

Listed Exclusively by:

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# FOR SALE MOB

*3419 TYLER AVE EL MONTE, CALIFORNIA 91731*



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# MOB *El Monte, California 91731*

## Executive Summary

OCCUPANT:	Owner/User
CURRENT USE:	Medical Office Building
BUILDING TYPE:	Single Tenant / possible dual
CITY:	El Monte, CA 91731
COUNTY:	County of Los Angeles
LOCATION:	3419 Tyler Avenue
AGE:	Built in 1998
BUILDINGS SIZE (3):	3,801 Square Feet (Tax Assessor)
LAND SIZE:	75' x 121' or 9,080 Square Feet
TAX PARCEL NUMBER:	8579-012-017
ZONING:	City of El Monte C-3 (Commercial 3)
OFFERING PRICE:	\$1,995,000
PRICE PER SQUARE FOOT:	\$524.86
SALE TYPE:	Standard / Non - Contingent Seller

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## • **Property Description:**

Rare on market - Ideal Medical Office Building. Medical Building is approximately 3,800+- square feet with 3000+- square feet being Ground Level and 800+- square feet being 2<sup>nd</sup> Level.

- Ground Floor is comprised of:
  - Large Front Office and Reception Area,
  - Large Waiting Room with Double Door Entry off Parking Lot,
    - Two ADA Restrooms,
    - Nursing Station,
    - 12 Exam Rooms, 9 with Wet Sinks,
  - Measure Station, Spiro Station & Isolation Room
  - Second Level of 800 Square Feet consist of:
    - Large Private Physician Office,
  - Several Staff Private Offices with Restroom with Shower,
    - Employee Lunch/food eating area.
- Building equipped with Fire Sprinklers throughout, Fire Alarm and Security Alarm.
  - Commercial Zoned Lot (C-3) of 75'x121' (9,080 Sq.Ft.)
  - 15 Exclusive Parking Stalls One (1) ADA Van Accessible-
    - 400 Amp power.
    - 85%-90% SBA Owner-User Financing Available.
- *Promo by Wells Fargo- Limited-time offer: 3.99% fixed interest rate for the initial 12 payments of an SBA commercial real estate loan.*
  - Ask agents for Promo Brochure with loan details.

## Location Description:

City of El Monte-County of Los Angeles. Central El Monte City location. Close by 10 Freeway.  
Very few Property sales in this area. Small turnover.

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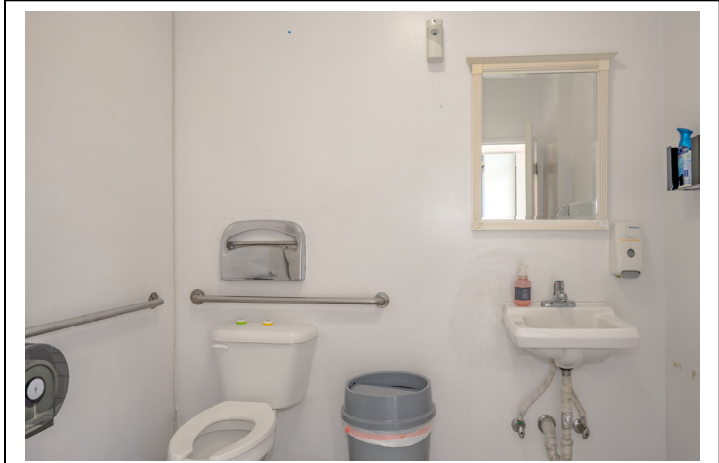
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## **ABOUT EL MONTE:**

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. El Monte also has an ethnically diverse and dynamic population with 72% Hispanic, 18% Asian, and 7% White.

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. Other business tools include business financing through Grow El Monte, a pro-active Chamber of Commerce, and a Recycling Market Development Zone. Several trade and professional colleges are also located in the city, providing workforce education to support local businesses.

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

In addition, the appearance of our neighborhoods has greatly improved, partly due to various programs offered by the City, and partly due to the growing pride and awareness of our residents that El Monte is a great place to live, work, and play.....*City of El Monte*

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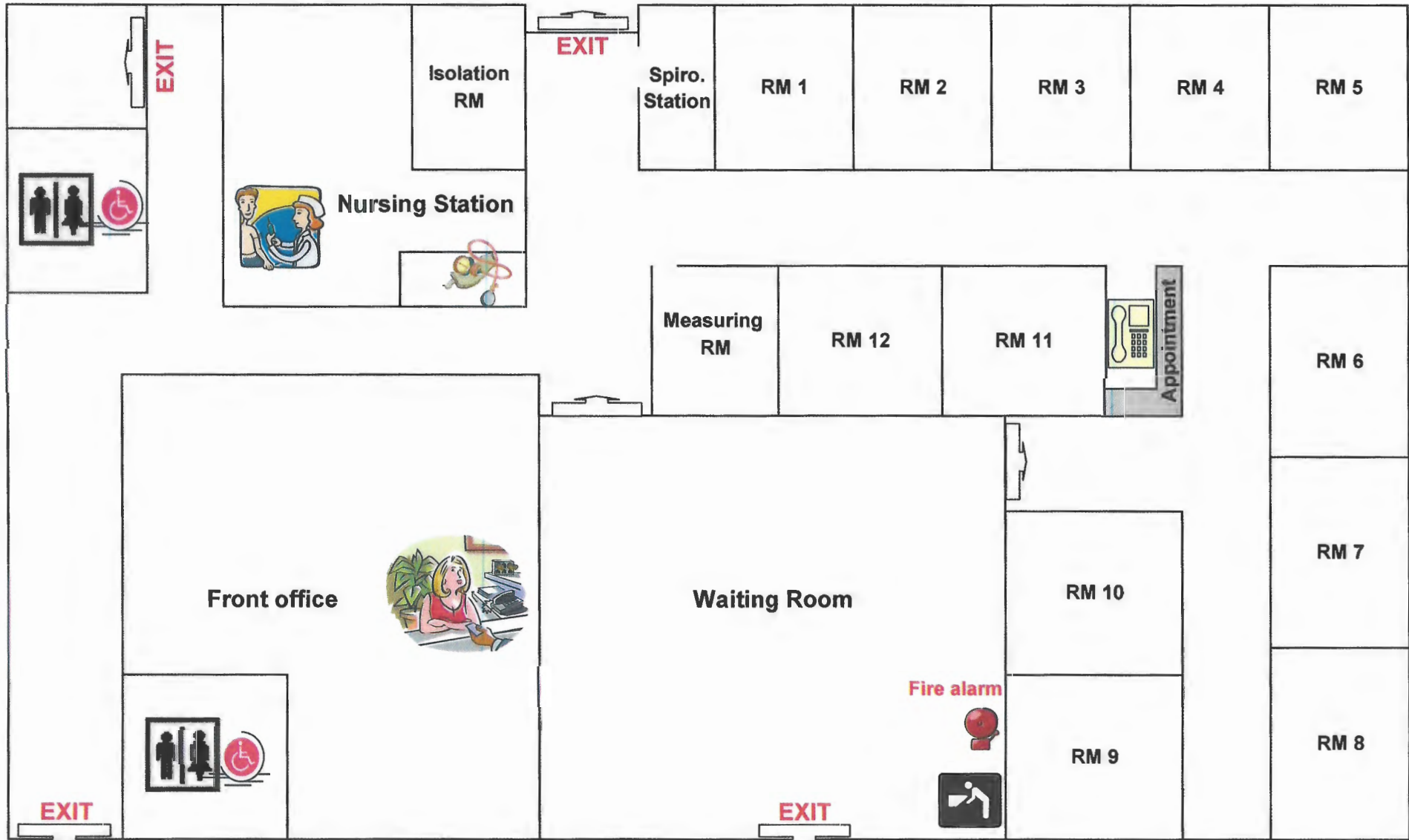
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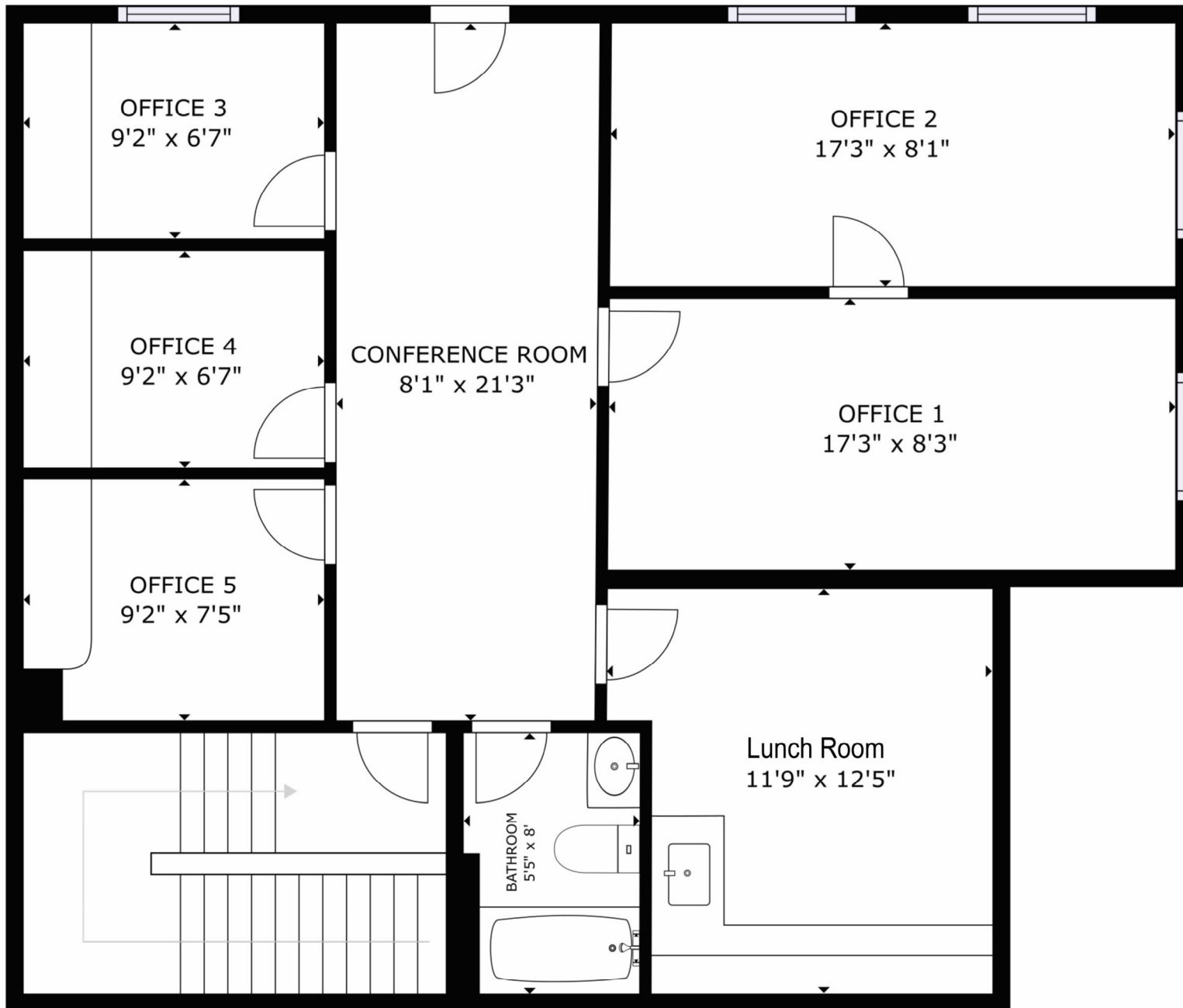


# GROUND LEVEL FLOOR LAYOUT



**PARKING LOT AREA**

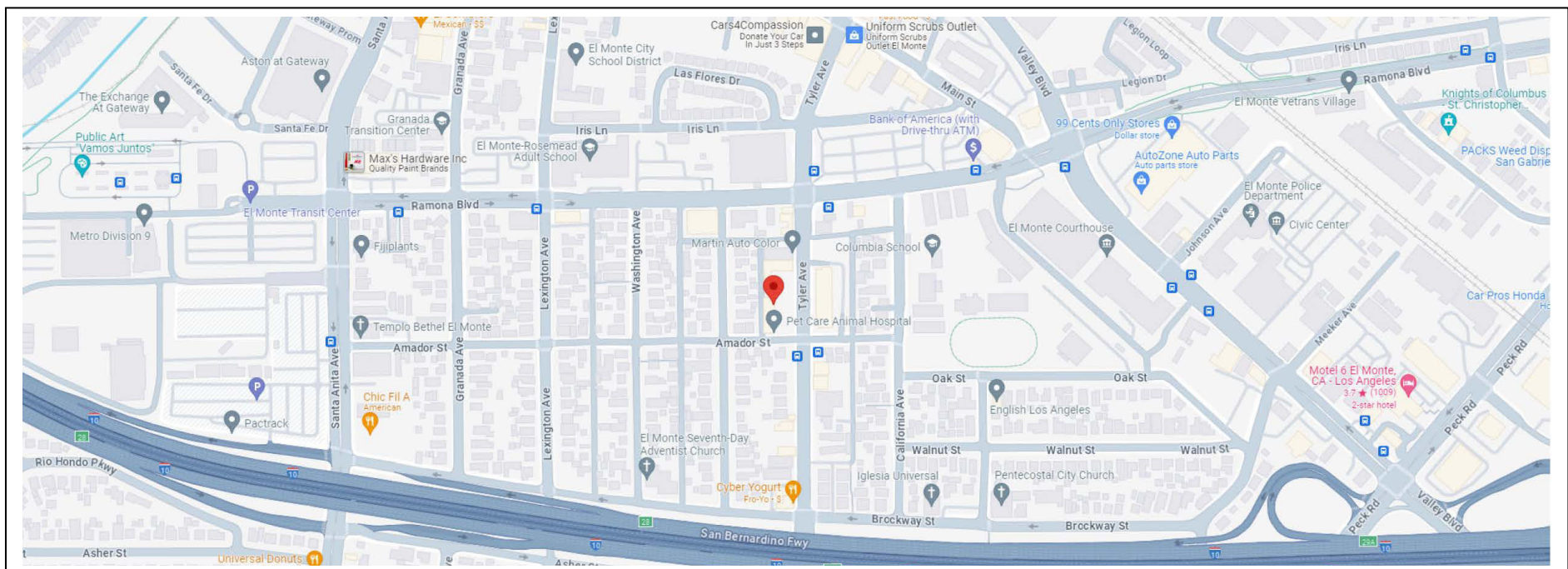
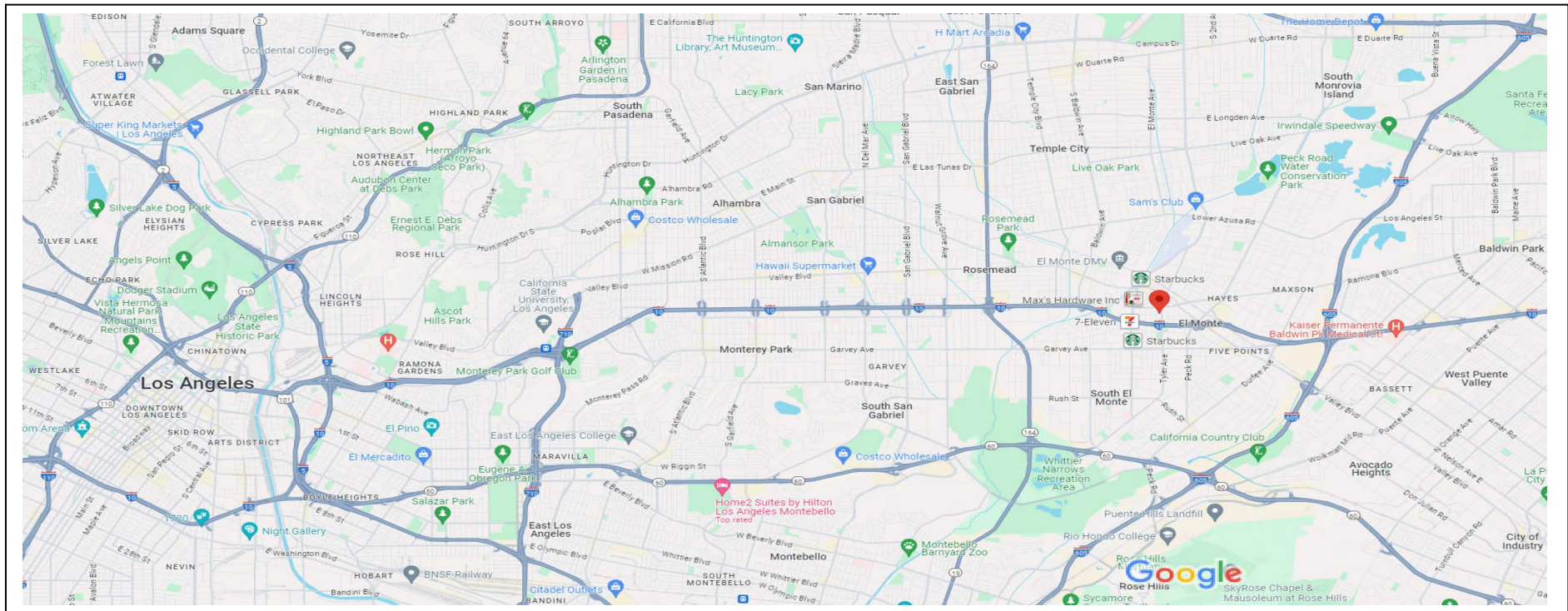
**TYLER AVENUE**



**3419 Tyler Ave., El Monte (Second Floor)**

GROSS INTERNAL AREA  
FLOOR 1: 964 sq ft  
TOTAL: 964 sq ft

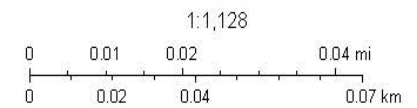
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# ArcGIS Web Map



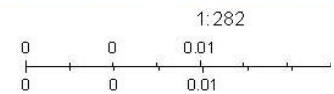
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ArcGIS Web Map



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Bureau of Land Management, Esri,  
INCREMENT P, NGA, USGS

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