



For Lease or Sale
3701 SANTA ANITA AVE
EL MONTE, CA



EXCLUSIVE LISTING AGENTS



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LOCATION HIGHLIGHTS

- **Strategic Corner Opportunity with Excellent Potential**
 - Less than half a mile away from 10 freeway
 - Major signalized corner with multiple points of access and visibility
 - Potential with both sale and leasing provides ultimate flexibility
- **Dense Demographics within a Growing Market**
 - Over half a million people in a five-mile radius
 - Multiple recently opened new developments, along with future development leading to a revitalized retail corridor
 - Strong traffic counts of 50,000 VPD (\pm 25,000 VPD on Valley Blvd and \pm 25,000 VPD Santa Anita) and over 210,000 VPD on the 10 freeway
 - Major investment in the area with Santa Fe Trails, El Monte Transit Center, and Gateway Transit Oriented Development provides natural market hedges



PROPERTY INFORMATION



ADDRESS

3701 Santa Anita Ave



LOCATION

El Monte, CA



ZIP CODE

93618



YEAR BUILT

1985



SQUARE FOOTAGE

± 4,060 SF



LOT SIZE

± 17,115 SF

1-MILE DEMOGRAPHICS

POPULATION



29,190

AVERAGE HOUSEHOLD INCOME



\$56,401

NUMBER OF HOUSEHOLDS



7,738

DAYTIME POPULATION



22,214

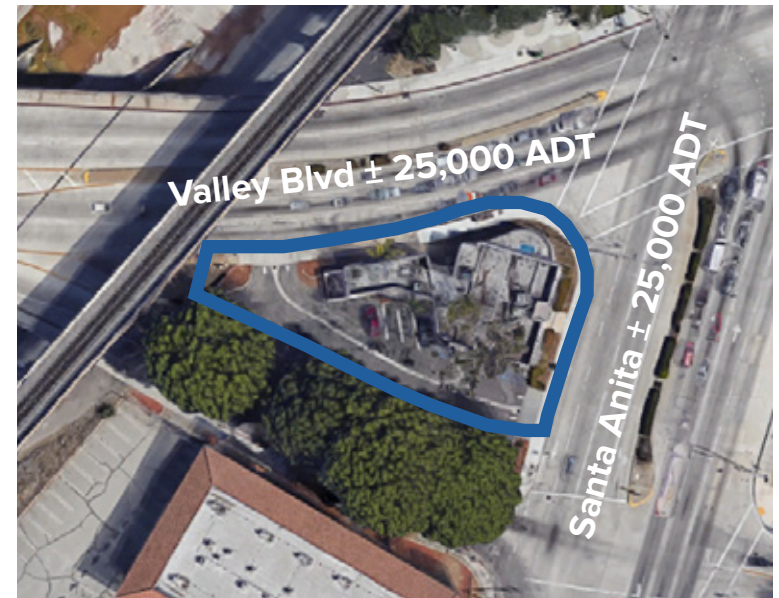
FINANCIALS

LIST PRICE

Negotiable

RENTAL RATE

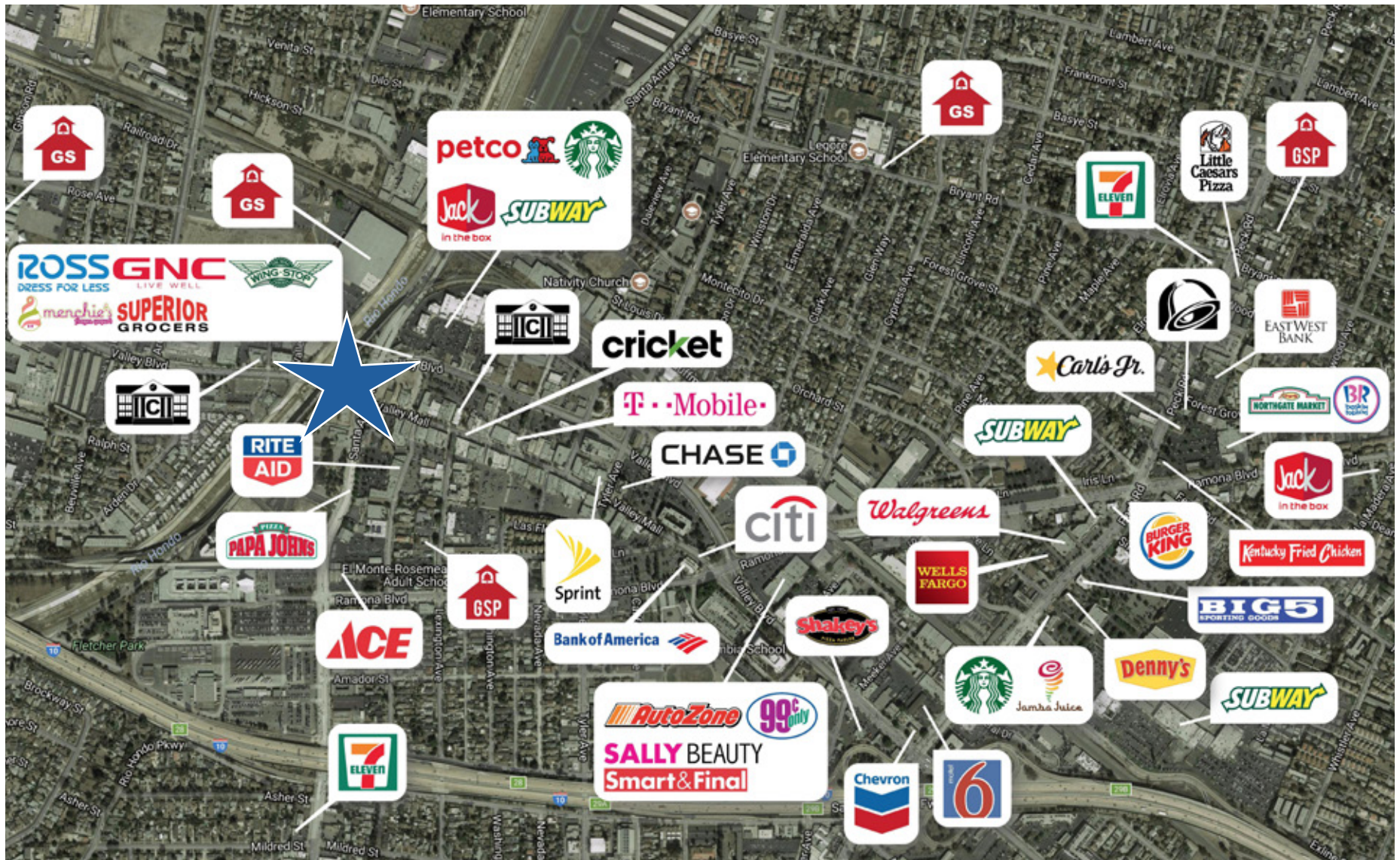
Negotiable



SITE PLAN



SURROUNDING TENANTS



SURROUNDING RETAIL



DISTANCE TO SANTA FE TRAIL PLAZA: 0.1 MILES

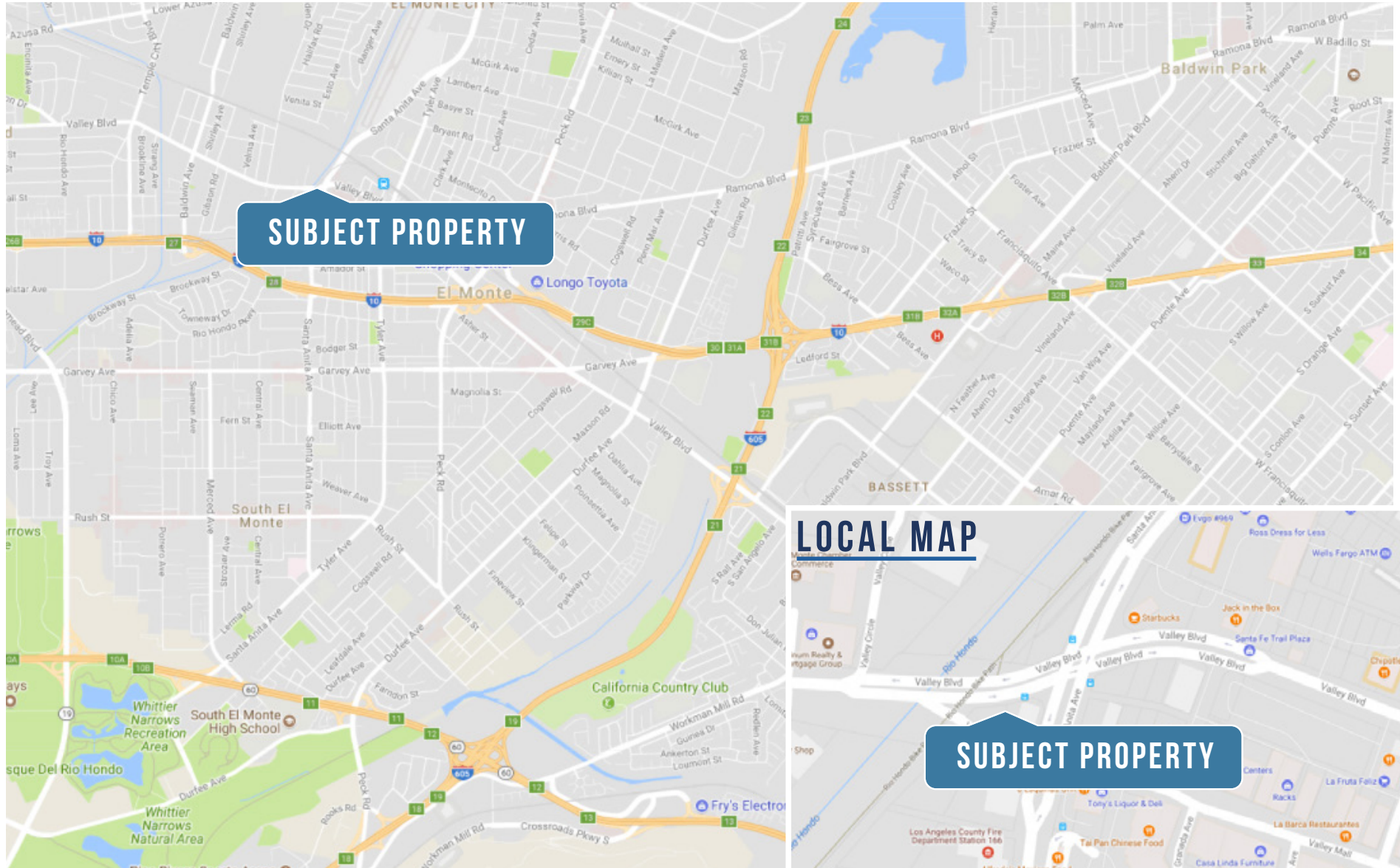
Superior Grocer
Subway
Starbucks

Chipotle Mexican Grill
Ross
Petco

Del Taco
Jack in the box
Wingstop



REGIONAL MAP



EL MONTE, CA

El Monte is a residential, industrial, and commercial city in Los Angeles County of Southern California, the United States. The city lies in the San Gabriel Valley east of the city of Los Angeles.

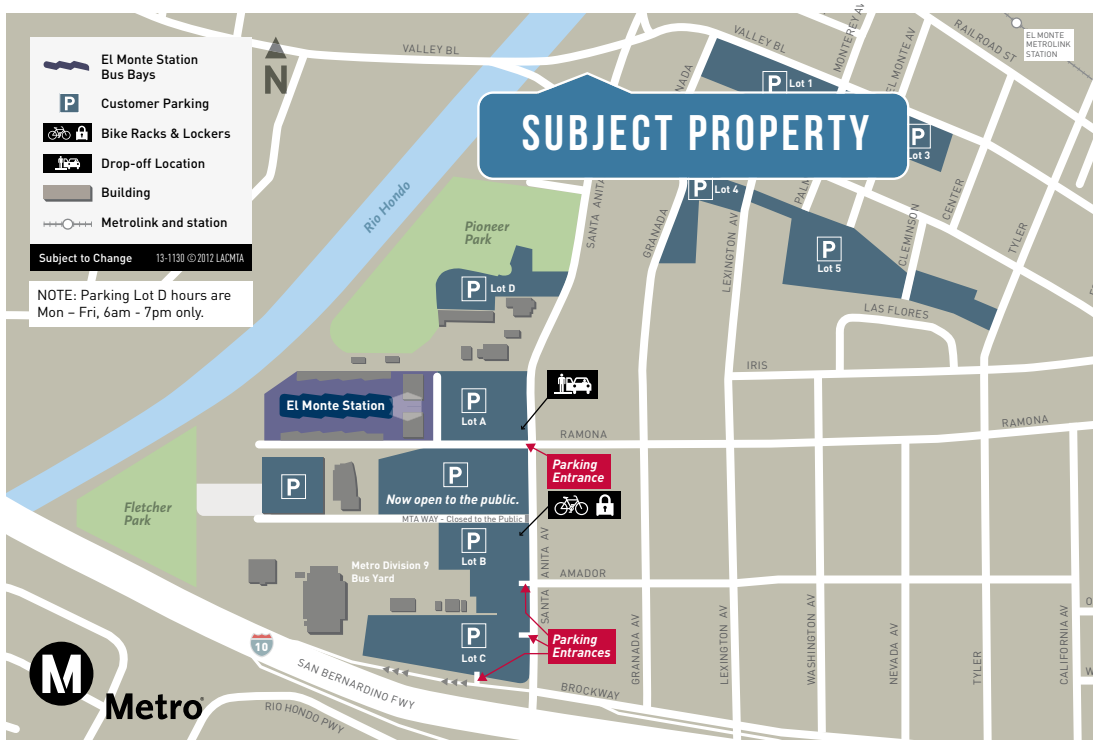
Located approximately 12 miles east of downtown Los Angeles, El Monte is the hub of the San Gabriel Valley, where two major freeways – Interstates 605 and 10 – intersect and is the ninth largest city (out of 88) in Los Angeles County with a population of approximately 120,000. The land uses within its 10 square mile area are 58 percent residential, 11 percent retail, 10 percent industrial, 7 percent office/retail, and 14 percent other of amenities.

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.



DOWNTOWN REVITALIZATION



In an effort to draw more investment to its Downtown area, the City of El Monte is considering a new specific plan that would facilitate the construction of dense multifamily housing and pedestrian-oriented developments.

The “Downtown Main Street Transit-Oriented Development Specific Plan,” funded by a grant from Metro, encompasses an approximately 115-acre area bounded by the Rio Hondo River, Santa Anita Avenue, Ramona Boulevard and the Metrolink right-of-way. A full buildout of the the plan area could generate up to 2,200 residential units and 500,000 square feet of commercial space by the year 2035.

The existing Valley Mall is to be renamed Main Street, in recognition of its status as the historic commercial corridor of Downtown El Monte. The Main Street Sub-Area, already home to a number of “mom-and-pop” shops and restaurants, is being reenvisioned with vertical mixed-use development featuring residential uses or offices about ground-floor commercial space.



EL MONTE VETERANS MEMORIAL & BIKE PATH



Just a few months ago, the city of El Monte, the county of Los Angeles and Metro opened access to the station for bicycle riders via the Rio Hondo Bike Path. For the first time, a person can ride on a dedicated bikeway from as far away as Long Beach or as near as Temple City and Arcadia to the new bus station without traveling on a highway.

Metro included an indoor “Bike Hub” that gives bike riders access to secure lockers and enables them to buy a spare tube or other accessories for the ride.

Eventually, a pathway and short S-curve was built, leading bicycle riders from the Rio Hondo Bike Path to the west side of the station at the rear of the bus terminals. Marked lanes and green signs direct bicycle riders to the front, where there are bicycle racks and the Bike Hub store.

The city recently unveiled a \$26,000 statue dedicated to military veterans at the corner of one of its busiest intersections.

What used to be known as Gateway Park, at the northwest corner of the intersection of Santa Anita Avenue and Valley Boulevard, is now Veterans Memorial Park, bearing the flags of the five major military branches. Now the park also features a bronze statue of a soldier kneeling before a battle cross — a helmet, rifle and boots, arranged to honor fallen soldiers.

In addition to building Veterans Memorial Park, the city is also working with nonprofit organizations to build affordable veterans housing in the city.





LOS ANGELES MSA

Los Angeles is the third largest metropolitan economy in the world, with a population of 13 million and a GDP of over \$700 billion. L.A.'s rise to global prominence in such a short time is a testament to the can-do spirit of its residents and businesses, and to a culture of thinking big. Los Angeles has always been an incubator of new ideas, and the scale of its economy reflects the impact that L.A.'s brand of creativity and innovation has had on the world. And it's a way of thinking that cuts across industries.

The Los Angeles economy is exceptionally diversified, with established industry clusters ranging from Aerospace, entertainment, and fashion to biomedical services, consumer products, and tourism.

± 18.6 MILLION

CSA Population

\$700 BILLION

GDP

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2000 Census	29,116	237,239	568,966
2010 Census	27,994	236,943	571,481
2017 Estimate	29,190	244,395	589,115
2022 Projection	30,293	252,129	607,519
Growth 2010 to 2017	4.27%	3.15%	3.09%
Growth 2017 to 2022	3.78%	3.17%	3.12%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	7,331	62,504	161,009
2000 Census	7,147	61,056	158,385
2017 Estimate	7,738	64,722	166,343
2022 Projection	8,082	66,925	171,805
Growth 2010 to 2017	5.55	3.55	3.31
Growth 2017 to 2022	4.45	3.40	3.28

INCOME	1-MILE	3-MILE	5-MILE
\$ 0 - \$14,999	1,007	6,960	15,936
\$ 15,000 - \$24,999	1,297	9,074	19,382
\$ 25,000 - \$34,999	1,021	7,595	17,278
\$ 35,000 - \$49,999	1,376	10,017	22,653
\$ 50,000 - \$74,999	1,246	10,961	28,462
\$ 75,000 - \$99,999	725	6,967	19,883
\$100,000 - \$124,999	393	4,709	14,329
\$125,000 - \$149,999	299	2,943	9,093
\$150,000 - \$199,999	217	2,917	9,640
\$200,000 - \$249,999	72	1,148	4,126
\$250,000 - \$499,999	68	1,126	4,222
\$500,000+	16	305	1,339
2017 Est. Average Household Income	\$56,401	\$68,693	\$79,287
2017 Est. Median Household Income	\$40,535	\$47,862	\$56,110

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **Vacant Building** located at **3701 Santa Anita Ave, El Monte, CA 98503**. It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Leasing Package for the Property, you agree:

1. The Leasing Package and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Leasing Package or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Leasing Package.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™

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