

OFFERING MEMORANDUM

VALLEY BLVD DEVELOPMENT
12207-12213 Valley Blvd
3122 Maxson Rd
El Monte, CA 91732

Rare ±1.3-acre site, C3 Zoning, ±183ft Valley Blvd Frontage. High Traffic volume (±23,380 VPD on Valley & ±214,000 VPD on 10FWY). First time available for sale in over 45 years! OWNER MAY CARRY



ARCADIA

10 FWY

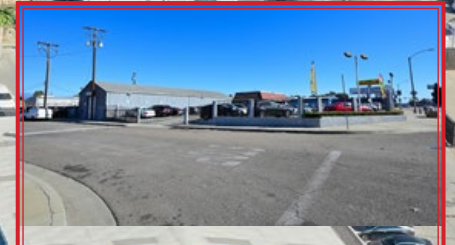


MONROVIA



± 1.3 ACRE, C3 ZONED

± 183 FT VALLEY BLVD FRONTAGE



12207-12213 VALLEY BLVD
3122 MAXSON RD

Exclusively Listed By:
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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 12207-12213 Valley Blvd, 3122 Maxson Rd, El Monte, CA 91732 ("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: | 12207-12213 Valley Blvd 3122 Maxson Rd El Monte, CA 91732 |
| Asking Price: | \$7,125,000 \$6,000,000 |
| Price/SF (LOT): | \$125 \$105 |
| Building Area: | 9,389 SF |
| Total Lot Size: | 56,898 SF/±1.3 Acre |
| Year Built: | 1949-1946-1984 |
| APN (12207 Valley): | 8565-021-006 |
| Lot Size (12207 Valley): | 24,256 SF |
| APN (12213 Valley): | 8565-021-007 |
| Lot Size (12213 Valley): | 25,857 SF |
| APN (3122 Maxson): | 8565-021-005 |
| Lot Size (3122 Maxson): | 6,785 SF |
| Zoning: | C3 |

Investment Highlights

- Large ±1.3-acre C3 zoned development site located on Valley Blvd.
- Located in a highly sought-after commercial area on Valley Blvd, the premier street for retail, commercial, and mixed-use development in the West San Gabriel Valley.
- Exceptional visibility at the intersection of Valley Blvd and Maxson Rd, benefiting from high traffic and strong demand for retail spaces; situated between El Monte, Baldwin Park, and Rosemead.
- First time available for sale since 1979 (±45 years – the first of the 3 parcels)
- Residential condo sales comparable show sold condo prices ranging from \$645,000 to \$742,000 per condo (since May 2024 – MLS)
- Close to many high-end mixed-use and retail developments, including major projects in El Monte, Baldwin Park, and Rosemead.
- Billions of dollars in new developments completed or underway on Valley Blvd, including the Hyatt Hotel, Sheraton Hotel, Hilton Hotel, Holiday Inn Hotel, and major commercial and residential projects like The Exchange at Gateway, Baldwin Rose Apartments, and more.

Property Highlights

- Excellent location and visibility with ±183 feet Valley Blvd frontage
- Prime location at the corner of Valley Blvd and Maxson Rd.
- C3 CMU (Commercial Mixed-Use) zoning allows a wide range of uses, with the highest residential density permitted.
- High daily traffic count of ±23,380 vehicles on Valley Blvd and ±214,000 VPD on 10FWY, ensuring strong exposure and accessibility.
- Walk Score of 71 (very walkable), with good demographics of ±\$80k household income within 1 mile.
- Single-story construction for low-maintenance operation and easy future redevelopment.
- Pylon sign providing extra visibility – including from FWY 10
- Excellent access to Freeways 10 and 605, with convenient routes to Downtown Los Angeles.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

Growth Investment Group California is pleased to present Valley Boulevard Development - 12207-12213 Valley Blvd and 3122 Maxson Rd, a single tenant automotive dealership located along the well-known Valley Blvd in El Monte, CA. This is the first time these properties ever offered for sale since the owner bought the first one in 1979 (± 45 years). This property offers a unique opportunity for savvy developers providing a clean slate redevelopment project. Situated on a large ± 1.3 -acre ($\pm 56,898$ SF) corner lot, the site boasts approximately ± 183 feet of prime street frontage along the highly sought-after Valley Blvd.

This area is renowned for its rapid redevelopment, with many significant projects either completed or in progress. Recent residential condominiums' sales comparable show attractive sold condo prices ranging from \$645,000 to \$742,000 per condo (MLS sales comps from May 2024 - buyer to verify). The property is zoned C3 (Commercial Mixed-Use, buyer to verify), offering a variety of potential uses, including residential (R4) and commercial (refer to Development Guidelines for details). The site benefits from a daily traffic count of approximately $\pm 23,380$ vehicles on Valley Blvd and $\pm 214,000$ VPD on 10FWY, providing superb exposure. Valley Blvd serves as the primary retail corridor for several cities in the San Gabriel Valley, including Alhambra, San Gabriel, Rosemead, and El Monte. The flow of both foreign capital and local investments has fueled rapid growth and development in the region over the past decade.

Currently, the property houses a single-story car dealership and auto-body shop totaling $\pm 9,389$ SF, divided into several units. The anchor tenant, Lucy's Auto Dealership, occupies about 85% of the space ($\pm 8,000$ SF), with the remaining area leased to an auto-body shop. The property includes expansive parking, adding further value to the

investment.

The C3 zoning allows for a wide range of redevelopment options. Potential uses include mixed-use residential, retail and office spaces, community care facilities, assembly & entertainment venues, and more. A buyer may also consider subdividing the lot for residential development on one parcel while maintaining commercial use on another, or even redeveloping the site into a hotel. Buyers should conduct their own investigations with the city of El Monte to explore specific opportunities.



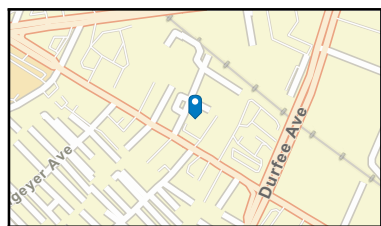
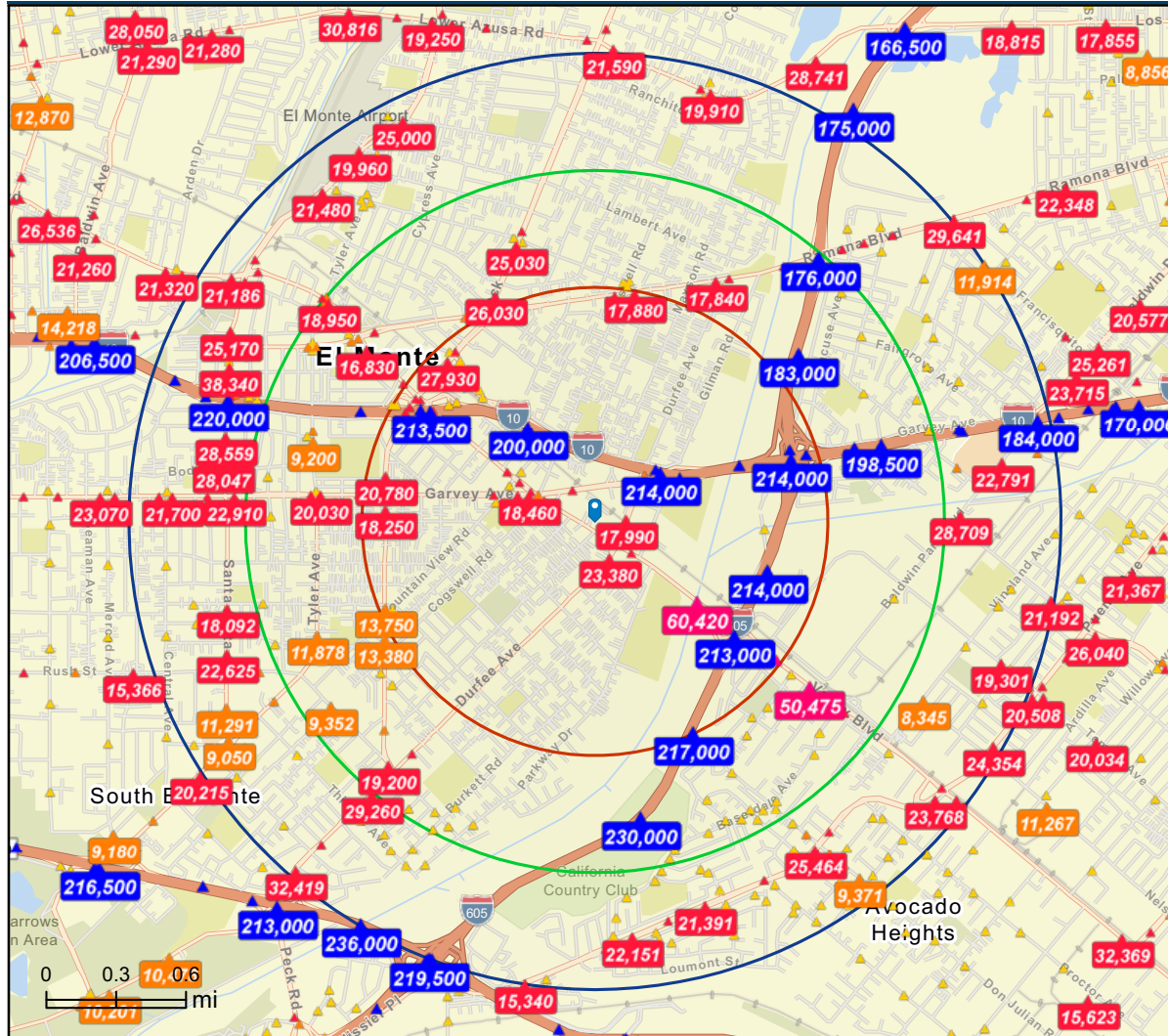
The property is strategically located along Valley Blvd, a major retail corridor in the west San Gabriel Valley, which is particularly popular among affluent Asian investors from China, Taiwan, and Vietnam. These investors have heavily contributed to the region's growth, with numerous multi-million-dollar mixed-use, hospitality, and retail developments underway. Notable recent projects in the vicinity include the Hyatt Hotel (101-111 W Valley Blvd), Sheraton Hotel (205 E Valley Blvd), Hilton Hotel (225 W Valley Blvd), and several large residential and retail developments (see nearby projects page for more details).

LOCATION AMENITIES AND ACCESS

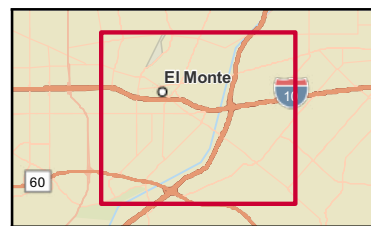
Valley Blvd is not only a commercial hub but also a cultural center. The San Gabriel Valley Lunar New Year Parade and Festival, once co-hosted by Alhambra and San Gabriel, remains a major annual event in the region, now hosted by Alhambra alone. The celebration draws significant attention from the local Asian American community and is broadcasted widely, reinforcing the area's cultural significance and community engagement.

This prime location provides excellent access to nearby retail, residential, and hospitality developments, positioning it for continued growth and investment potential.

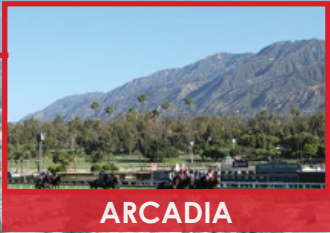
Traffic Count Map



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Aerial Photos



10 FWY

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± 1.3 ACRE, C3 ZONED
± 183 FT VALLEY BLVD FRONTAGE

Aerial Photos



LONGO LEXUS



LONGO TOYOTA



PASADENA



ARCADIA

10 FWY



12207-12213 VALLEY BLVD
3122 MAXSON RD

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± 1.3 ACRE, C3 ZONED
± 183 FT VALLEY BLVD FRONTAGE

Aerial Photos



MOUNTAIN VIEW PARK



SOUTH EL MONTE



MONTEREY PARK



ALHAMBRA

VALLEY BLVD TRAFFIC COUNT: 23,380

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± 1.3 ACRE, C3 ZONED
± 183 FT VALLEY BLVD FRONTAGE



12207-12213 VALLEY BLVD
3122 MAXSON RD

Aerial Photos



EL MONTE CITY HALL



LONGO LEXUS



LONGO TOYOTA



EL MONTE

VALLEY BLVD TRAFFIC COUNT: 23,380

GROWTH INVESTMENT GROUP



12207-12213 VALLEY BLVD
3122 MAXSON RD

± 1.3 ACRE, C3 ZONED
± 183 FT VALLEY BLVD FRONTAGE

Aerial Photos



GROWTH INVESTMENT GROUP

Aerial Photos



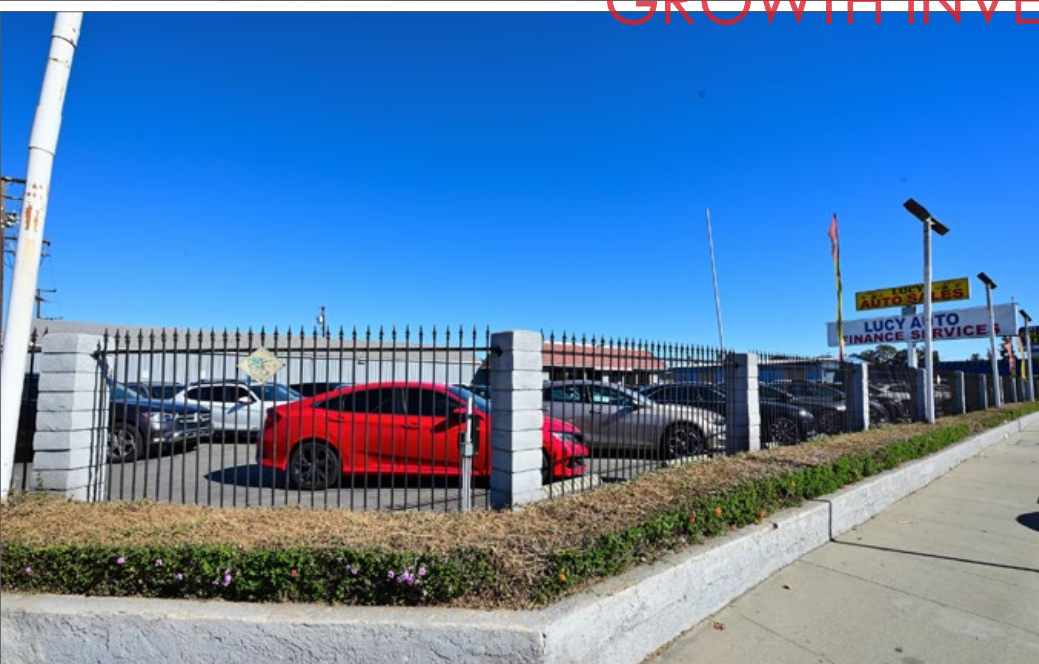
Aerial Photos



Property Photos



GROWTH INVESTMENT GROUP



Property Photos



GROWTH INVESTMENT GROUP



Property Photos



GROWTH INVESTMENT GROUP

Nearby Projects



SUMMARY

Esperanza Village 4024 Durfee Avenue

- Proposed Low income, seniors, & people with special needs households
- Resi & Mixed-use dev: 202 rentals, medical clinics, senior care center, training center, 5.6 acre park
- Lot size 370,696 SF

LOCATION: WITHIN A MILE OF SUBJECT PROPERTY



SUMMARY

Avila 11348 Valley Blvd

- Under construction
- 39 townhomes, starts at \$679,000

LOCATION: WITHIN A MILE OF SUBJECT PROPERTY



SUMMARY

Promenade 10568 Gateway Promenade

- Under Construction Apartments, Retail, & Parking
- Lot size 106,360 SF
- Building size 293,655 SF

LOCATION: WITHIN 2 MILES OF SUBJECT PROPERTY

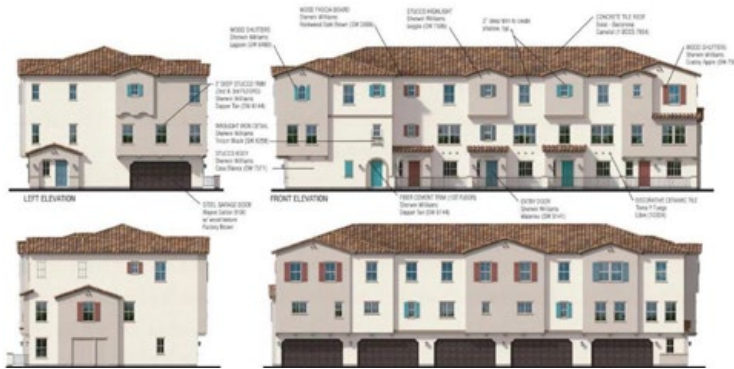
Nearby Projects

SUMMARY

**Cypress-Orchard Townhomes
3700 Cypress Avenue**

- 103 Proposed Townhomes
- Lot Size 31,799 SF
- Building size 18,000 SF

LOCATION: WITHIN 2 MILES OF SUBJECT PROPERTY



SUMMARY

**Wingate Hotel El Monte
12300 Valley Blvd**

- Proposed Retail, Hotel, & Parking
- Lot size 38,333 SF
- Building size 44,000 SF

LOCATION: WITHIN A BLOCK OF SUBJECT PROPERTY



SUMMARY

**Holiday Inn Express El Monte
12432 Valley Blvd**

- Proposed Retail, Hotel, & Parking
- Lot size 45,738 SF
- Building size 96,550 SF

LOCATION: WITHIN 2 BLOCKS OF SUBJECT PROPERTY



Nearby Projects



SUMMARY

Palo Verde Apartments **4704 Peck Rd**

- Completed Apartments
- Lot Size 43,996 SF
- Building Size 50,000 SF

LOCATION: WITHIN 2 MILES OF SUBJECT PROPERTY



SUMMARY

Goodman Logistics Center **4200-4228-4250-4388 Shirley Ave, Santa Fe Springs**

- Completed Warehouse
- Lot Size 1,200,000 SF
- Building Size 2,427,176 SF

LOCATION: WITHIN 2 MILES OF SUBJECT PROPERTY



SUMMARY

Baldwin Rose **4143 Baldwin Avenue**

- Completed Apartments, veterans' family housing
- 53 units

LOCATION: WITHIN 3 MILES OF SUBJECT PROPERTY

Local Map



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Plat Map



MAPPING AND GIS SERVICES
SCALE 1" = 100'



Regional Map



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Area Amenities

San Gabriel Valley Airport



Distance:
8 minute Drive, 2.4 miles

Located in the heart of the San Gabriel Valley with access to the I-10 and 210 Freeways, San Gabriel Valley Airport facilitates over 97,000 general aviation takeoffs and landings each year. Originally constructed in 1936, today the airport, owned and operated by the County of Los Angeles since 1969, is publicly available to general aviation aircraft 24-hours a day seven days a week and is home to over 300 based aircraft, a restaurant, and numerous aviation-related businesses.

Whittier Narrows Recreation Area



Distance:
8 minute Drive, 4.8 miles

Whittier Narrows is a 1,492-acre park located in the City of South El Monte and is one of Los Angeles County's largest and most popular recreation areas. The park is located on both sides of the Pomona Freeway at Rosemead Boulevard and Santa Anita Avenue.

The Shops at Montebello



Distance:
12 minute Drive, 6.6 miles

The Shops at Montebello is a shopping mall mainly located within the city limits of Montebello, California, with over 120 national and local retail outlets such as Aeropostale, Disney Store, Hollister, Victoria's Secret and BJ's Restaurant & Brewery. It features major department stores, children's stores, smaller shops such as beauty and bath stores, health stores and salons, as well as a small food court.

Kaiser Baldwin Park



Distance:
8 minute Drive, 2.5 miles

The Kaiser Baldwin Park location features services such as Emergency, Urgent care, and Pharmacy services. The location also has Anesthesiology, Cardiology, and various other Departments and medical specialties.

Rio Hondo College



Distance:
9 minute Drive, 4.2 miles

Rio Hondo College is a public community college in North Whittier, California. The college is named after the Rio Hondo. Founded in 1960, it mainly serves the cities of Whittier, Pico Rivera, Santa Fe Springs, El Monte, and South El Monte. Aside from its academic programs, the college is also home to Rio Hondo Fire Academy, Rio Hondo Wildland Fire Academy, EMT Program and Rio Hondo Police Academy.

California Country Club



Distance:
10 minute Drive, 3.4 miles

California Country Club (CCC) was built in the 1950's by famed golf course architect William Bell Jr., who'd also designed Torrey Pines. CCC is a private, investor-owned, non-equity golf club. This gives greater flexibility and ensures no "surprise" assessments, food & beverage minimums, and zero responsibility for one's participation in the management of their golf club.



03. FINANCIAL ANALYSIS

Financial Analysis

Investment Overview

| | | |
|------------------|----|-----------|
| PRICE | \$ | 6,000,000 |
| Price Per SF | \$ | 639 |
| Price Per SF Lot | \$ | 105 |
| Cap Rate | | 3.30% |

Property Information

| | |
|---------------|----------------------|
| Building Size | 9,389 |
| Lot Size SF | 56,898 |
| Year Built | 1949-1946-1984 |
| Parcel(s) | 8565-021-005,006,007 |
| Zoning | C3 |
| Parking | |

Income

| | | | | | |
|------------------------|----|--------|-----------|---------|------------|
| Annual Gross Rent | \$ | 25,000 | per month | Current | \$ 300,000 |
| Gross Scheduled Income | | | | | \$ 300,000 |
| Vacancy Factor | | 0.00% | current | | \$ - |
| Effective Gross Income | | | | | \$ 300,000 |

Expenses

| | | | | | |
|--|----|-----------|-----------|-----------|-------------------|
| Operating Expenses (Current/Potential) | | | | Current | |
| New Property Taxes | | 1.327101% | | \$ 79,626 | per tax assessors |
| Direct Assessment | | 4226.35 | | \$ 10,564 | per tax assessors |
| Insurance | \$ | 0.65 | per SF | \$ 6,103 | Broker est |
| Water/Sewer | \$ | 500 | per month | \$ 6,000 | new estimate |

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| | | | |
|--------------------------|------------|---------|------------|
| Total Operating Expenses | 34% of EGI | Current | \$ 102,293 |
| Expenses Per SF | | | \$ 10.89 |

NET Operating Income

| | |
|---------|------------|
| Current | \$ 197,707 |
|---------|------------|

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

Rent Roll

| Address | Tenant Name | Building SF | Monthly Current Rent |
|--------------------------------|---|--------------|----------------------|
| 3122 Maxson Rd, El Monte | | 1,312 | |
| 12207 Valley Blvd, El Monte | O&Y ENTERPRISE INC. and Ping Yang a.k.a. Lucy | 4,000 | \$25,000.00 |
| GROWTH INVESTMENT GROUP | | | |
| 12213 Valley Blvd, El Monte | | 4,077 | |
| TOTAL | | 9,389 | \$25,000.00 |

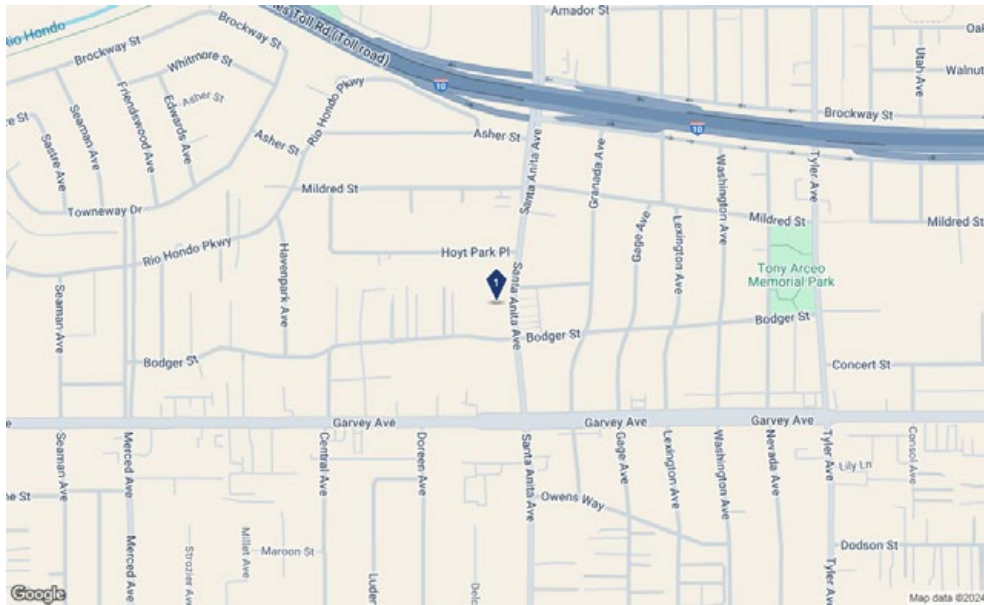
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Sales Comparable (Land Value)

Sale Comps Map & List Report

| Sale Comparables | Avg. Cap Rate | Avg. Price/SF | Avg. Vacancy At Sale |
|------------------|---------------|---------------|----------------------|
| 1 | - | \$163 | - |

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

| Sales Attributes | Low | Average | Median | High |
|---------------------------|--------------|--------------|--------------|--------------|
| Sale Price | \$18,265,500 | \$18,265,500 | \$18,265,500 | \$18,265,500 |
| Price Per SF | \$163 | \$163 | \$163 | \$163 |
| Cap Rate | - | - | - | - |
| Time Since Sale in Months | 3.0 | 3.0 | 3.0 | 3.0 |
| Property Attributes | Low | Average | Median | High |
| Building SF | - | - | - | - |
| Floors | - | - | - | - |
| Typical Floor | - | - | - | - |
| Vacancy Rate at Sale | - | - | - | - |
| Year Built | - | - | - | - |
| Star Rating | ★★★★★ | ★★★★★ 3.0 | ★★★★★ 3.0 | ★★★★★ |

1

3131 Santa Anita Ave

El Monte, CA 91733

Sale on 7/17/2024 for \$18,265,500 (\$162.53/SF) - Research Complete

Commercial Land of 2.58 AC (112,385 SF)

SOLD

Buyer & Seller Contact Info

Recorded Buyer: **Century Communities Of California Llc**

True Buyer: **Century Communities**
8390 E Crescent Pky
Greenwood Village, CO 80111
(303) 770-8300

Buyer Type: **Developer - National**

Recorded Seller: **City Ventures Homebuilding Llc**

True Seller: **City Ventures Scott Homan**
3121 Michelson Dr
Irvine, CA 92612
(949) 258-7555

Seller Type: **Developer - Regional**

Transaction Details ID: 6795421

Sale Date: **07/17/2024**

Escrow Length: **-**

Sale Price: **\$18,265,500-Full Value**

Price/SF Land Gross: **\$162.53 (\$7,079,651.16/AC)**

Sale Type: **Investment**

Land Area: **2.58 AC (112,385 SF)**

Proposed Use: **-**

Topography: **Level**

On-Site Improv: **Previously developed lot**

Parcel No: **8580-012-017, 8580-010-027, 8580-010-028, 8580-012-018**

Document No: **0470870**

Percent Improved: **27.1%**

Total Value Assessed: **\$3,551,379 in 2023**

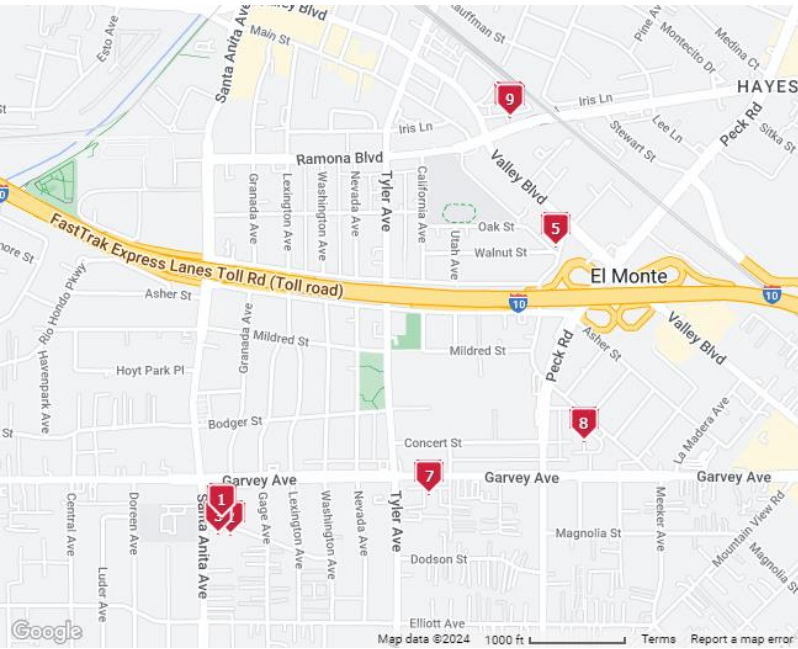
Improved Value Assessed: **\$963,359**

Land Value Assessed: **\$2,588,020**

Land Assessed/SF: **\$23.00**

Sales Comparables - Residential Condos - From May 2024

Multi Map



| | | | |
|--|--|---|--------------------------------|
| | 11411 Vuepointe WAY # E, El Monte 91732 Listing ID: WS24162779 SOLD PRICE: \$655,000 STATUS: Closed | BDS: 2 BTH: 3 SQFT: 1310 LOT SF: 22,491 SLC: STD | ENDING DATE: 09/24/2024 |
| | 11123 Legion Loop # 103, El Monte 91731 Listing ID: OC24030309 SOLD PRICE: \$645,000 STATUS: Closed | BDS: 2 BTH: 3 SQFT: 1328 LOT SF: 1,328 SLC: STD | ENDING DATE: 05/24/2024 |

| | | | |
|--|--|---|--------------------------------|
| | 10611 Owens WAY, El Monte 91733 Listing ID: CV24147200 SOLD PRICE: \$742,000 STATUS: Closed | BDS: 3 BTH: 3 SQFT: 1530 LOT SF: 23,411 SLC: STD | ENDING DATE: 08/16/2024 |
| | 10622 Owens WAY, El Monte 91733 Listing ID: TR24209313 SOLD PRICE: \$735,000 STATUS: Closed | BDS: 3 BTH: 3 SQFT: 1520 LOT SF: 18,920 SLC: STD | ENDING DATE: 11/04/2024 |
| | 10640 Owens WAY, El Monte 91733 Listing ID: TR24177431 SOLD PRICE: \$725,000 STATUS: Closed | BDS: 3 BTH: 3 SQFT: 1490 LOT SF: 19,267 SLC: STD | ENDING DATE: 10/22/2024 |
| | 3401 Meeker AVE # C, El Monte 91731 Listing ID: OC24139259 SOLD PRICE: \$683,061 STATUS: Closed | BDS: 2 BTH: 3 SQFT: 1388 LOT SF: SLC: STD | ENDING DATE: 10/30/2024 |
| | 3401 Meeker AVE # E, El Monte 91731 Listing ID: OC24108647 SOLD PRICE: \$681,020 STATUS: Closed | BDS: 2 BTH: 3 SQFT: 1388 LOT SF: SLC: STD | ENDING DATE: 09/25/2024 |
| | 11180 Legion DR # 101, El Monte 91731 Listing ID: PV24184012 SOLD PRICE: \$665,000 STATUS: Closed | BDS: 2 BTH: 3 SQFT: 1197 LOT SF: 31,905 SLC: STD | ENDING DATE: 10/21/2024 |

Sales Comparables - Residential Condos - From May 2024

10611 Owens Way



Closed • Condominium • List / Sold:
\$718,000 / \$742,000 ↑
6 days on the market • Sold On 08/16/2024
3 beds, 3 baths • 1,530 sqft • 23,411 sqft lot • \$484.97/sqft • Built in 2020
BAC: 2%
This beautiful South-Facing newer home is well maintained. It boasts two suites, modern elegance, and comfort with high ceilings, wide wood plank flooring, wide window shutters, plenty of natural light, and PAID-OFF SOLAR panels. Step into the modern kitchen, complete with stainless steel appliances, perfect for making your favorite dishes. The spacious living area seamlessly flows into the dining s... [More](#)

El Monte • [Map](#)

ML# CV24147200

10622 Owens Way



Closed • Condominium • List / Sold:
\$718,000 / \$735,000 ↑
4 days on the market • Sold On 11/04/2024
3 beds, 3 baths • 1,520 sqft • 18,920 sqft lot • \$483.55/sqft • Built in 2019
BAC:
Welcome to 10622 Owens Way, El Monte – a modern haven where style meets practicality, highlighted by the exceptional value of PAID-OFF SOLAR PANELS! Upon entry, you're greeted by soaring high ceilings and elegant wood plank flooring, creating an inviting and sophisticated ambiance. This beautifully maintained home features three spacious bedrooms, each designed to offer a private retreat for ultimat... [More](#)

El Monte • [Map](#)

ML# TR24209313

10640 Owens Way



Closed • Condominium • List / Sold:
\$718,000 / \$725,000 ↑
11 days on the market • Sold On 10/22/2024
3 beds, 3 baths • 1,490 sqft • 19,267 sqft lot • \$486.58/sqft • Built in 2019
BAC:
Welcome HOME to 10640 Owens Way in El Monte, where modern elegance meets practical comfort, enhanced by the incredible benefit of PAID-OFF SOLAR PANELS! As you step inside, you'll be greeted by a meticulously maintained, south-facing home that perfectly balances sophistication and convenience. My interiors boast high ceilings and stylish wood plank flooring that exude a sense of luxury and warmth. I... [More](#)

El Monte • [Map](#)

ML# TR24177431

3401 Meeker Ave # C



Closed • Townhouse • List / Sold:
\$683,990 / \$683,061 ↓
65 days on the market • Sold On 10/30/2024
2 beds, 3 baths • 1,388 sqft • No lot size data • \$492.12/sqft • Built in 2024
BAC:
Welcome to this modern tri-level home in the Avila community! Brand new, energy efficient, Plan 1 features 2 bedrooms, 2.5 bathrooms offering 1,388 square feet of living space with attached 2 car tandem garage. Upon entering the home, you are greeted by a welcoming foyer, storage closet, and garage access. As you head upstairs, you'll find an open concept living area with a charming balcony, perfect f... [More](#)

El Monte • [Map](#)

ML# OC24139259

3401 Meeker Ave # E



Closed • Townhouse • List / Sold:
\$679,990 / \$681,020 ↑
35 days on the market • Sold On 09/25/2024
2 beds, 3 baths • 1,388 sqft • No lot size data • \$490.65/sqft • Built in 2024
BAC: 2%
Welcome to this modern tri-level home in the Avila community! Brand new, energy efficient, Plan 1 features 2 bedrooms, 2.5 bathrooms offering 1,388 square feet of living space with attached 2 car tandem garage. Upon entering the home, you are greeted by a welcoming foyer, storage closet, and

11180 Legion Dr # 101



Closed • Townhouse • List / Sold:
\$649,000 / \$665,000 ↑
10 days on the market • Sold On 10/21/2024
2 beds, 3 baths • 1,197 sqft • 31,905 sqft lot • \$555.56/sqft • Built in 2018
BAC:
This modern and bright end-unit townhouse is located in one of the best spots in the coveted Union Walk community. With only one shared wall, it offers both privacy and convenience, featuring two spacious bedrooms, each with en-suite bathrooms. The open-concept kitchen, equipped with stainless steel appliances, flows seamlessly into the dining and living areas. The primary suite is filled with natur... [More](#)

El Monte • [Map](#)

ML# PV24184012

2835 Blossom Ct



Closed • Condominium • List / Sold:
\$658,000 / \$658,000
5 days on the market • Sold On 10/02/2024
2 beds, 3 baths • 1,490 sqft • 36,312 sqft lot • \$441.61/sqft • Built in 2018
BAC:
Welcome to your perfect first home! Nestled in the heart of San Gabriel Valley, this stylish, energy-efficient townhome, built in 2018, offers modern comfort and convenience. With 2 en-suite bedrooms, 2.5 baths, and a spacious open floor plan, this home is ideal for young families or first-time buyers. Enjoy high ceilings, abundant natural light from dual-glazed windows, and a kitchen equipped with ... [More](#)

El Monte • [Map](#)

ML# AR24180565

11411 Vuepointe Way # E

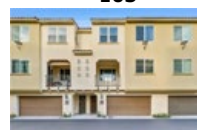


Closed • Condominium • List / Sold:
\$638,000 / \$655,000 ↑
6 days on the market • Sold On 09/24/2024
2 beds, 3 baths • 1,310 sqft • 22,491 sqft lot • \$500.00/sqft • Built in 2017
BAC:
Welcome to a tri-level townhouse located in Vuepointe Community Association. Gated community for additional safety environment. This unit is located close to the main entrance, corner lot, with extra windows for additional airy and sunlight to the unit. Open floorplan, The kitchen comes with white cabinetry and white quartz counter top with the island and a walk-in pantry for additional storage. A slid... [More](#)

El Monte • [Map](#)

ML# WS24162779

11123 Legion Loop # 103



Closed • Townhouse • List / Sold:
\$660,000 / \$645,000 ↓
77 days on the market • Sold On 05/24/2024
2 beds, 3 baths • 1,328 sqft • 1,328 sqft lot • \$485.69/sqft • Built in 2018
BAC: 2%
Nestled within a tranquil community in downtown El Monte, this tri-level townhouse at 11123 Legion Loop Unit#103 offers urban sophistication with a touch of suburban charm. Conveniently situated within walking distance to grocery stores, banks, City Hall, and schools, this residence provides unparalleled accessibility to essential amenities. With two bedrooms and 2.5 baths, this home boasts an open-... [More](#)

El Monte • [Map](#)

ML# OC24030309



02. MARKET OVERVIEW

What Local Residents Say:

Eduardo J.
Resident • 1y ago

"It's peaceful around this side of town. You can walk around at night, no problem. Plenty of stores to shop at. Delicious restaurants."

Mexymommy4
Visitor • 2y ago

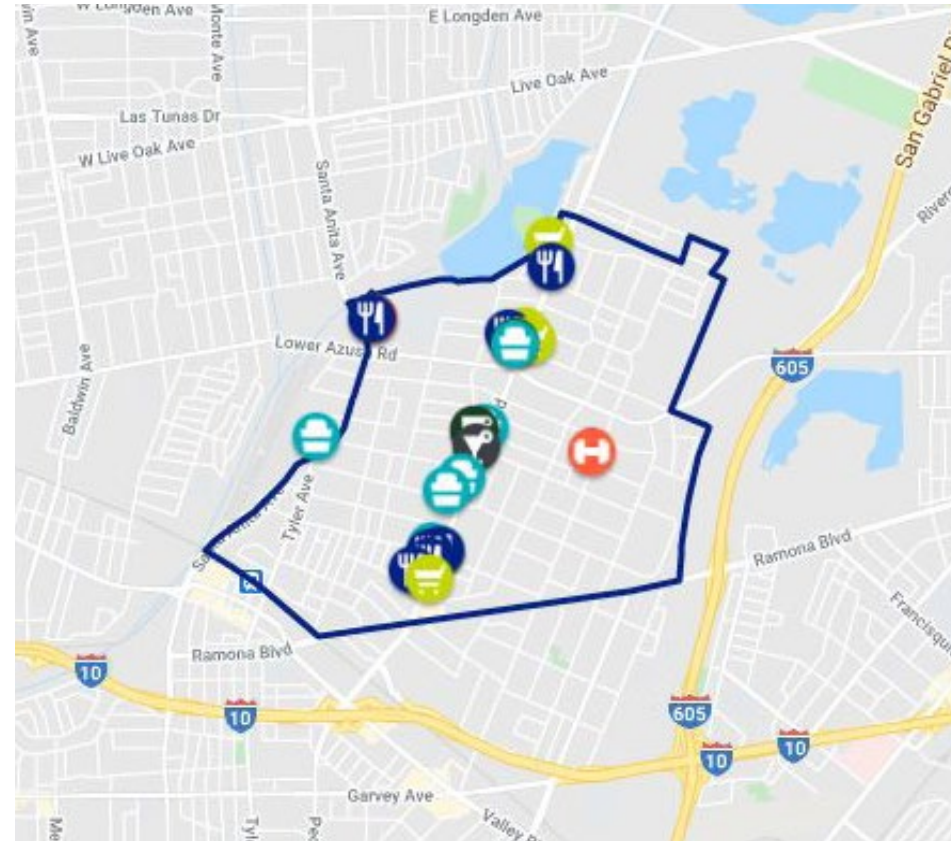
"it's in the middle of nowhere but 15 minutes away from everything. I have beautiful views of mountains and have beautiful open desert as my landscaping."

Elaineruiz129
Resident • 1y ago

"Good high school near by and school bus drop off for younger children. I see Older children walk home from school with no problems."

llovesake05
Resident • 1y ago

"I have been living here for almost 15 years, i love this place, my sons grown up here, pretty schools, parks, stores, nine neighbors, really good place to live."



Market Overview | El Monte

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. Other transportation alternatives are offered by a MetroLink train station, MTA bus terminal and El Monte Airport, a county-operated general aviation facility. The 10th largest city (out of 88) in Los Angeles County, the land use within its 10-square-mile area is 58 percent residential, 11 percent retail, 10 percent industrial, seven percent office/commercial and 14 percent other. El Monte is a very ethnically diverse community, with the year 2000 demographics reflecting an increase in the Asian population up to an all-time high of 18 percent, the Hispanic population remaining steady at 75 percent and Caucasians decreasing to seven percent.

Historically, El Monte is known as “The End of the Santa Fe Trail,” and today the city’s rich transportation history is reflected in a bustling transit center; the state-of-the-art El Monte Bus Station is the largest west of Chicago, connecting the San Gabriel Valley to Downtown L.A. and serving 22,000 passengers daily.

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.

Today, El Monte’s economic development extends well beyond the transportation and auto sectors, and in recent years the city has attracted over \$1 billion dollars in new investment. Since 2014, completed, under construction and/or in the pipeline projects include 2,038 residential units, seven hotels, 2.88 million square feet of commercial property and 520,000 square feet of industrial property.



Market Overview | El Monte

El Monte is 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.

El Monte also encourages quality housing developments through well thought-out architectural designs, use of high quality materials, and enhanced landscaping. Promoting affordable homeownership in the city is vital in maintaining our quality of life. The City and the Redevelopment Agency offer Homebuyer Assistance Programs for eligible households.

In addition, the appearance of El Monte has greatly improved, partly due to various programs offered by the City, and partly due to the growing pride and awareness of residents that El Monte is a great place to live, work, and play.



Demographic and Income Profile (1 Mile)

| Summary | Census 2010 | Census 2020 | 2024 | 2029 |
|-------------------------------|-------------|-------------|----------|----------|
| Population | 36,793 | 35,548 | 34,347 | 33,675 |
| Households | 8,542 | 9,074 | 9,068 | 9,187 |
| Families | 7,332 | 7,575 | 7,475 | 7,589 |
| Average Household Size | 4.25 | 3.84 | 3.71 | 3.59 |
| Owner Occupied Housing Units | 2,971 | 3,063 | 3,096 | 3,224 |
| Renter Occupied Housing Units | 5,572 | 6,011 | 5,972 | 5,963 |
| Median Age | 29.5 | 33.9 | 34.9 | 35.7 |
| Trends: 2024-2029 Annual Rate | | Area | State | National |
| Population | | -0.39% | 0.09% | 0.38% |
| Households | | 0.26% | 0.38% | 0.64% |
| Families | | 0.30% | 0.37% | 0.56% |
| Owner HHs | | 0.81% | 0.58% | 0.97% |
| Median Household Income | | 3.80% | 2.70% | 2.95% |
| Households by Income | 2024 | | 2029 | |
| | Number | Percent | Number | Percent |
| <\$15,000 | 889 | 9.8% | 775 | 8.4% |
| \$15,000 - \$24,999 | 722 | 8.0% | 537 | 5.8% |
| \$25,000 - \$34,999 | 875 | 9.6% | 709 | 7.7% |
| \$35,000 - \$49,999 | 1,072 | 11.8% | 913 | 9.9% |
| \$50,000 - \$74,999 | 1,852 | 20.4% | 1,756 | 19.1% |
| \$75,000 - \$99,999 | 1,414 | 15.6% | 1,553 | 16.9% |
| \$100,000 - \$149,999 | 1,245 | 13.7% | 1,504 | 16.4% |
| \$150,000 - \$199,999 | 533 | 5.9% | 744 | 8.1% |
| \$200,000+ | 466 | 5.1% | 696 | 7.6% |
| Median Household Income | \$60,642 | | \$73,067 | |
| Average Household Income | \$80,641 | | \$97,443 | |
| Per Capita Income | \$21,292 | | \$26,576 | |