



CHANG
INVESTMENT
GROUP

4037 ARDEN DRIVE

EL MONTE, CA 91731



Multi-Unit Retail Center Across from DMV

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Multi-Unit Retail Center Across from DMV

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



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SECTION 1

EXECUTIVE SUMMARY

Multi-Unit Retail Center Across from DMV



Multi-Unit Retail Center Across from DMV

PROPERTY SUMMARY

PRICE ▪ \$1,625,000

PROPERTY ADDRESS ▪ 4037 Arden Drive

PROPERTY TYPE ▪ Multi-tenant retail

YEAR BUILT ▪ 1987

BUILDING SIZE ▪ ±4,998 SF

LOT SIZE ▪ ±13,900 SF (±0.32 acres)

UNIT FLEXIBILITY ▪ Ability to occupy 1–5 units

ZONING ▪ C-2

PROPERTY OVERVIEW

CHANG INVESTMENT GROUP is proud to exclusively present the opportunity to acquire 4037 Arden Drive, a multi-tenant retail property in the heart of El Monte, California. This newer 1987-built property consists of $\pm 4,998$ SF of commercial space situated on a large $\pm 13,900$ SF (± 0.32 acre) parcel, providing strong functionality, tenant flexibility, and long-term investment potential. The building is configured into multiple retail suites, perfect for an owner-user or investor to occupy 1-5 units, or lease up for diversified rental income and the ability to serve a variety of neighborhood-oriented businesses. An owner-user buyer occupying 51% or more of the building may be able to leverage an SBA loan with low down payment.

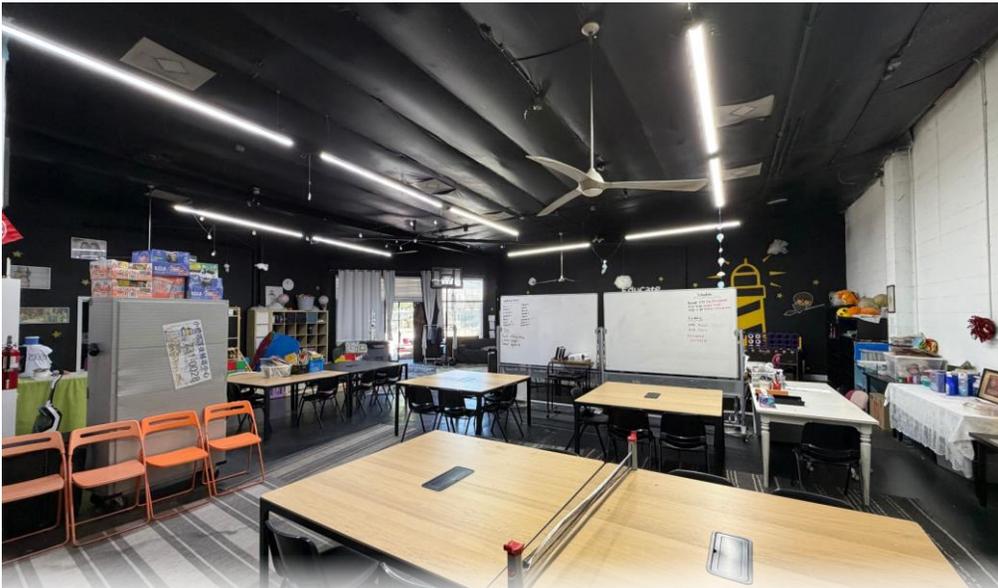
Strategically positioned along Arden Drive near the intersection of Arden Drive and Railroad Drive, the property benefits from excellent street visibility, convenient access, and steady consumer traffic generated by nearby commercial and civic destinations. The surrounding area features a strong mix of government offices such as the DMV and City of El Monte Public Works across the street, retail services, and residential neighborhoods, creating a consistent customer base for tenants. Its proximity to major transportation corridors and the I-10, I-605, and SR-60 Freeways further enhances regional accessibility throughout the San Gabriel Valley.

Currently used as an afterschool tutoring/daycare, the property is zoned C-2 (General Commercial), which allows for a broad range of retail, office, and service uses including professional offices, personal services, restaurants, medical uses, and neighborhood retail. This flexible zoning supports both current tenancy and future repositioning opportunities, making the property attractive to investors and owner-users alike.

Contact listing agent to schedule a tour. Please do not disturb the tenant or walk on the property. Buyer to verify all information herein, Listing Broker/Agent and Seller do not guarantee its accuracy.

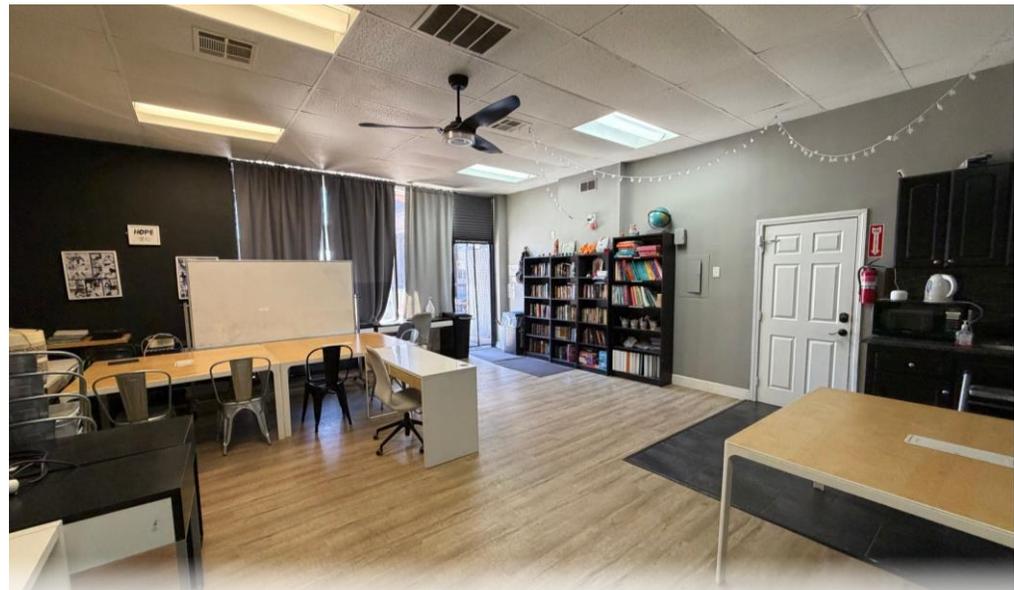
PROPERTY FEATURES

- Strategically located in northwest El Monte adjacent to Arcadia, at the signalized corner of Arden Drive and Railroad Drive with strong visibility and access.
- Directly across from high-traffic civic destinations including the DMV and City of El Monte Public Works.
- Convenient access to major thoroughfares and the I-10, I-605, and SR-60 Freeways connecting to the greater San Gabriel Valley.
- Newer 1987-Built, $\pm 4,998$ SF retail building is configured into five (5) units/suites, creating diversified income potential.
- Situated on an approximately ± 0.32 -acre ($\pm 13,900$ SF) parcel, providing generous parking and site functionality.
- Flexible layout suitable for retail, office, and service-oriented tenants.
- Ideal for both investors and owner-users seeking partial occupancy with rental income.
- C-2 zoning allows for a wide variety of commercial uses including retail shops, professional offices, restaurants, medical uses, and service businesses.
- Opportunity to optimize rents, re-tenant suites, or reposition the property to maximize income.
- Attractive asset for investors seeking a stable neighborhood retail center with upside in a supply-constrained infill market.



Multi-Unit Retail Center Across from DMV

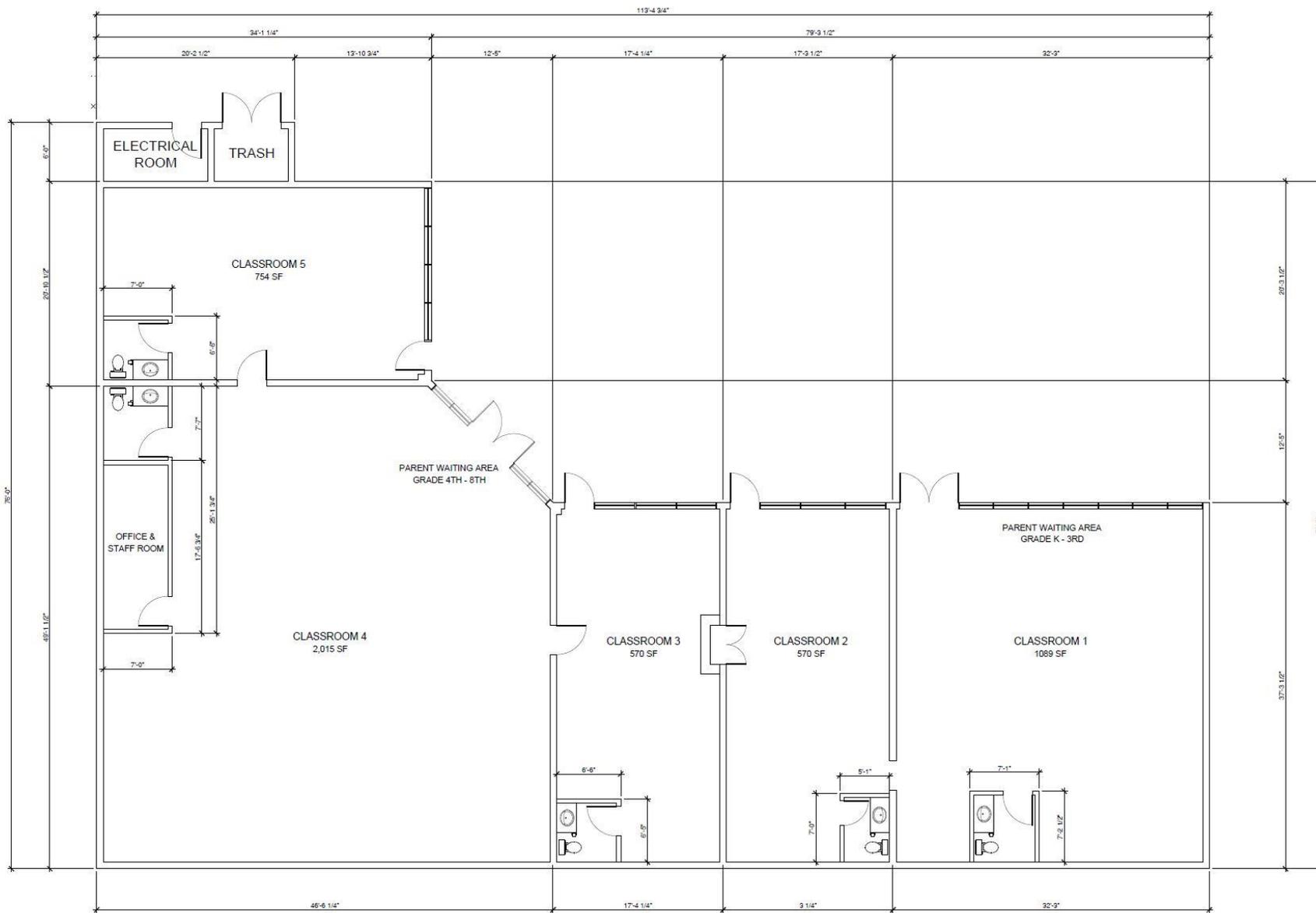
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HISTORICAL FLOOR PLAN

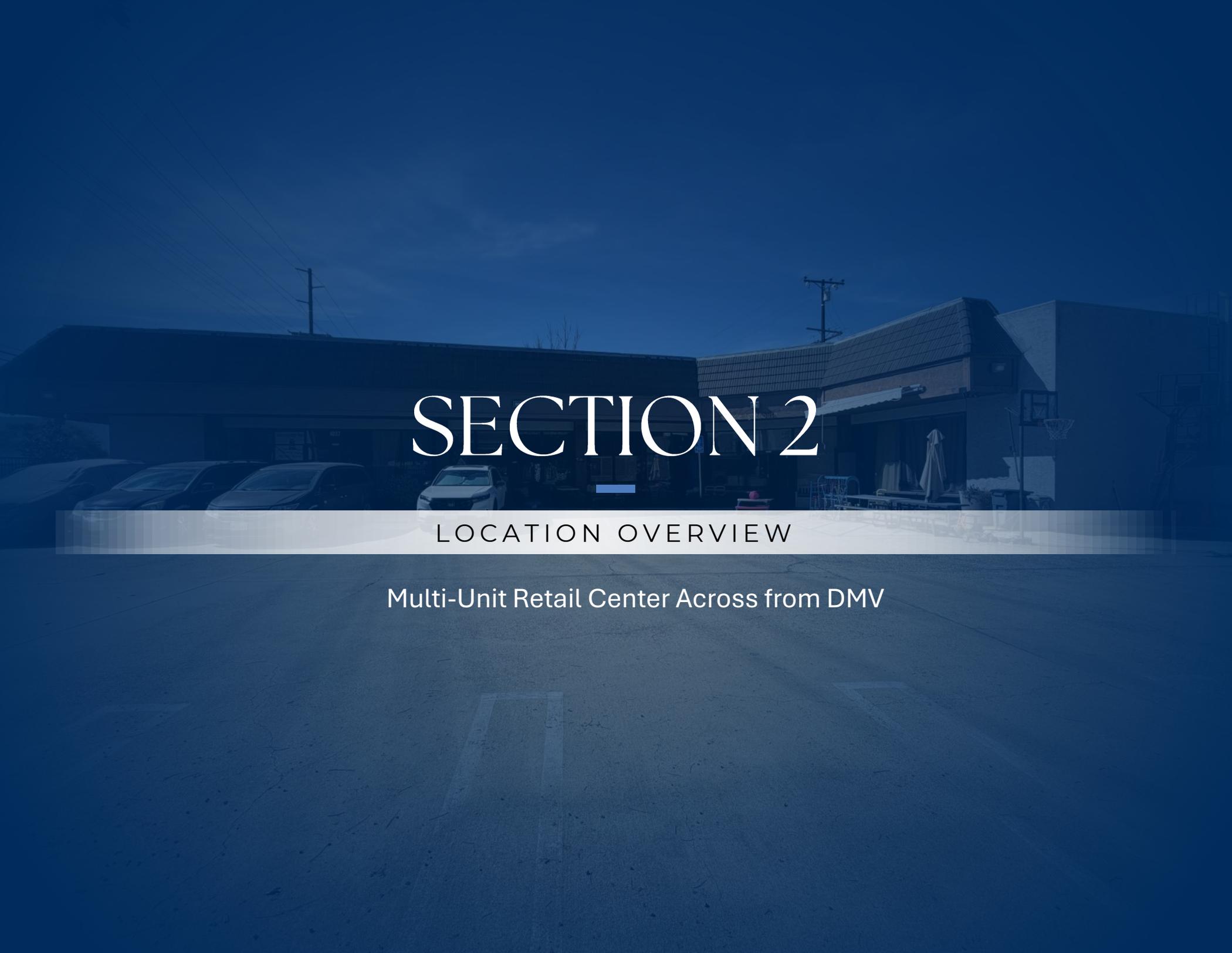


NORTH
FLOOR PLAN



RAILROAD DR

ARDEN DRIVE



SECTION 2

LOCATION OVERVIEW

Multi-Unit Retail Center Across from DMV

El Monte

CALIFORNIA

Located approximately 12 miles east of downtown Los Angeles, El Monte is the hub of the San Gabriel Valley, where two major freeways - Interstates 605 and 10 - intersect and is the ninth largest city (out of 88) in Los Angeles County with a population of approximately 120,000. The land uses within its 10 square mile area are 58% residential, 11% retail, 10% industrial, 7% office/retail, and 14% other of amenities.

DEMOGRAPHICS



\$59,929

Median Household Income



108,682

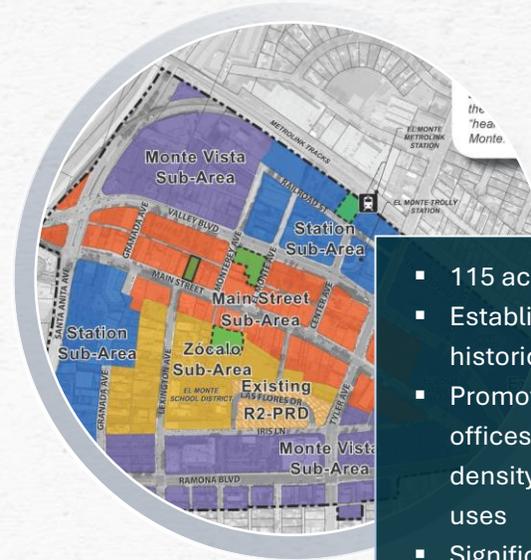
Population



29,540

Total Households

Major Developments



Downtown El Monte Specific Plan

- 115 acres within the Main Street Area
- Establish Main Street Area as the City's historic heart
- Promote a mix of retail, restaurants, offices, entertainment, hotels, high density residential, civic and cultural uses
- Significant transit hub with direct links to Downtown Los Angeles

Flair Business Park

- 180 acres directly adjacent to the 10 freeway
- Attract national or regional offices, financial institutions, Fortune 500 companies and medical offices
- Supporting retail, service and hospitality uses



Employment Hubs



TOP REGIONAL EMPLOYERS

15,000 El Monte City Elementary School District

1,400 El Monte Union High School District

1,000 Mountain View Elementary School District

831 Longo Toyota-Lexus

Multi-Unit Retail Center Across from DMV

AREA HIGHLIGHTS

El Monte has maintained a reputation for a "business friendly attitude" by attracting commercial and retail businesses as well as international corporations through its Foreign Trade Zone

El Monte is also 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.

Major industries include the Vons Distribution Warehouse, Wells Fargo Operations Center, and regional offices for East West and Cathay Banks.

Every day, hundreds of thousands of people from surrounding communities pass through El Monte via the various transportation corridors and hubs that exist within the city including the 10 and 605 freeways, the El Monte Station bus terminal, and the Metrolink commuter train line.

ACCESSIBILITY



METROLINK

El Monte



ELM CENTER

DAISO JAPAN T.J. MAXX
 J.J. BAKERY 小雅屋
 STARBUCKS COFFEE CHIPOTLE

SANTA FE TRAIL PLAZA

ROSS DRESS FOR LESS SUPERIOR GROCERS
 five BELOW petco
 JustFoodForDogs
 JASON MILES SUBS STARBUCKS COFFEE TACO BELL

ROSEMEAD SHOPPING CENTER

Target LA FITNESS jamba
 PETSMART DOLLAR TREE ROSS DRESS FOR LESS
 FRIDAYS CHIPOTLE GNC

FIVE POINTS PLAZA

Food4Less dd's DISCOUNTS WSS
 SKECHERS DOLLAR TREE CVS pharmacy
 Walgreens GameStop PILE LOGS

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