



11624 Garvey Ave, El Monte, CA 91732

\$18.60/SF/YR

\$1.55/SF/MO

Mixed / Multiuse Store for rent

Retail | Single tenant | 900 sq. ft.



Stan Lam
626.532.7826

Listing Added: 01/23/2023

Listing Updated: 01/25/2023

Building Details

Property Type

Retail, Office, Restaurant

Subtype

Medical Office, Coworking, Creative Office

Tenancy

Single

Total Building SQFT

900

Vacant SQFT	900
Land Acres	0.183
Lot Size (sq ft)	7,994
Class	C
Year Built	1947
Year Renovated	0
Buildings	1
Stories	1
Taxes (cost per SQFT)	\$0
Total Parking Spaces	0
Power	yes
Elevators	No
Cross Street	La Madera Ave.
Zoning	Mixed/Multiuse Zoning District
County	Los Angeles County
Submarket	Los Angeles
Submarket Cluster	LA County

Building Description

Please do NOT disturb tenant. The unit is currently rented until the end of this January 2023. The unit has 2 private restroom. There is another \$155 per month charge for utilities for a total of \$1550. This is legally 2 units, but the 2 units are rented together. We might consider renting the unit's out separately for \$725 per side, plus \$75 utilities. The actual address of the property is 11624 and 11624 1/2 Garvey Ave., El Monte, CA. There is no assigned parking. There is only street parking. Security Deposit is \$2,000. According to city of El Monte Planning they said this address is considered mixed-multiuse zoning district, but you need to call them to confirm this. THIS IS STILL AVAILABLE. If you need more information please text or call me at 626.532.7826.

Building Location (1 Location)



Details

Listing Type	Direct
RSF	900 SF
USF	900 SF
Parking	Street Parking only
Rate (Per SF)	\$1.55 / SF / MO
Lease Type	Modified Gross
Lease term	Monthly
Total CAM (Per SF/MO)	\$0
Expense Rate (Per SF/MO)	\$0
Total Rate (Per SF/MO)	\$0
Total Monthly Rent	\$1,550
Days on Market	2 days

Building Photos (3 photos)



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 **Age Demographics**



 **Number of Employees**





Housing Occupancy Ratio



Renter to Homeowner Ratio

