

4007

FOR LEASE

BALDWIN AVENUE
EL MONTE, CA 91731



PRIME AUTO REPAIR BAYS ON A HIGH-TRAFFIC AVENUE

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WESTMAC
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LOCATION 4007 Baldwin Avenue, El Monte, CA 91731

AVAILABLE SPACE Three [3] adjacent mechanic's bays: ±1,500 sq. ft. (±750 sq. ft. & ±750 sq. ft.) includes: two [2] 4-post lifts, one [1] 2-post lift ±630 sq. ft. includes: one [1] 2-post lift, one [1] office, and one [1] bathroom.

RENTAL RATE \$2.85 per square foot, per month, gross

TOTAL LOT SIZE ±24,198 sq. ft. (0.56 acres)

LEASE TERM Three [3] to ten [10] years

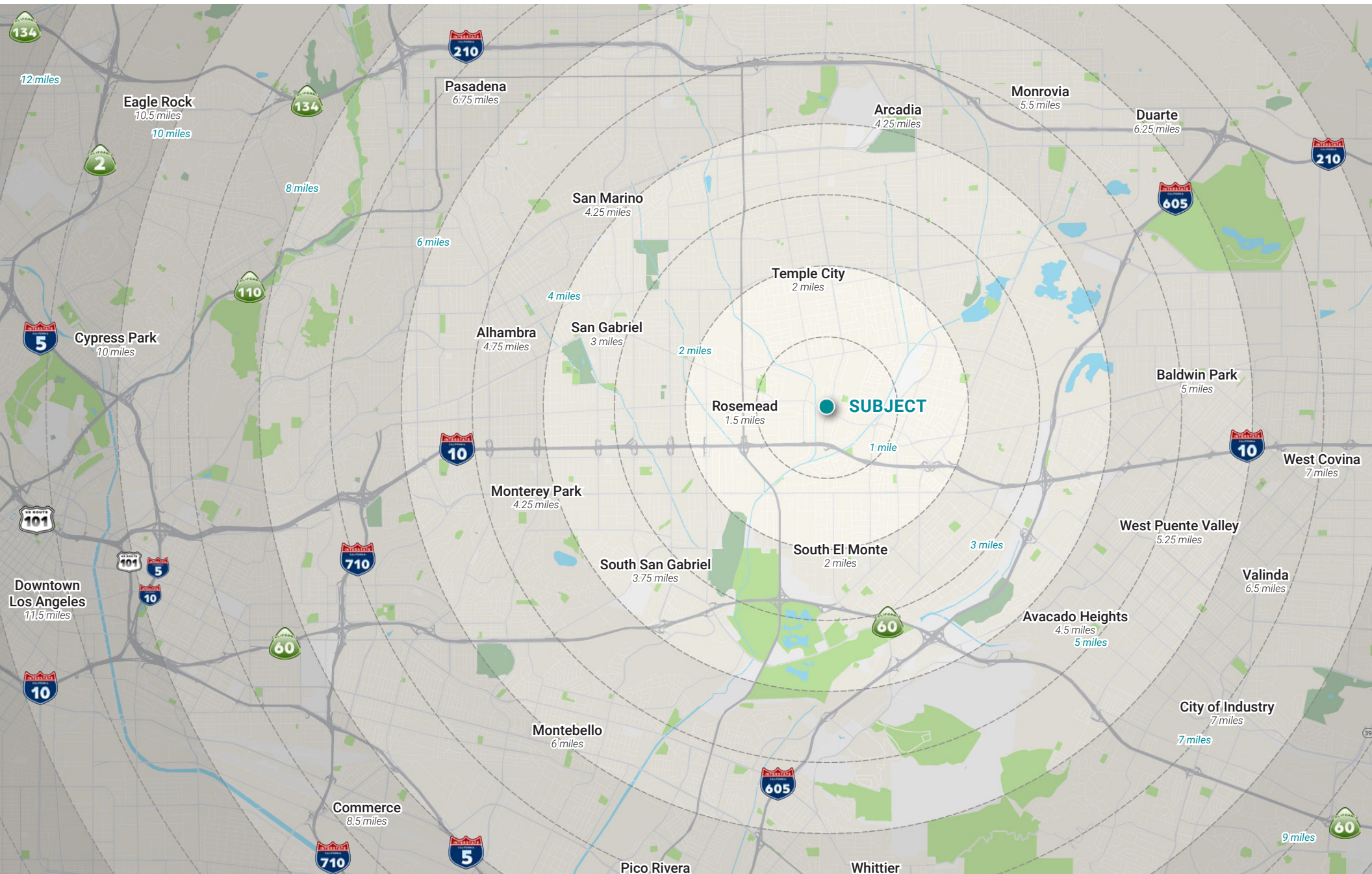
AVAILABLE Immediately

PARKING A total of six [6] parking spaces, with two [2] dedicated spaces for each Bay.

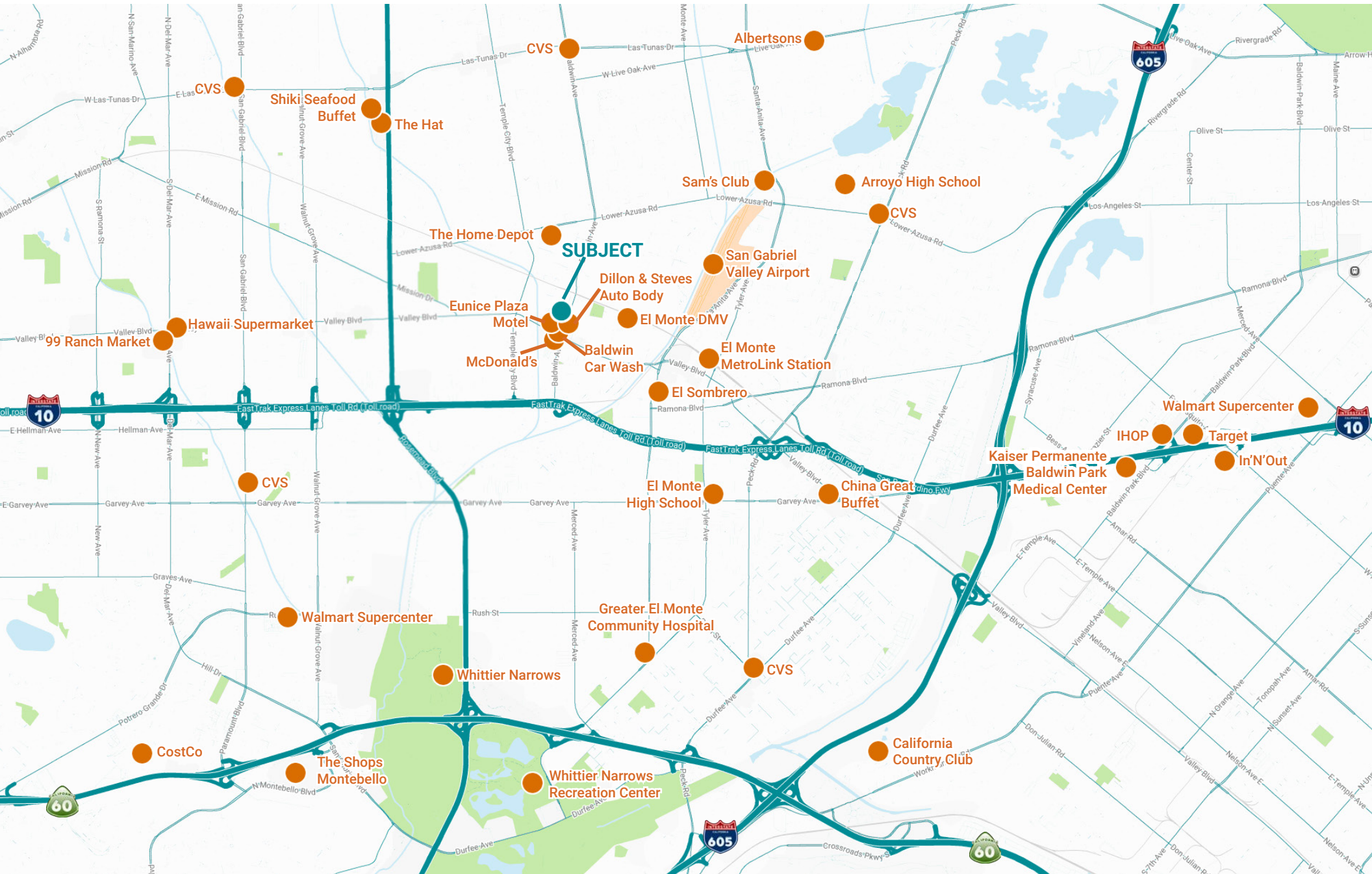
GATED Wrap around gate

YEAR BUILT 1981

Location Map



Amenities Map



Area Highlights



- » **TRAFFIC COUNT:** Baldwin Avenue & N Rose Avenue: approximately 28,000 vehicles per day. The property benefits from oncoming traffic from major nearby cities such as Pasadena and Arcadia.
- » Surrounded by complementary automotive services, the property offers excellent visibility and access.

The City of El Monte: El Monte, located about 12 miles east of downtown Los Angeles in the San Gabriel Valley, offers a prime location for businesses. The city is strategically connected by the 605, 10, and 210 freeways, making it easily accessible to neighboring cities such as Pasadena and Arcadia. This connectivity boosts visibility and convenience, allowing local businesses access to a robust customer base.

El Monte is a business-friendly city that provides various incentives to encourage growth and development. The city offers programs such as:

- » **Expedited Permitting:** Businesses benefit from a streamlined permitting process that reduces the time and cost associated with setting up operations.
- » **Business Tax Rebates:** Certain businesses may qualify for tax rebates, reducing the financial burden and making El Monte an attractive destination for new enterprises.
- » **Workforce Training and Hiring Incentives:** El Monte offers connections to workforce development programs that help local businesses train and hire skilled employees, reducing onboarding costs.

El Monte is committed to ongoing infrastructure improvements, including road expansions and public utility upgrades. The city's proactive approach to supporting business development, coupled with its affordability and central location, makes it an excellent place for businesses to establish, expand, and succeed.

Major Freeways:

- » **I-10 FWY:** Connects El Monte to downtown Los Angeles and other eastern cities.
- » **I-605 FWY:** Runs north-south, providing easy access to cities in the San Gabriel Valley.
- » **I-210 FWY:** Connects northern El Monte to Pasadena & Arcadia.

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Exclusively Listed by:



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