

# 11019 SCHMIDT ROAD

EL MONTE, CA 91733



**DANNY HY**  
— REAL ESTATE —



FREE-STANDING WAREHOUSE | OWNER-USER OPPORTUNITY

**KW** COMMERCIAL<sup>SM</sup>

[www.11019sdhmidt.com](http://www.11019sdhmidt.com)



# Property Summary

## THE ASSET

PRICE	\$699,000
PRICE/SF	\$406
BUILDING SF	1,720
LOT SF	3,985
YEAR BUILT	1946

## LAND & ZONING

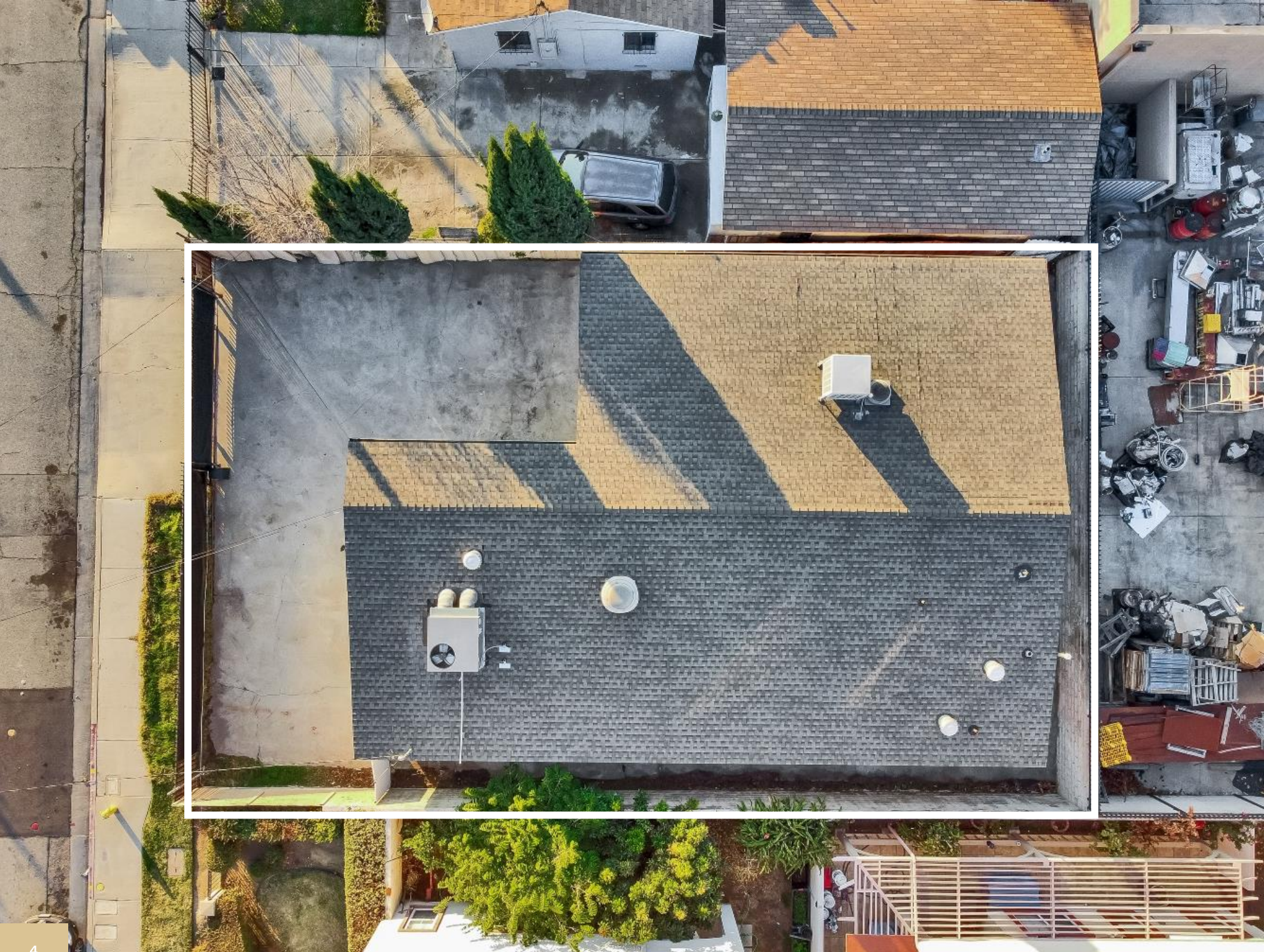
APN	8105-014-010
PARKING	5-6 Spaces
ZONING	EMM1
PROPERTY USES	Warehouse, Distribution, Light Manufacturing, Office, Wholesale

# Property Overview

Rare opportunity to own this gated free-standing Warehouse located on Schmidt Road in North El Monte. This single-level of  $\pm 1,720$  SqFt building was renovated in 2017/2019 to display a modern look. With proximity to the 10/60/605 FWY, this warehouse building features a huge office space ( $\pm 1,100$  SqFt), warehouse ( $\pm 620$  SqFt), 2 restrooms, Central HVAC, Swamp Cooler, and 2 new Mini-AC split systems.

Great opportunity for owner/user investment, ideal for a variety of uses including warehousing, distribution, office, retail/wholesale, light manufacturing, etc. The property also offers automatics gated parking area that can park up to 5-6 vehicles, and 10' Ft ceiling-height & GL door for loading on a  $\pm 3,985$  SqFt lot.







*Gated Free-Standing Warehouse*





*Great opportunity for owner/user investment*





Rush Business Center



UPC MEDICAL

CALIFORNIA SNACK FOODS

Aro Wire Products

Zoom Tires

Rex Industrial Surplus

Apis Footwear

Bally Tile Import

Dynamic Asia

11019 SCHMIDT RD  
SUBJECT

SCHMIDT RD

TYLER AVE



# LOCATION OVERVIEW

**11019 SCHMIDT ROAD**





# El Monte

## California

As the San Gabriel Valley continues to grow so does the City of El Monte through new businesses and quality housing. Many public improvements are underway to provide an attractive and safe environment for its economic growth. 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.



**120,907**  
POPULATION



**\$480,100**  
MEDIAN HOME PRICE



**\$53,874**  
AVG HH INCOME

*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*

# Strategic Location

*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 Von's Distribution Warehouse, Wells Fargo Operations Center, and regional offices for East West and Cathay Banks.*

With the growing population in El Monte, community and educational facilities continue to improve. New parks are being built to serve the growing population with many active sports programs. A brand new Aquatic Center with three pools is located along the Tyler Avenue Heritage District, which includes the City's Community and Senior Centers, museums, and a public library.

El Monte also encourages quality housing developments through well thought-out architectural designs, use of high quality materials, and enhanced landscaping. Promoting affordable homeownership in the city is vital in maintaining our quality of life. The City and the Redevelopment Agency offer Homebuyer Assistance Programs for eligible households.

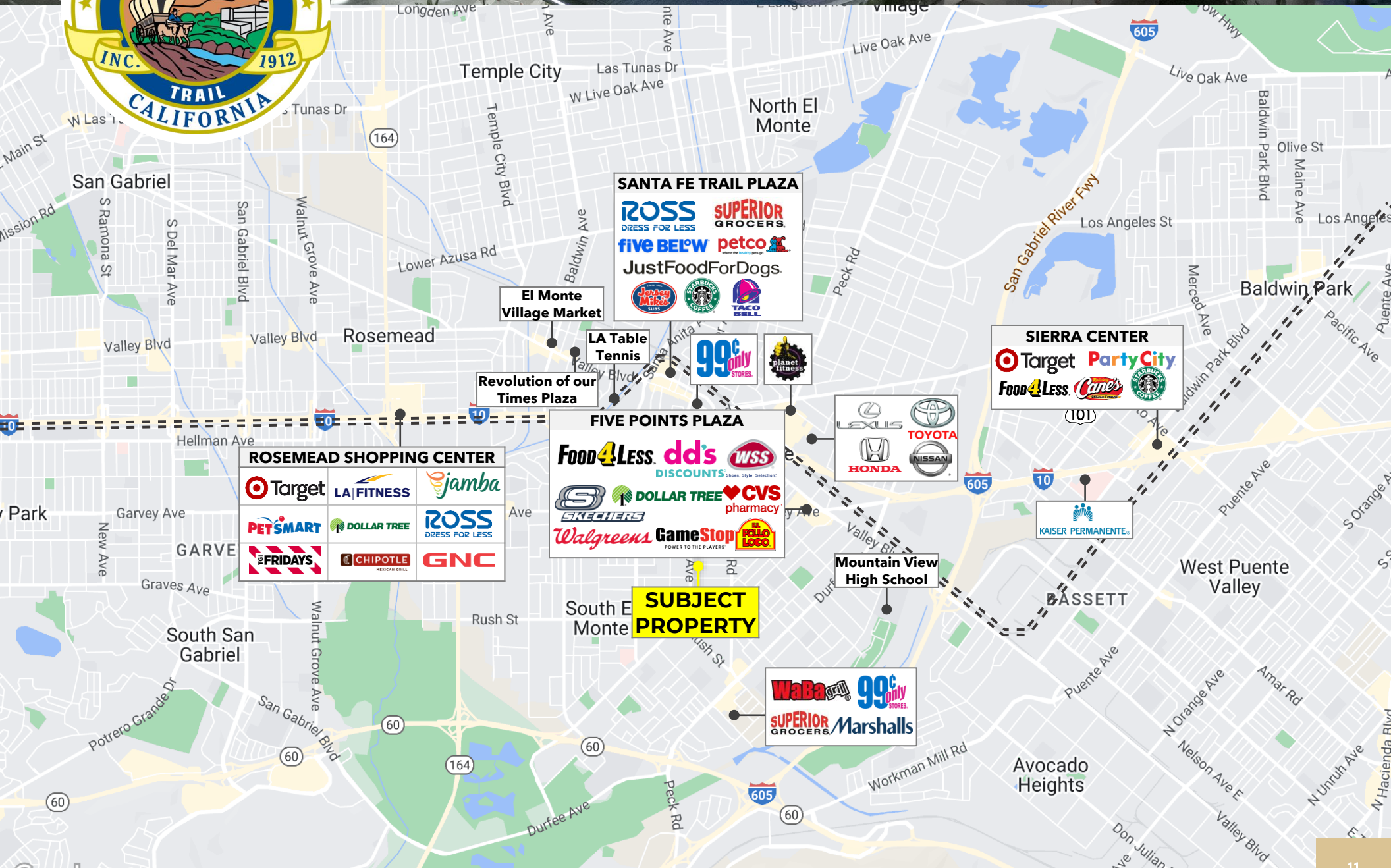
## Top Area Employers



CITY OF  
**EL MONTE**  
*California*



# EL MONTE ACCESSIBILITY



# Economic Development

The City, through its Community and Economic Development Department, continues to implement the initiatives of the Vision El Monte General Plan, which calls for targeted commercial and industrial development in key districts, mixed-use projects along designated corridors and the preservation of the residential neighborhoods.

Several projects within the Gateway Specific Plan area are quickly moving forward. The City is currently reviewing the 580,000 square foot "Vine" project. This highly anticipated project will include a Marriott Residence Inn Hotel, a 24 Hour Fitness Center, a multiplex cinema and a variety of other retail and entertainment uses.

# Key Industries

INDUSTRIAL & COMMERCIAL



REGIONAL TRADE



DISTRIBUTION SERVICES



OIL & ENERGY



TRANSPORTATION



REAL ESTATE



MANUFACTURING

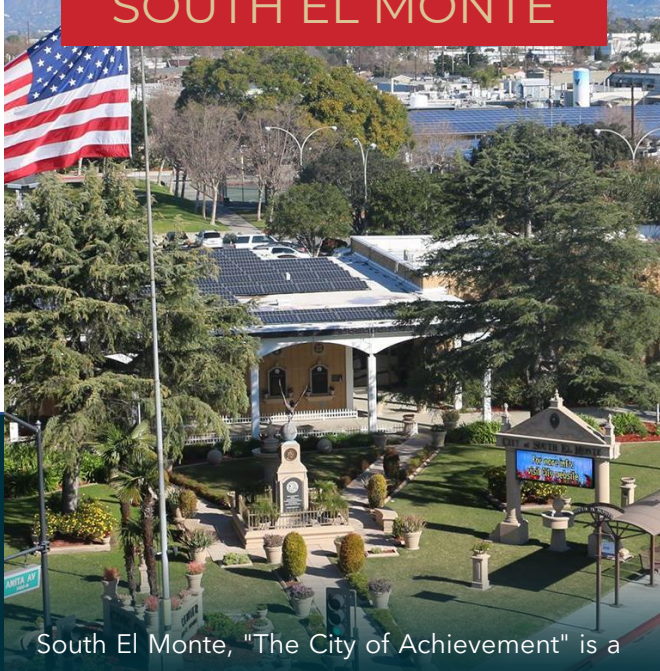


TECHNOLOGY



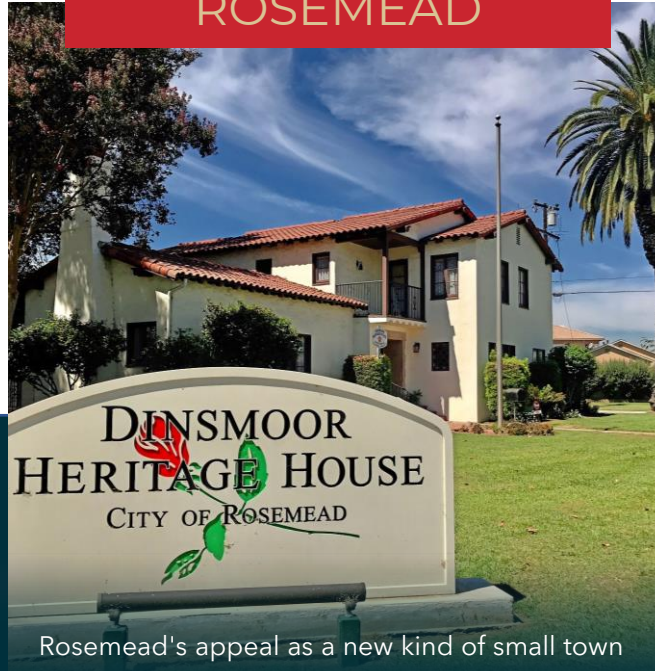
# SURROUNDING COMMUNITIES

## SOUTH EL MONTE



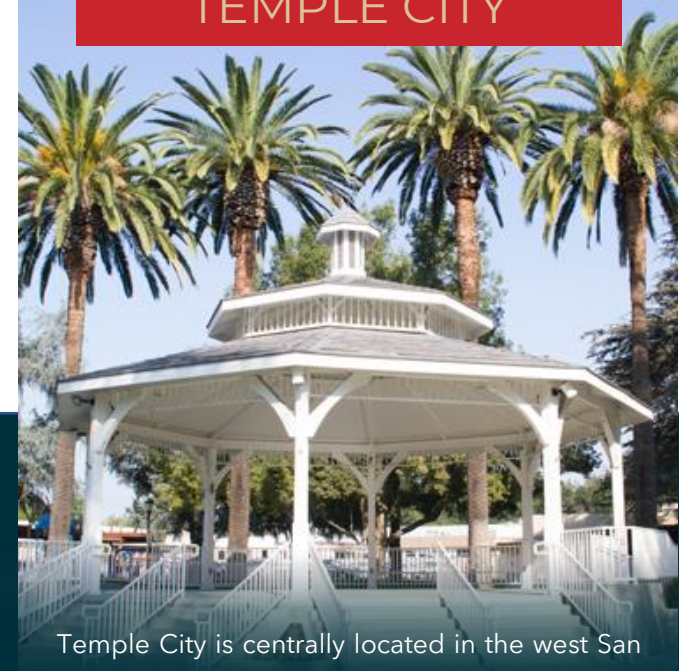
South El Monte, "The City of Achievement" is a vibrant and thriving community, located in the heart of the San Gabriel Valley, just minutes from downtown Los Angeles. South El Monte was incorporated into a city in 1958 with a population of 3,900, and is now home to more than 20,000 residents with a daytime population of over 44,000, as workers from various business industries stream into the city limits, every morning.

## ROSEMEAD



Rosemead's appeal as a new kind of small town in the heart of an urban environment is accomplished by honoring tradition, uniting in diversity, and evolving for the future. This is evident in Rosemead's Key Organizational Goals which aim to: improve public areas including infrastructure and community facilities.

## TEMPLE CITY



Temple City is centrally located in the west San Gabriel Valley, approximately five miles southeast of Pasadena and 13 miles east of downtown Los Angeles. The community is predominantly residential with two major commercial arterials (Las Tunas Drive and Rosemead Boulevard) and a downtown district.



# Los Angeles County

## CALIFORNIA

Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

### TOP EMPLOYERS

### # OF EMPLOYEES

KAISER PERMANENTE	6,184
SONY PICTURES STUDIOS, INC.	4,600
CBS BROADCASTING	3,500
CALIFORNIA MEDICAL CENTER	3,000
HBO	1,650
CENTINELA HOSPITAL	1,500
TBWA/CHIAT/DAY	1,300
RALPHS	1,206
CEDARS-SINAI	1,201
JH DESIGN GROUP	1,000



# LA County MSA



**10,441,080**

POPULATION



**\$807B**

2019 GROSS COUNTY PRODUCT



**\$65,006**

MEDIAN HH INCOME



**\$3.31 MILLION**

2019 HOUSEHOLDS



**2.8%**

GCP GROWTH



**Management**

TOP OCCUPATION

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2020. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km<sup>2</sup>), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.

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