

FOR SALE

DISTRICT
REALTY GROUP

11747
Valley
Blvd

EL MONTE

FOR MORE INFORMATION PLEASE CONTACT

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DOWNTOWN LA
KELLER WILLIAMS REALTY

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DESCRIPTION

EL MONTE POTENTIAL DEVELOPMENT SITE

Address:	11747 Valley Blvd El Monte, CA 91732
APN#:	APN: 8565-012-018
Zoning:	C3
Price:	Negotiable
Building Size:	3,900 SF
Lot Size:	51,096 SF
Property Type:	Commercial Office
Property Use Type:	Investment
Occupancy:	100%
Tenancy:	Multiple

Potential development site in the city of El Monte. This site consists of a 3,900 SF 2 story office building with a large lot. The total lot size is 51,000 SF and is currently being used as a parking lot. DO NOT DISTURB TENANTS.

This property is positioned on Valley Blvd, one of the busiest streets in the growing city of El Monte. El Monte is a city that is experiencing a high interest in development projects ranging from mixed use projects, retail centers and hotels.

DEVELOPMENT

This image is for illustration purposes only and does not suggest a proposed project on the subject site.

VISUALIZE



VALLEY
MARKET
CENTER
EL MONTE



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PLAT MAP

8565 | 12
 SHEET 1
 SCALE 1" = 80'

1993

8206251001001-11
 9-24-59
 10-19-59
 2-28-61
 3-28-62
 4-28-62
 6711051.06
 6811051.02
 680314



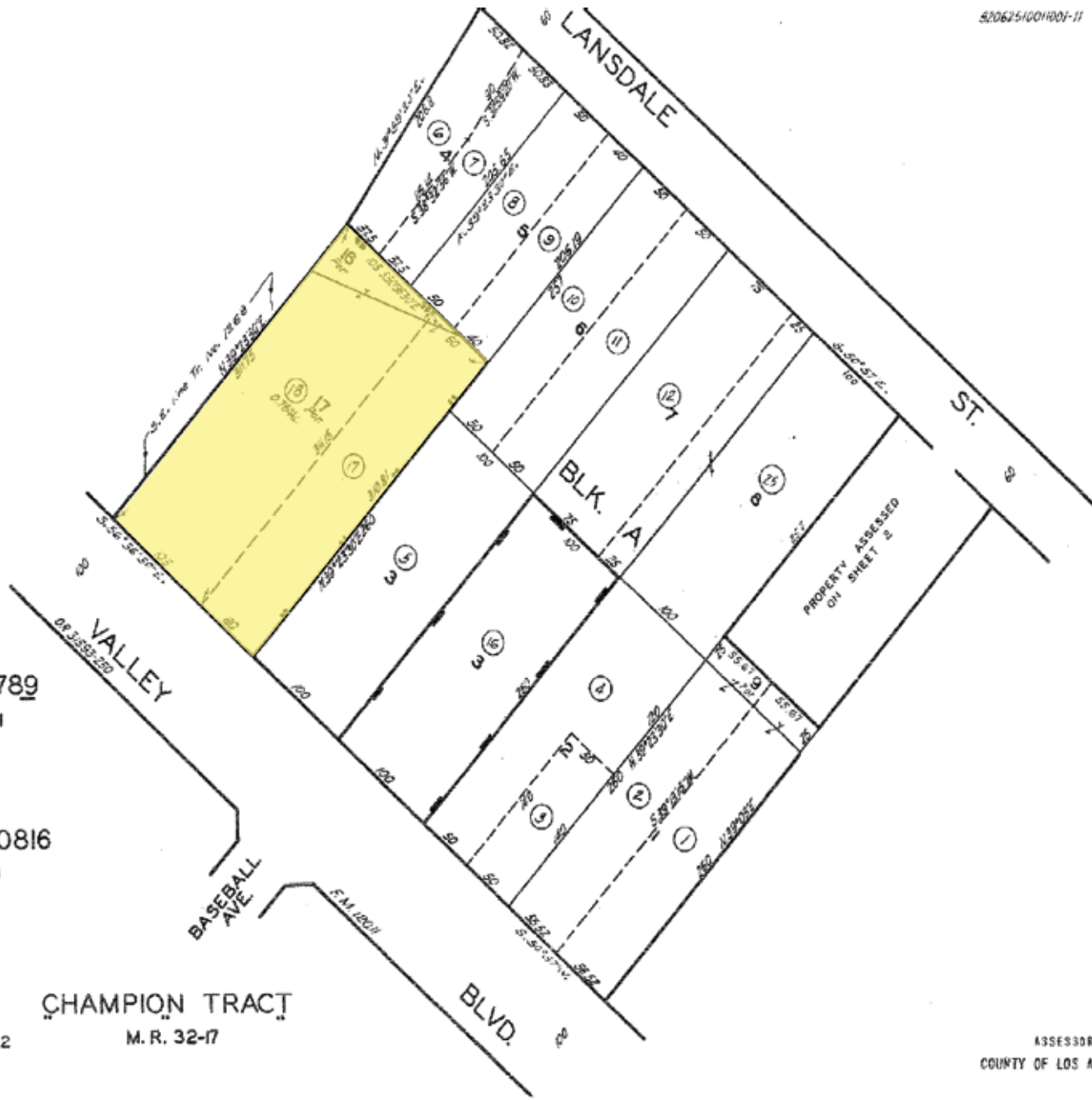
TRACT NO. 9789
 M. B. 181-40-41

TRACT NO. 10816
 M. B. 187-8-9

CODE
 1795

FOR PREV. ASSMT. SEE: 344 - 312

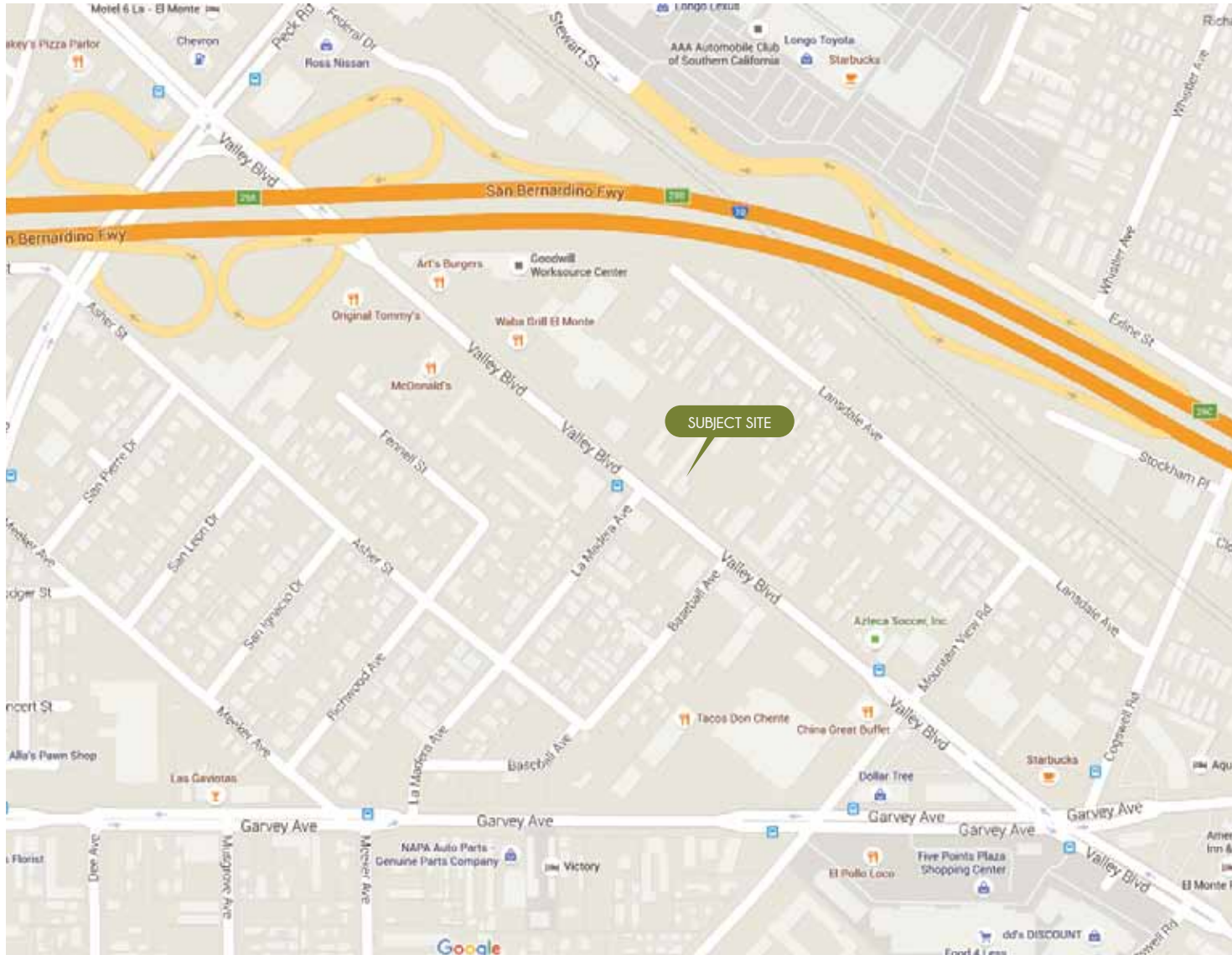
CHAMPION TRACT
 M. R. 32-17



ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

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LOCATION MAP



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AERIAL VIEW





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