
AVISON
YOUNG



HIGH-VISIBILITY EL MONTE
**AUTOMOTIVE
OPPORTUNITY**



JODI V. MEADE, CRX, CSM
213.471.1060
jodi.meade@avisonyoung.com
CA DRE License 01126082

AUTOMOTIVE PROPERTIES GROUP

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

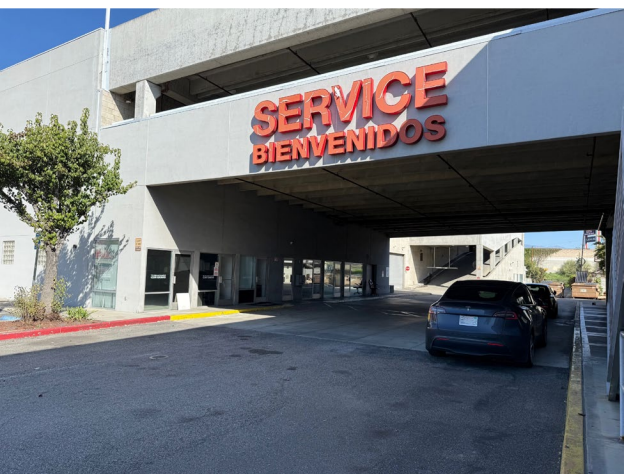
I-10 FWY & Valley Blvd NE
228,074 vehicles per day

PROPERTY OVERVIEW

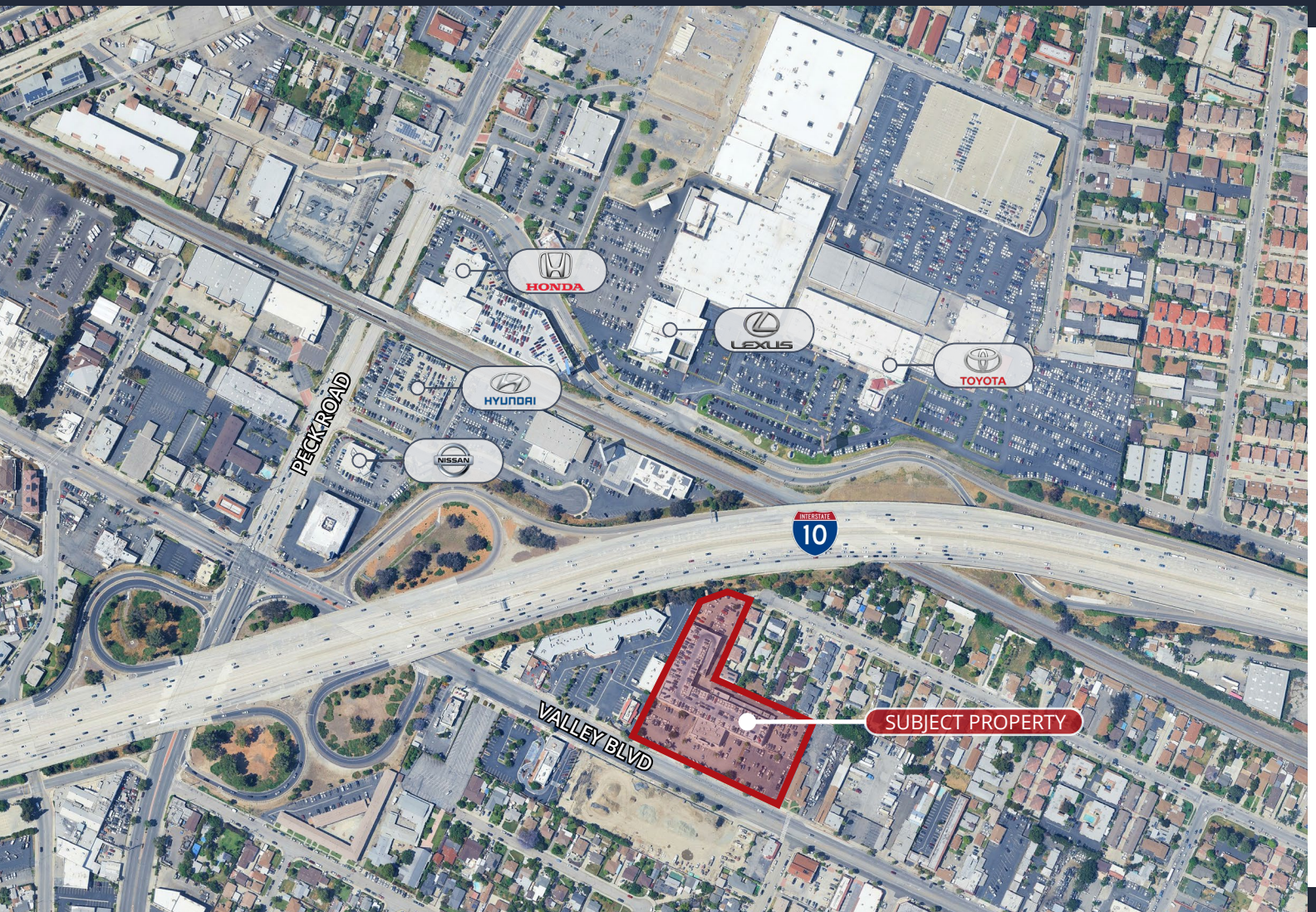
11705 VALLEY BLVD | EL MONTE, CA

- BUILDING AREA:** Main Building - ±53,904 SF
- 1st Floor - Offices/Showroom/Service Bay Area
 - 2nd Floor - Offices/Conference Room/Kitchen
- Parking Structure
- 1st Floor ±24,000 SF - Service Bay Area
 - 2nd & 3rd Floor - 350 Parking Spaces
- 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





11705 VALLEY BLVD | EL MONTE, CA



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.

**AVISON
YOUNG**

JODI V. MEADE, CRX, CSM
213.471.1060

jodi.meade@avisonyoung.com
CA DRE License 01126082

AUTOMOTIVE PROPERTIES GROUP

601 S. Figueroa Street, Suite 4450 | Los Angeles, CA 90017

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.