

EXCLUSIVE LISTING - Pacific PLACE

10503-10507 Valley Blvd., El Monte, CA 91731



Property Overview

Price	\$12,800,000 \$11,000,000
Year Built/ Renovated	1973 / 2000
Building Size	±90,243 SF assessor
APN	8575-024-046
Lot Size SF	±122,449 SF
Lot Size Area	±2.81 ACRES
Zoning	EMM2
Number of Buildings	3
Frontage	±320 ft on Valley Blvd.
Traffic Count	±24,660 CPD

PRICE REDUCTION: \$12,800,000 \$11,000,000

Value-Add Business Complex, ±320ft Frontage on Valley Blvd.
SIGNIFICANTLY BELOW REPLACEMENT COSTS (\$122/SQFT)!
SELLER FINANCING AVAILABLE

Investment Highlights

- **SELLER FINANCING AVAILABLE (3-year interest only, 65% LTV!)**
- Located in an extremely strong commercial area on VALLEY BLVD, one the main retail corridors and major thoroughfares in San Gabriel Valley
- One of the lowest Price/SF on VALLEY BLVD
- Bordered by the City of Arcadia, Temple City and Rosemead
- More than ±\$720 million in projects are under discussion or development in the immediate area, especially along Valley Blvd.
- Directly behind the proposed El Monte Walmart Site; Close proximity to Magellan Gateway on Temple City Blvd. (±501,000 SF business park development) and HILTON GARDEN INN on Valley Blvd.
- Property is in a Foreign Trade Zone which offers significant benefits for the right tenant

- Significant rental upside through lease up
- Excellent repositioning opportunity for value-add investors
- Excellent access to 2 major freeways in San Gabriel Valley (FWY 10 and FWY 605)

Property Highlights

- Wide ±320 feet frontage on Valley Blvd (traffic count: ±24,660 vehicles per day), complete with ±50 ft high (possibly higher) monument sign
- Three stand-alone commercial buildings that provides flexibility of use
- Largest building (10505) has roll-up door in the back and side; some units are flex space
- Great Commercial area with space for many different sized businesses
- Large lot size with ample parking

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Executive Summary

The Growth Investment Group is proud to present Pacific Place Business Complex for sale. Pacific Place is a commercial office plaza located in the city of El Monte. The property has a wide ± 320 foot street frontage on the highly desirable Valley Blvd. Valley Blvd is considered the main and prime retail corridor for several cities (Alhambra, San Gabriel, Rosemead, and El Monte) in San Gabriel Valley and the flow of foreign capital and local investments have spurred rapid growth and new development in the past decade. The property has a ± 50 ft (possibly higher) high monument sign that provides additional exposure. The traffic count for this location is averaging $\pm 24,660$ vehicles per day.

The complex is situated on over 2.81 acres of land (122,449 SF) in the Foreign Trade Zone, which provided an array of benefits for the business located on the zone, making it an ideal location for import/export businesses. It consists of 3 commercial buildings with shared parking area. Building 10503 is a $\pm 11,453$ SF single-story office building that is occupied by a single tenant on a long-term lease. Building 10505 is a $\pm 49,987$ SF two-story office building that is currently leased to multiple tenants. The north and east side of this building have loading docks with roll-up door. Building 10507 is a $\pm 25,223$ SF two-story office building that is leased to multiple tenants.

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