **Immediate Parking & Circulation** — The adjoining 38-space lot solves one of the biggest pain points for Garvey Avenue businesses — dedicated, on-site parking — a meaningful advantage for retail, service, or professional office users over comparably sized buildings without it.
- **Room to Expand** — With 9877 Garvey Avenue available next door, an owner-user has a clear path to grow their footprint over time — securing a foothold now with the ability to add adjacent square footage as the business scales.

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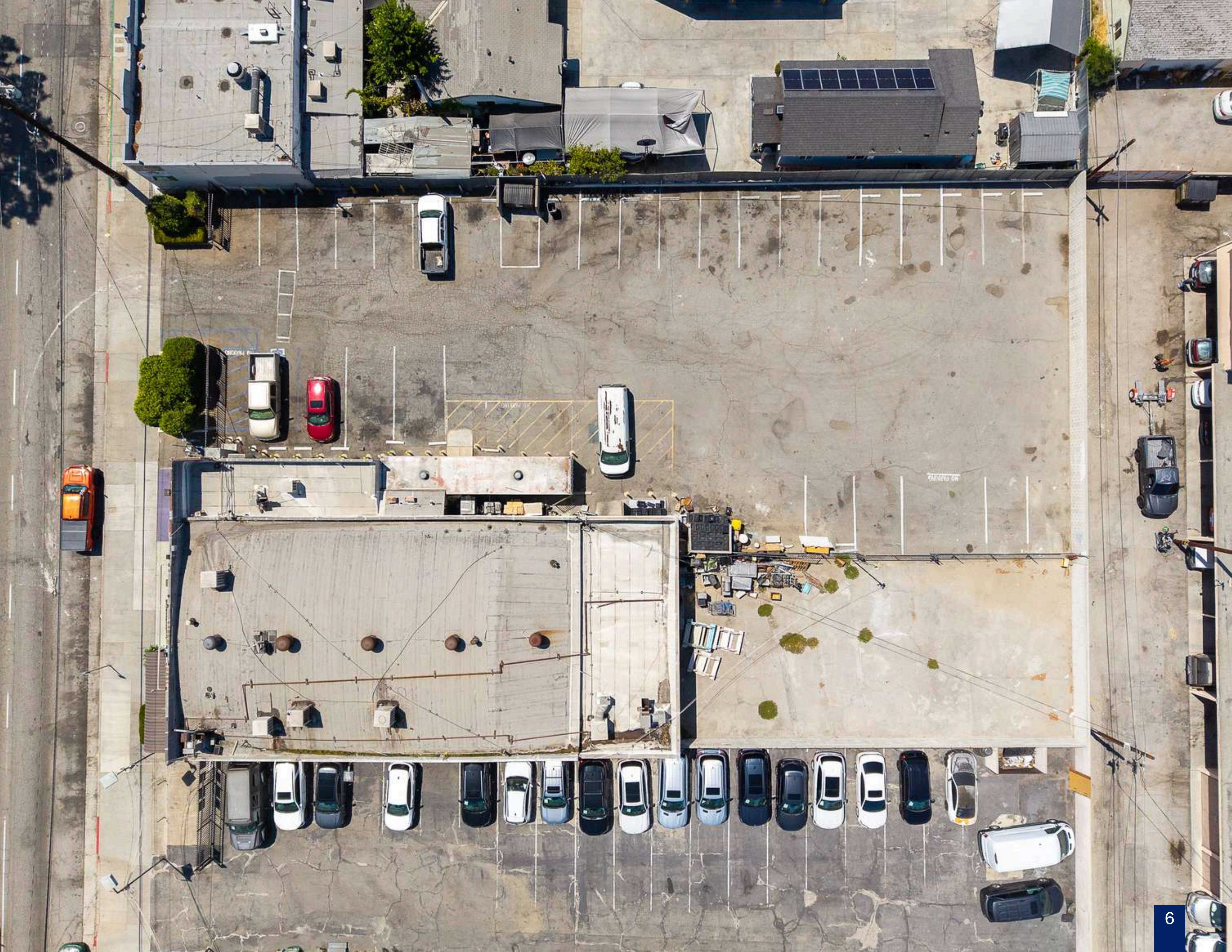

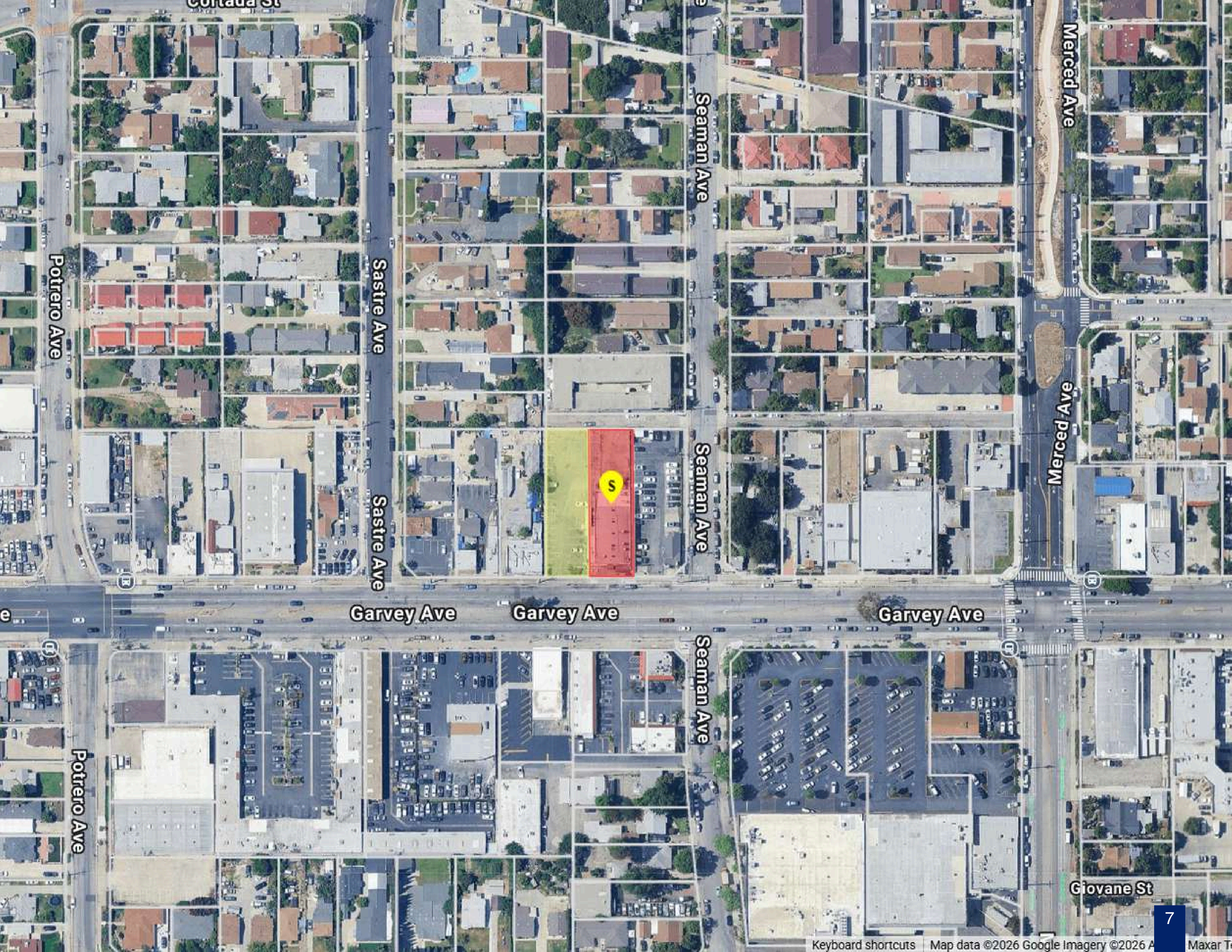
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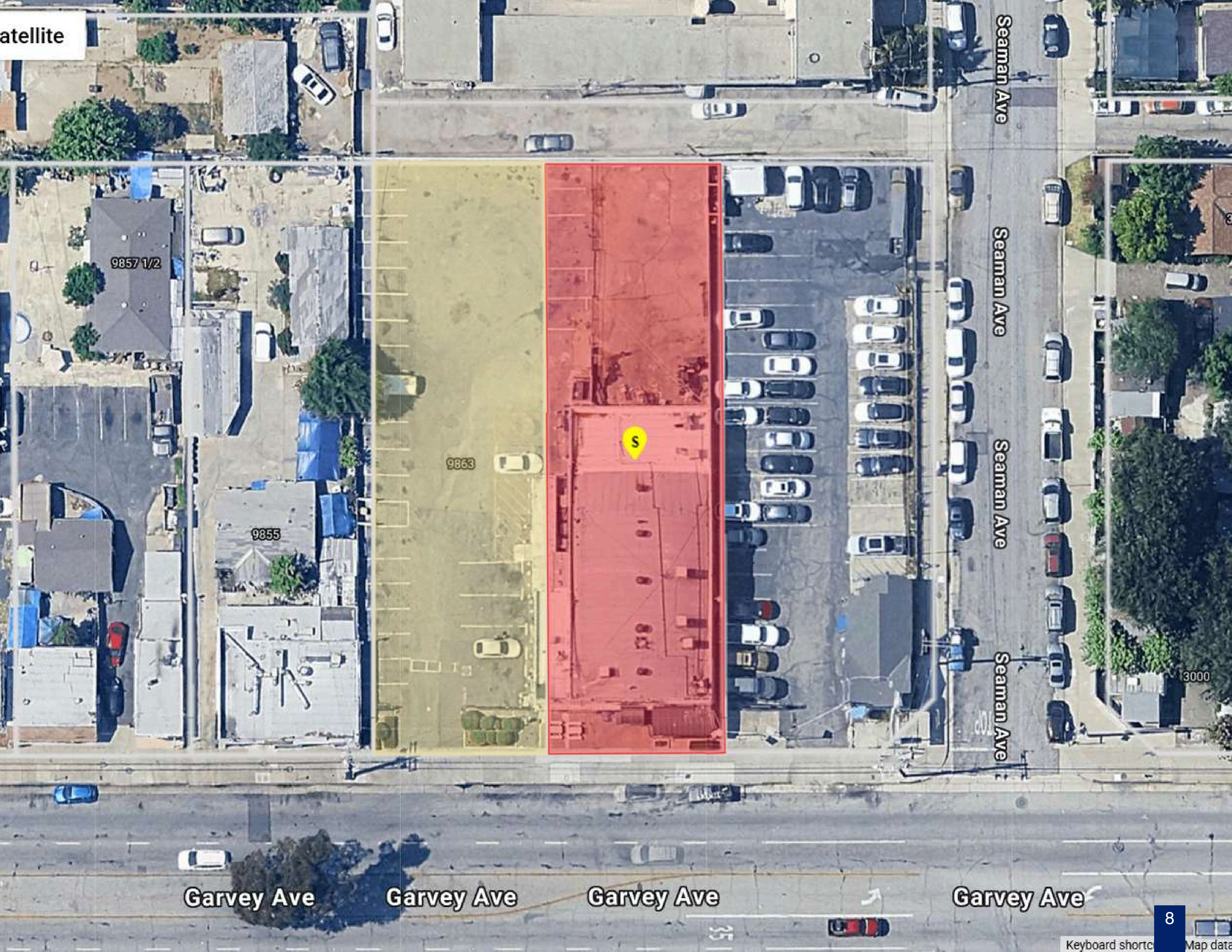

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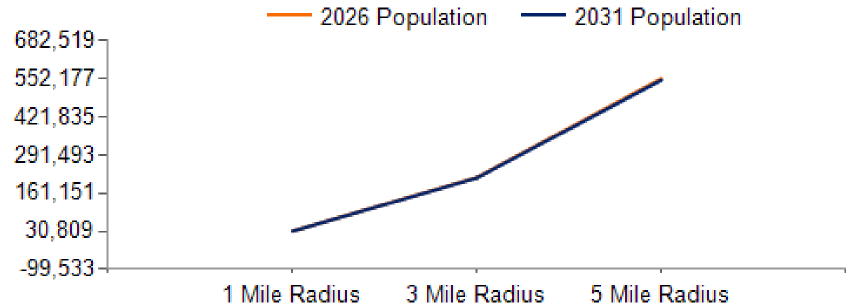
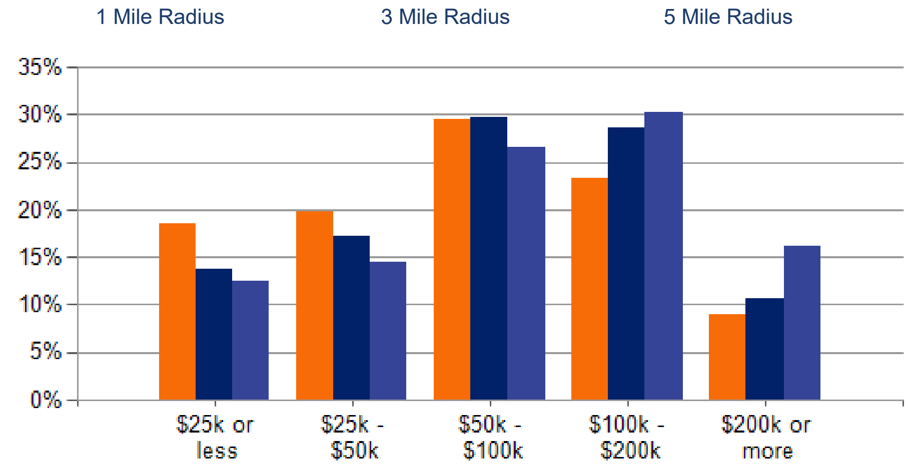
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,936	229,948	575,606
2010 Population	34,068	228,306	577,046
2026 Population	31,110	214,830	552,177
2031 Population	30,809	213,091	546,935
2026 African American	184	1,595	5,308
2026 American Indian	698	3,741	8,443
2026 Asian	9,010	92,156	236,095
2026 Hispanic	21,260	110,618	266,889
2026 Other Race	12,891	64,587	144,638
2026 White	3,414	24,081	78,557
2026 Multiracial	4,906	28,533	78,669
2026-2031: Population: Growth Rate	-0.95%	-0.80%	-0.95%

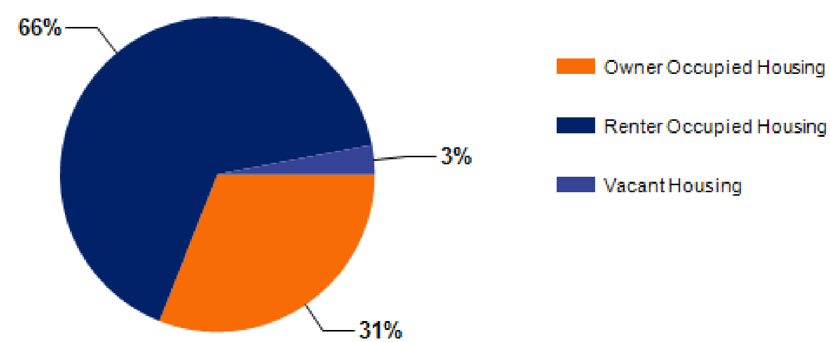


2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	807	4,691	12,508
$15,000-$24,999	825	3,963	8,989
$25,000-$34,999	657	4,382	9,561
$35,000-$49,999	1,073	6,429	15,396
$50,000-$74,999	1,288	10,065	25,079
$75,000-$99,999	1,297	8,485	20,771
$100,000-$149,999	1,350	11,573	32,369
$150,000-$199,999	698	6,386	19,970
$200,000 or greater	781	6,619	27,895
Median HH Income	$69,109	$79,103	$91,336
Average HH Income	$91,017	$104,302	$123,539

2026 Household Income



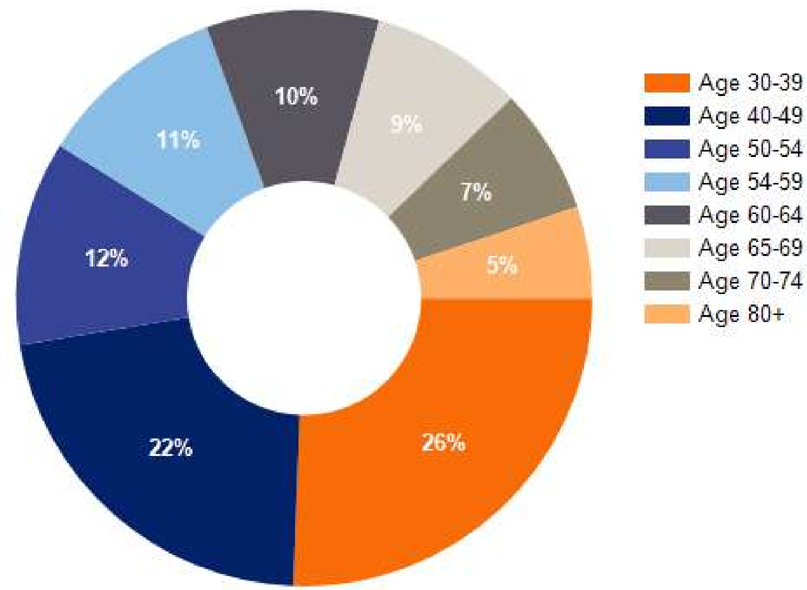
2026 Own vs. Rent - 1 Mile Radius



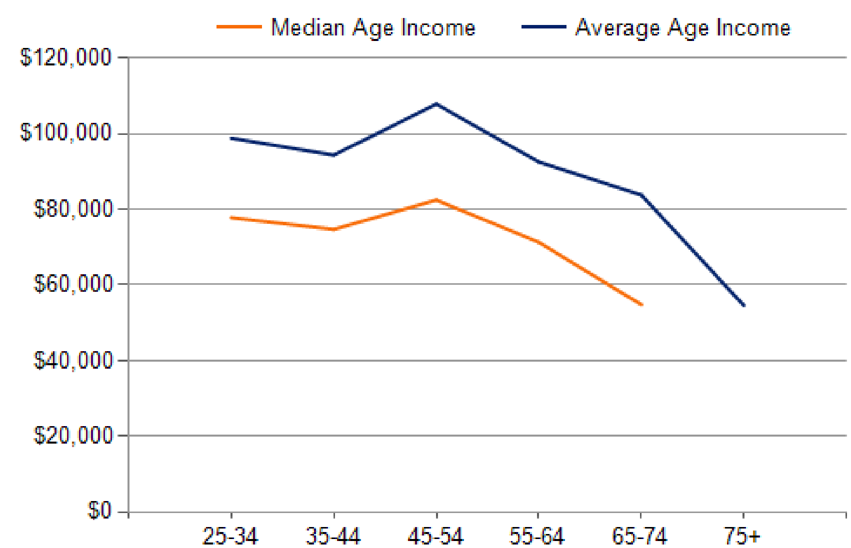
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,460	17,082	43,382
2026 Population Age 35-39	2,021	14,747	38,928
2026 Population Age 40-44	1,848	13,080	34,637
2026 Population Age 45-49	1,969	12,865	33,489
2026 Population Age 50-54	2,015	14,223	37,194
2026 Population Age 55-59	1,859	13,981	36,182
2026 Population Age 60-64	1,695	13,201	34,477
2026 Population Age 65-69	1,503	11,786	31,001
2026 Population Age 70-74	1,241	10,232	27,621
2026 Population Age 75-79	899	7,321	20,529
2026 Population Age 80-84	556	4,131	12,274
2026 Population Age 85+	529	4,485	13,804
2026 Population Age 18+	24,530	173,358	450,245
2026 Median Age	36	39	41
2031 Median Age	38	40	42

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$77,780	$90,339	$102,233
Average Household Income 25-34	$98,826	$108,241	$123,313
Median Household Income 35-44	$74,672	$79,665	$98,457
Average Household Income 35-44	$94,338	$109,267	$133,248
Median Household Income 45-54	$82,468	$95,635	$112,315
Average Household Income 45-54	$107,850	$125,107	$147,063
Median Household Income 55-64	$71,266	$84,561	$100,142
Average Household Income 55-64	$92,504	$107,286	$132,021
Median Household Income 65-74	$54,767	$70,070	$78,931
Average Household Income 65-74	$83,784	$96,304	$115,527
Average Household Income 75+	$54,536	$70,793	$81,980



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