

2740 Santa Anita Ave, El Monte, CA 91733



OFFERING MEMORANDUM

Exclusively Listed By:

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Table of Contents

SECTION 01. EXECUTIVE SUMMARY

Summary
Property Photos
Aerial Photos
Regional Map
Local Map

SECTION 02. MARKET OVERVIEW

City of El Monte
Demographics

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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of:

2740 SANTA ANITA AVE, ELMONTE, CA 91733 ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.

01.

Executive Summary

Summary

Subject Property:	2740 Santa Anita Ave El Monte, CA 91733
Year Built:	1968
Building Area:	2,464 SF
Lot Size:	6,280 SF
Assessor's parcel number:	8104-013-005
Zoning:	EMC3*
Price:	\$780,000
Per SF	\$317



Summary

Investment Highlights

- Very close proximity to major intersection (Garvey Ave and Santa Anita Ave)
- Close proximity to restaurants, grocery stores, banks, post office, parks, schools and public transportation
- High ceilings
- Turnkey property - recently renovated
- Option to split into 2 units

Property Highlights

- Less than 1 mile away from El Monte Station (Metrolink, Metro Silver Line, Foothill Transit, Greyhound, and El Monte Transit)
- Property has been owned for over 42 years
- Currently vacant – Suitable for owner user or investment property
- Superb visibility on high traffic street (Santa Anita Ave)
- Front and rear entrance to building with parking in back



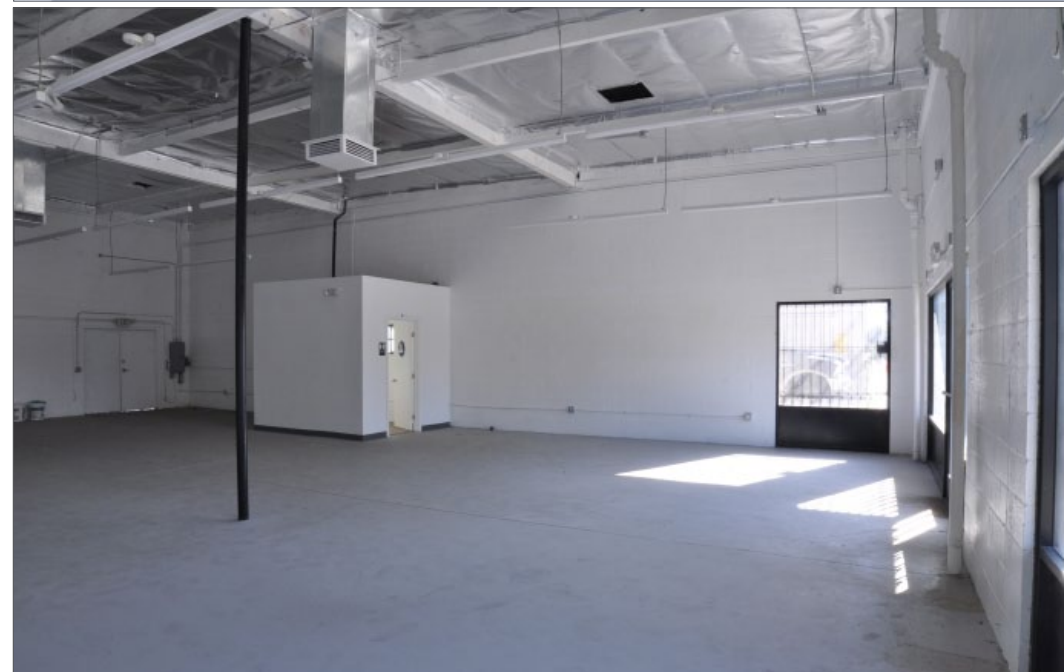
Summary

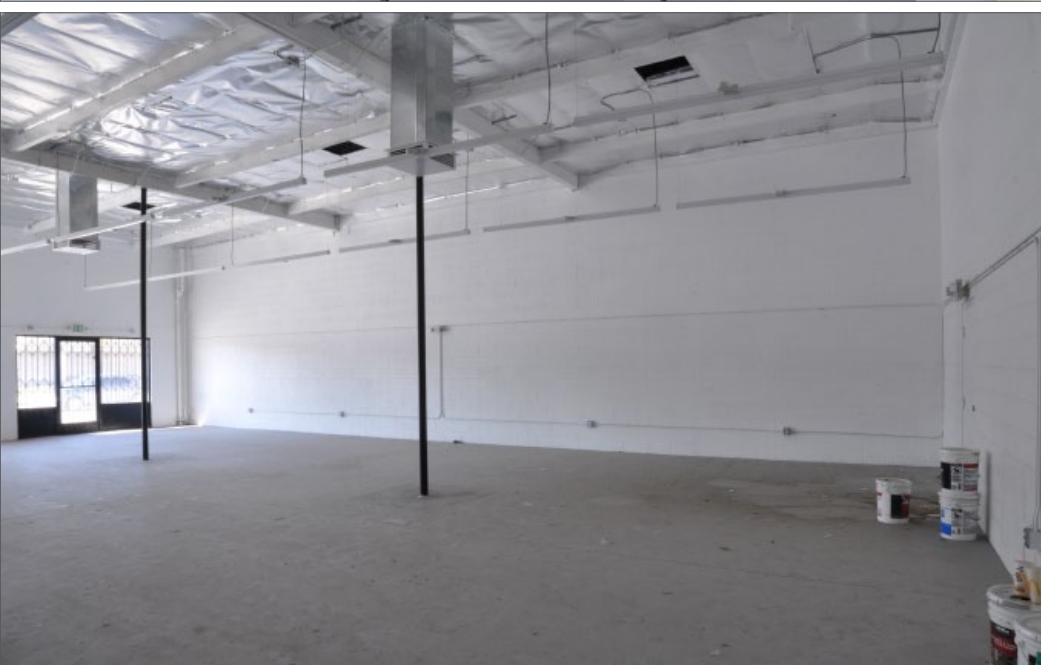
Executive Summary

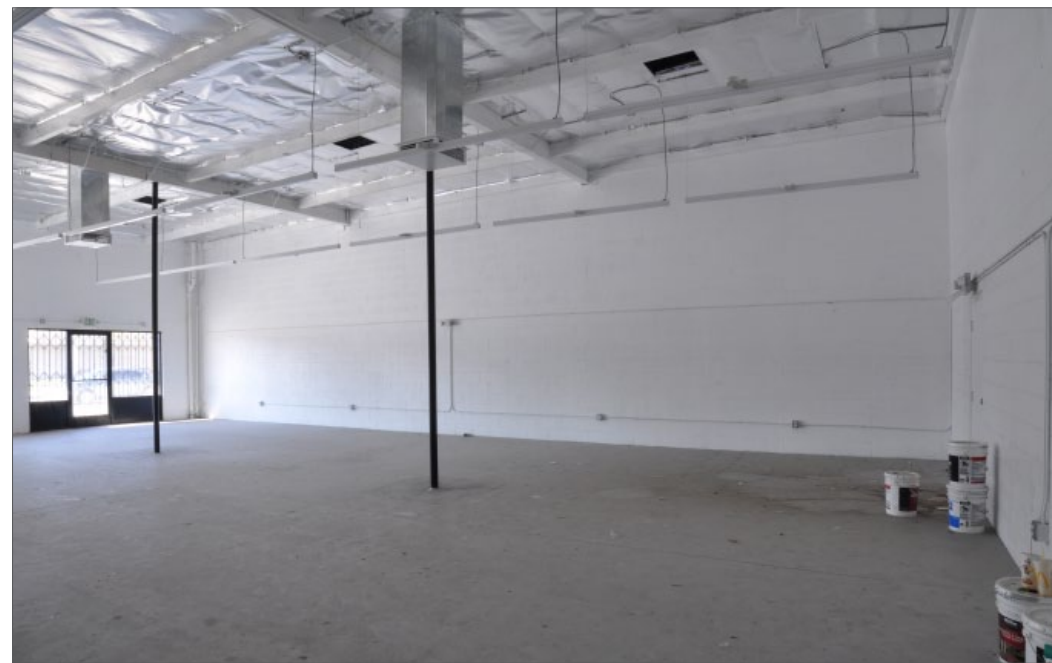
Growth Investment Group is proud to present 2740 Santa Anita Ave, a 2,464 square foot retail space in the city of El Monte. This property has been owned for over 42 years and will be great for an owner user, investment property, or 1031 exchange buyer. The property consists of the 2,464 square feet building and 6,280 square feet of land. This 1-story turnkey building was built in 1968 and has been recently renovated by the owner. The property is zoned EMC3* and can be split into 2 separate units.

Location, Access and Amenities

The property is located in an amenity rich area including restaurants, shops, tea houses, and entertainment. This building has great street visibility with $\pm 20,000$ CPD (cars per day) located 2 parcels away from the major intersection of Garvey Ave and Santa Anita Ave. This property has easy access to 3 major freeways (10 FWY, 60 FWY, and 605 FWY) and is also conveniently located less than 1 mile away from the largest bus only transit station west of Chicago (El Monte Station). El Monte Station also includes: Metrolink, Metro Silver Line, Foothill Transit, Greyhound, and El Monte Transit.







2740 Santa Anita Ave, El Monte

Aerial Photos



2740 Santa Anita Ave, El Monte

Aerial Photos



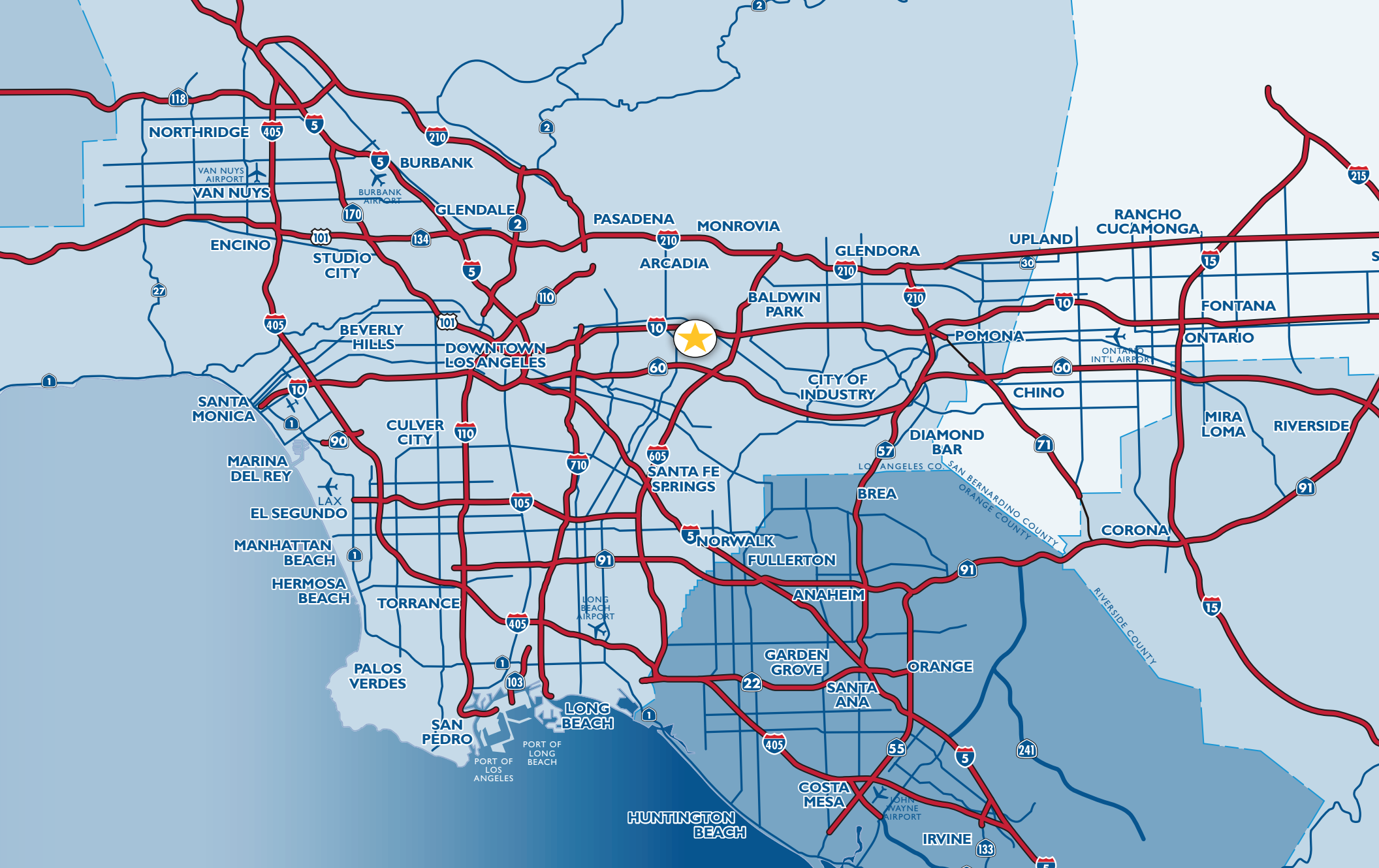
2740 Santa Anita Ave, El Monte

Aerial Photos



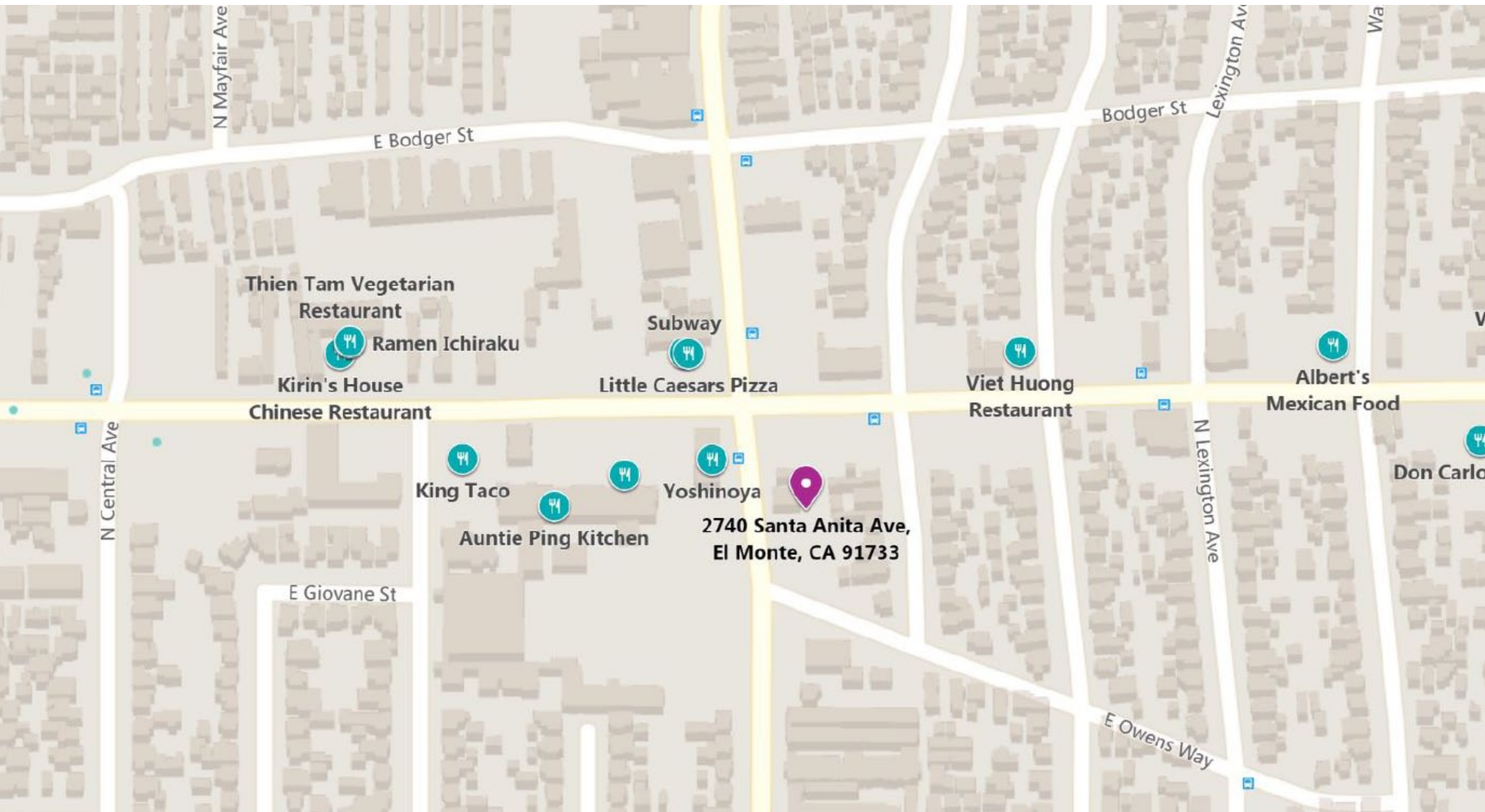


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2740 Santa Anita Ave, El Monte

Local Map



Market Overview

Market Overview: El Monte

EL MONTE

El Monte is a residential, industrial, and commercial city in Los Angeles County, California, the United States. The city lies in the San Gabriel Valley east of the city of Los Angeles. El Monte is served by Metro, Foothill Transit, and the city-operated El Monte Transit. Metro's Silver Line ends at El Monte Station. Train service to El Monte is provided by Metrolink's San Bernardino Line, which stops at the El Monte station. Interstate 10 traverses El Monte. San Gabriel Valley Airport, a general aviation airport, is located in El Monte.

The top employers in the city are:

- El Monte City School District
- El Monte Union High School District
- Mountain View Elementary School District
- Longo Toyota-Lexus
- City of El Monte
- Gregg Industries
- Driftwood Dairy
- El Monte Adult School
- Spirit Honda
- San Gabriel Transit
- California Air Resources Board
- M.C. Gill

Education

The El Monte City School District contains 17 elementary schools: one serving grades K-4, one serving grades K-5, ten serving grades K-6, and six serving grades K-8. The district also administers four Head Start (preschool) sites, which are located at the elementary schools.

The Mountain View School District is a K-8 school district comprising ten elementary schools, one intermediate school, one middle school, an alternative education program for students in grades 5-8, and a Children's Center and Head Start/ State Preschool program. The district has an enrollment of 8,600 students.

SAN GABRIEL VALLEY FREE TRADE ZONE

The San Gabriel Valley became decidedly more international with the recent designation of two Foreign Trade Zone sites there by the Department of Commerce. Businesses operating in the zone are exempt from duties on reexported merchandise. If merchandise is sold domestically, no duty is paid until the goods leave the zone. Among other benefits, foreign and domestic merchandise in the zones can be stored, repacked, manipulated, manufactured, processed or otherwise altered or changed without duty.



Demographic & Income Profile (3 mile radius)

Summary	Census 2010	2018	2023			
Population	215,835	223,684	228,720			
Households	55,215	56,698	57,680			
Families	46,079	47,445	48,361			
Average Household Size	3.87	3.91	3.93			
Owner Occupied Housing Units	28,204	27,933	30,335			
Renter Occupied Housing Units	27,011	28,765	27,345			
Median Age	34.0	34.9	36.6			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.45%	0.82%	0.83%			
Households	0.34%	0.76%	0.79%			
Families	0.38%	0.76%	0.71%			
Owner HHs	1.66%	1.73%	1.16%			
Median Household Income	2.73%	3.25%	2.50%			
		2018	2023			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		5,957	10.5%	5,109	8.9%	
\$15,000 - \$24,999		6,734	11.9%	5,799	10.1%	
\$25,000 - \$34,999		5,914	10.4%	5,194	9.0%	
\$35,000 - \$49,999		8,340	14.7%	7,720	13.4%	
\$50,000 - \$74,999		10,210	18.0%	10,203	17.7%	
\$75,000 - \$99,999		6,670	11.8%	7,287	12.6%	
\$100,000 - \$149,999		7,486	13.2%	9,063	15.7%	
\$150,000 - \$199,999		3,226	5.7%	4,132	7.2%	
\$200,000+		2,162	3.8%	3,173	5.5%	
Median Household Income		\$52,388		\$59,943		
Average Household Income		\$70,949		\$83,364		
Per Capita Income		\$18,371		\$21,405		
	Census 2010		2018		2023	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,267	7.1%	15,030	6.7%	15,279	6.7%
5 - 9	15,299	7.1%	14,983	6.7%	14,459	6.3%
10 - 14	16,267	7.5%	15,503	6.9%	15,486	6.8%
15 - 19	17,114	7.9%	15,714	7.0%	15,146	6.6%
20 - 24	16,110	7.5%	16,310	7.3%	15,102	6.6%
25 - 34	30,942	14.3%	34,694	15.5%	33,657	14.7%
35 - 44	30,626	14.2%	29,505	13.2%	32,351	14.1%
45 - 54	28,603	13.3%	27,800	12.4%	27,787	12.1%
55 - 64	21,992	10.2%	24,569	11.0%	25,348	11.1%
65 - 74	12,616	5.8%	17,199	7.7%	19,574	8.6%
75 - 84	7,869	3.6%	8,660	3.9%	10,520	4.6%
85+	3,128	1.4%	3,718	1.7%	4,011	1.8%