



FOR LEASE

11000 Garvey Ave.
El Monte, CA 91733

Exclusively Listed by:

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Broker License No. 01928418



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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of:

11000 GARVEY AVE. EL MONTE, CA 91733 ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.

01.

Executive Summary

SUMMARY

Subject Property:	11000 Garvey Avenue. El Monte, CA 91733
Year Built:	2017
Building Area:	2,170 SF
Assessor's parcel number:	8105-001-054
Zoning:	EMC3*
Price:	\$2.75 per SF + 0.69 per SF NNN

INVESTMENT HIGHLIGHTS

- HARD CORNER PROPERTY – South-East side of Garvey Ave and Tyler Ave
- Superb street exposure with $\pm 46,297$ cars per day
- Easy access to 10 FWY, 605 FWY, and 60 FWY
- Modern new construction
- 9 parking spaces in back
- Brand new electrical, roof, plumbing and HVAC
(Building is brand new!)
- Outdoor seating allowed by the city



11000 GARVEY AVE. EL MONTE, CA 91733

Aerial Photos



11000 GARVEY AVE. EL MONTE, CA 91733

Aerial Photos





11000 GARVEY AVE. EL MONTE, CA 91733

Property Photos - Unit 117 #A

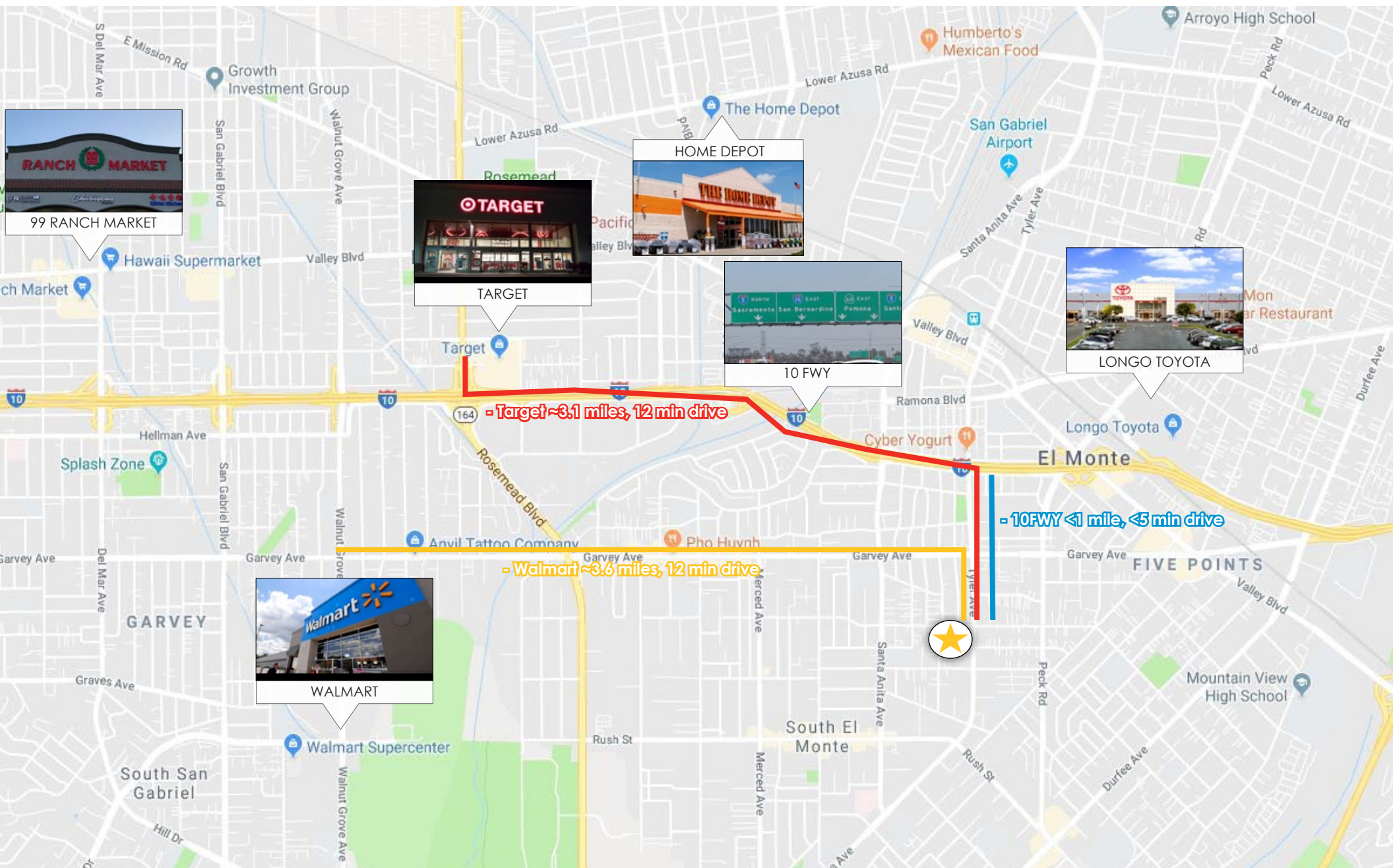




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Local Map



02.

Market Overview

Market Overview

EL MONTE

El Monte is a residential, industrial, and commercial city in Los Angeles County, California, the United States. The city lies in the San Gabriel Valley east of the city of Los Angeles. El Monte is served by Metro, Foothill Transit, and the city-operated El Monte Transit. Metro's Silver Line ends at El Monte Station. Train service to El Monte is provided by Metrolink's San Bernardino Line, which stops at the El Monte station. Interstate 10 traverses El Monte. San Gabriel Valley Airport, a general aviation airport, is located in El Monte.

The top employers in the city are:

- El Monte City School District
- El Monte Union High School District
- Mountain View Elementary School District
- Longo Toyota-Lexus
- City of El Monte
- Gregg Industries
- Driftwood Dairy
- El Monte Adult School
- Spirit Honda
- San Gabriel Transit
- California Air Resources Board
- M.C. Gill

Education

The El Monte City School District contains 17 elementary schools: one serving grades K-4, one serving grades K-5, ten serving grades K-6, and six serving grades K-8. The district also administers four Head Start (preschool) sites, which are located at the elementary schools.

The Mountain View School District is a K-8 school district comprising ten elementary schools, one intermediate school, one middle school, an alternative education program for students in grades 5-8, and a Children's Center and Head Start/ State Preschool program. The district has an enrollment of 8,600 students.

SAN GABRIEL VALLEY FREE TRADE ZONE

The San Gabriel Valley became decidedly more international with the recent designation of two Foreign Trade Zone sites there by the Department of Commerce. Businesses operating in the zone are exempt from duties on reexported merchandise. If merchandise is sold domestically, no duty is paid until the goods leave the zone. Among other benefits, foreign and domestic merchandise in the zones can be stored, repacked, manipulated, manufactured, processed or otherwise altered or changed without duty.



Market Overview (Continued)



TOP EMPLOYERS

- + LA County Department of Public Work
- + Alhambra Unified School District
- + County of Los Angeles
- + Southern California Edison

HIGHER EDUCATION

- + Alhambra High School
- + Independence High School
- + Gabrielino High School
- + Rosemead High School
- + Arroyo High School

HOSPITALS

- + Alhambra Hospital
- + Alhambra BHC
- + San Gabriel Valley Medical Center

SHOPPING AND LEISURE

- + The Market Place
- + Alhambra Place
- + Fremont Plaza
- + Alhambra Plaza
- + Atlantic Time Square

Demographic & Income Profile (3 mile radius)

Summary	Census 2010	2019	2024
Population	37,900	39,780	41,114
Households	8,700	9,100	9,393
Families	7,505	7,862	8,123
Average Household Size	4.31	4.33	4.34
Owner Occupied Housing Units	3,000	3,120	3,247
Renter Occupied Housing Units	5,700	5,980	6,147
Median Age	30.0	30.9	32.6

Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.66%	0.67%	0.77%
Households	0.64%	0.62%	0.75%
Families	0.66%	0.62%	0.68%
Owner HHs	0.80%	0.79%	0.92%
Median Household Income	3.25%	2.99%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	954	10.5%	814	8.7%
\$15,000 - \$24,999	1,513	16.6%	1,294	13.8%
\$25,000 - \$34,999	1,145	12.6%	1,062	11.3%
\$35,000 - \$49,999	1,529	16.8%	1,482	15.8%
\$50,000 - \$74,999	1,711	18.8%	1,813	19.3%
\$75,000 - \$99,999	951	10.5%	1,149	12.2%
\$100,000 - \$149,999	830	9.1%	1,086	11.6%
\$150,000 - \$199,999	323	3.5%	477	5.1%
\$200,000+	143	1.6%	217	2.3%

Median Household Income	\$42,946	\$50,403
Average Household Income	\$57,554	\$67,807
Per Capita Income	\$13,170	\$15,485

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,316	8.7%	3,269	8.2%	3,339	8.1%
5 - 9	3,053	8.1%	3,138	7.9%	3,032	7.4%
10 - 14	3,226	8.5%	3,062	7.7%	3,153	7.7%
15 - 19	3,305	8.7%	3,059	7.7%	2,997	7.3%
20 - 24	3,037	8.0%	3,299	8.3%	2,973	7.2%
25 - 34	5,911	15.6%	6,634	16.7%	6,686	16.3%
35 - 44	5,512	14.5%	5,261	13.2%	5,754	14.0%
45 - 54	4,544	12.0%	4,603	11.6%	4,674	11.4%
55 - 64	3,055	8.1%	3,653	9.2%	3,961	9.6%
65 - 74	1,620	4.3%	2,255	5.7%	2,634	6.4%
75 - 84	977	2.6%	1,150	2.9%	1,456	3.5%
85+	345	0.9%	398	1.0%	457	1.1%