

EXCLUSIVE LISTING - VALLEY BLVD. DEVELOPMENT

12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

Rare ± 1.3 -acre site, C3 Zoning, ± 183 ft Valley Blvd Frontage. High Traffic volume ($\pm 23,380$ VPD on Valley & $\pm 214,000$ VPD on 10FWY). First time available for sale in over 45 years! Owner MAY CARRY



Investment Highlights

- Large ± 1.3 -acre C3 zoned development site located on Valley Blvd.
- Located in a highly sought-after commercial area on Valley Blvd, the premier street for retail, commercial, and mixed-use development in the West San Gabriel Valley.
- Exceptional visibility at the intersection of Valley Blvd and Maxson Rd, benefiting from high traffic and strong demand for retail spaces; situated between El Monte, Baldwin Park, and Rosemead.
- First time available for sale since 1979 (± 45 years – the first of the 3 parcels)
- Residential condo sales comparable show sold condo prices ranging from \$645,000 to \$742,000 per condo (since May 2024 – MLS)
- Close to many high-end mixed-use and retail developments, including major projects in El Monte, Baldwin Park, and Rosemead.
- Billions of dollars in new developments completed or underway on Valley Blvd, including the Hyatt Hotel, Sheraton Hotel, Hilton Hotel, Holiday Inn Hotel, and major commercial and residential projects like The Exchange at Gateway, Baldwin Rose Apartments, and more.

Property Overview

Subject Property:

12207-12213 Valley Blvd
3122 Maxson Rd
El Monte, CA 91732

Asking Price:	\$7,125,000	\$6,000,000
Price/SF (LOT):	\$125	\$105
Building Area:	9,389 SF	
Total Lot Size:	56,898 SF/ ± 1.3 Acre	
Year Built:	1949-1946-1984	
APN (12207 Valley):	8565-021-005, -006, -007	
Zoning:	C3	

Property Highlights

- Excellent location and visibility with ± 183 feet Valley Blvd frontage
- Prime location at the corner of Valley Blvd and Maxson Rd.
- C3 CMU (Commercial Mixed-Use) zoning allows a wide range of uses, with the highest residential density permitted.
- High daily traffic count of $\pm 23,380$ vehicles on Valley Blvd and $\pm 214,000$ VPD on 10FWY, ensuring strong exposure and accessibility.
- Walk Score of 71 (very walkable), with good demographics of $\pm \$80k$ household income within 1 mile.
- Single-story construction for low-maintenance operation and easy future redevelopment.
- Pylon sign providing extra visibility – including from FWY 10
- Excellent access to Freeways 10 and 605, with convenient routes to Downtown Los Angeles.

HAN WIDJAJA CHEN

626.594.4900

Han.Chen@growthinvestmentgroup.com

ANDREW CHIA, MBA

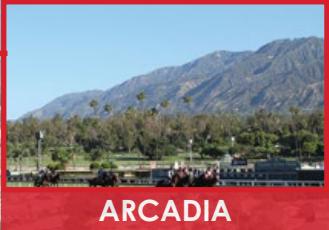
626.898.9710

AndrewChia@growthinvestmentgroup.com

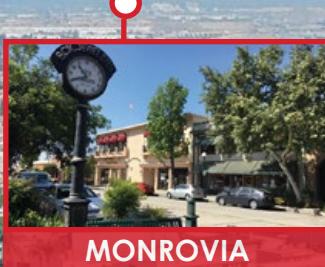
EXCLUSIVE LISTING - VALLEY BLVD. DEVELOPMENT

12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

Rare \pm 1.3-acre site, C3 Zoning, \pm 183ft Valley Blvd Frontage. High Traffic volume (\pm 23,380 VPD on Valley & \pm 214,000 VPD on 10FWY). First time available for sale in over 45 years! Owner MAY CARRY



ARCADIA



MONROVIA

10 FWY

GROWTH INVESTMENT GROUP



12207-12213 VALLEY BLVD
3122 MAXSON RD

\pm 1.3 ACRE, C3 ZONED
 \pm 183FT VALLEY BLVD FRONTAGE

HAN WIDJAJA CHEN

626.594.4900

Han.Chen@growthinvestmentgroup.com

ANDREW CHIA, MBA

626.898.9710

AndrewChia@growthinvestmentgroup.com

EXCLUSIVE LISTING - VALLEY BLVD. DEVELOPMENT

12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

Rare \pm 1.3-acre site, C3 Zoning, \pm 183ft Valley Blvd Frontage. High Traffic volume (\pm 23,380 VPD on Valley & \pm 214,000 VPD on 10FWY). First time available for sale in over 45 years! Owner MAY CARRY



HAN WIDJAJA CHEN

626.594.4900

Han.Chen@growthinvestmentgroup.com

ANDREW CHIA, MBA

626.898.9710

AndrewChia@growthinvestmentgroup.com

EXCLUSIVE LISTING - VALLEY BLVD. DEVELOPMENT

12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

Rare ± 1.3 -acre site, C3 Zoning, ± 183 ft Valley Blvd Frontage. High Traffic volume ($\pm 23,380$ VPD on Valley & $\pm 214,000$ VPD on 10FWY). First time available for sale in over 45 years! Owner MAY CARRY



MOUNTAIN VIEW PARK



SOUTH EL MONTE



MONTEREY PARK



ALHAMBRA



GROWTH INVESTMENT GROUP

12207-12213 VALLEY BLVD
3122 MAXSON RD

HAN WIDJAJA CHEN

626.594.4900

Han.Chen@growthinvestmentgroup.com

ANDREW CHIA, MBA

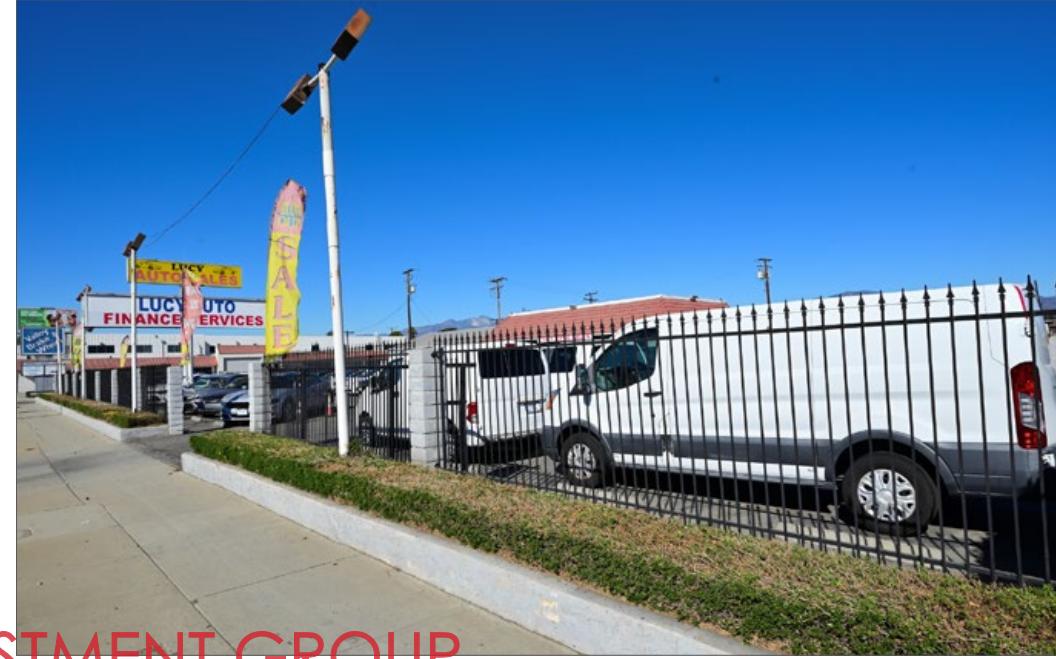
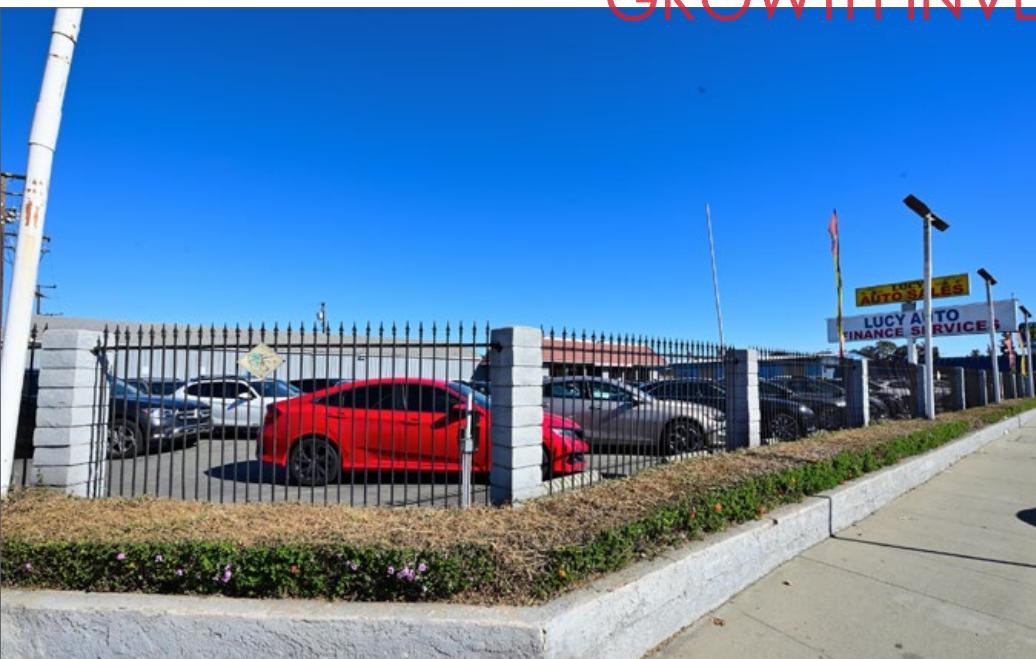
626.898.9710

AndrewChia@growthinvestmentgroup.com

EXCLUSIVE LISTING - VALLEY BLVD. DEVELOPMENT

12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

Rare \pm 1.3-acre site, C3 Zoning, \pm 183ft Valley Blvd Frontage. High Traffic volume (\pm 23,380 VPD on Valley & \pm 214,000 VPD on 10FWY). First time available for sale in over 45 years! Owner MAY CARRY



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

Han.Chen@growthinvestmentgroup.com

ANDREW CHIA, MBA

626.898.9710

AndrewChia@growthinvestmentgroup.com

EXCLUSIVE LISTING - VALLEY BLVD. DEVELOPMENT

12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

Rare \pm 1.3-acre site, C3 Zoning, \pm 183ft Valley Blvd Frontage. High Traffic volume (\pm 23,380 VPD on Valley & \pm 214,000 VPD on 10FWY). First time available for sale in over 45 years! Owner MAY CARRY



HAN WIDJAJA CHEN

626.594.4900

Han.Chen@growthinvestmentgroup.com

ANDREW CHIA, MBA

626.898.9710

AndrewChia@growthinvestmentgroup.com

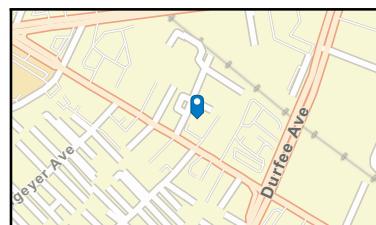
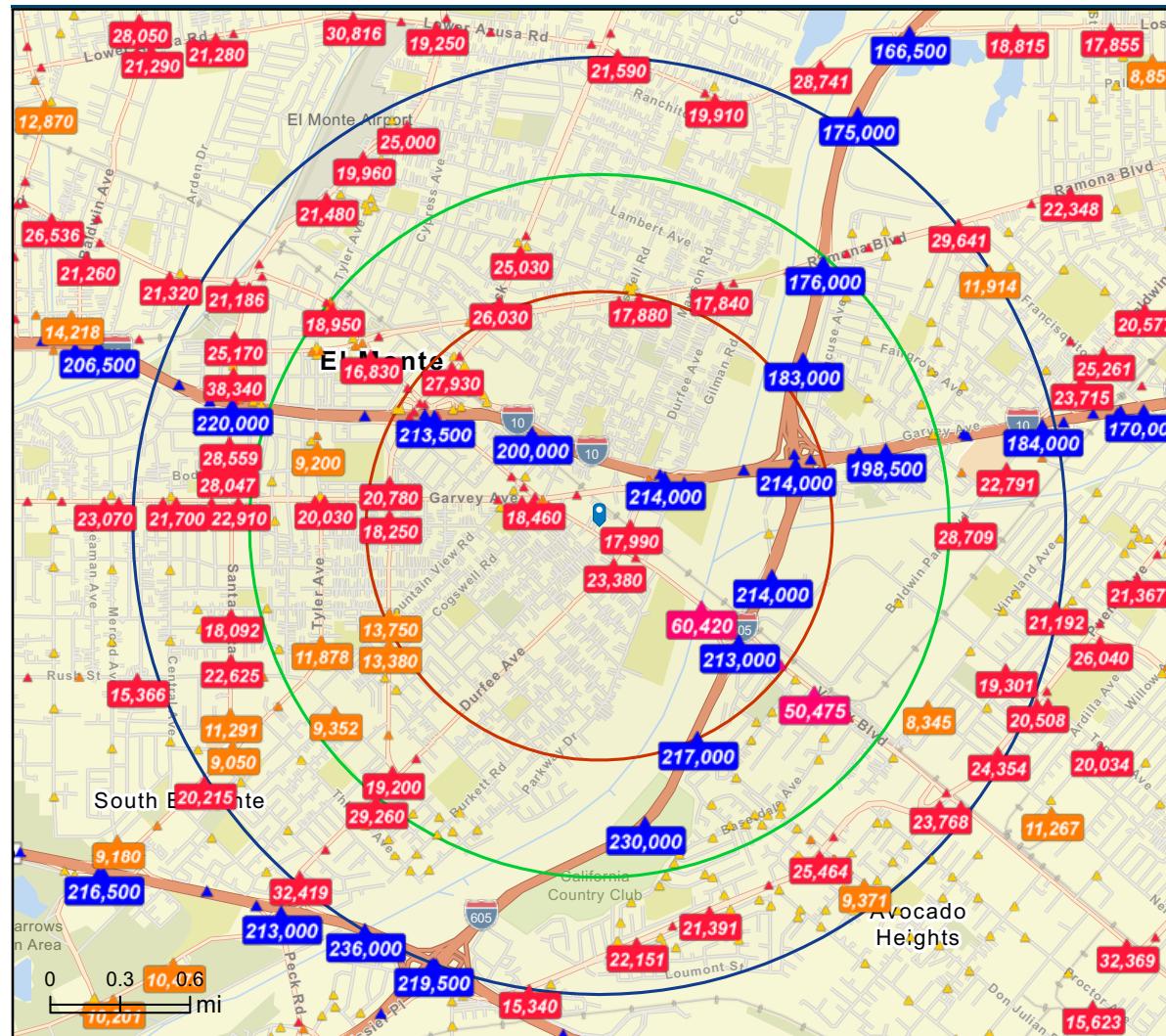
EXCLUSIVE LISTING - VALLEY BLVD. DEVELOPMENT

12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

Rare ± 1.3 -acre site, C3 Zoning, ± 183 ft Valley Blvd Frontage. High Traffic volume ($\pm 23,380$ VPD on Valley & $\pm 214,000$ VPD on 10FWY). First time available for sale in over 45 years! Owner MAY CARRY



Traffic Count Map



Average Daily Traffic Volume

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



HAN WIDJAJA CHEN

626.594.4900

Han.Chen@growthinvestmentgroup.com

ANDREW CHIA, MBA

626.898.9710

AndrewChia@growthinvestmentgroup.com