



A DIVISION OF
**LEE &
ASSOCIATES**

BANK REO SALE



RESTAURANT / CAFE
±1,599 SF | FOR SALE

2603 TYLER AVENUE
EL MONTE, CA 91733

Bank REO Restaurant / Café Opportunity in *El Monte's Established Commercial Corridor*

Lee & Associates West presents a unique Bank REO restaurant and café opportunity in the heart of El Monte's established commercial district. Designed for food service operations, the property offers a functional layout well suited for a restaurant, café, quick-service concept, or owner-user investment, with the flexibility to accommodate a variety of dining and hospitality uses. Positioned within a mature commercial neighborhood surrounded by residential communities, retail centers, and local businesses, the property benefits from a consistent customer base and convenient access to major thoroughfares, including the I-10 and I-605 Freeways. Its strategic San Gabriel Valley location provides excellent accessibility for patrons, employees, and delivery services, making it an attractive opportunity for restaurateurs, investors, and entrepreneurs alike.



PROPERTY OVERVIEW

Address:	2603 Tyler Avenue El Monte, CA 91733
Premises:	± 1,599 SF
Land:	11,252 SF (0.26 AC)
Price:	\$1,100,000.00
Occupancy:	Immediate
Parking:	16 Surface Spaces
Feature:	• Single story restaurant with furniture & equipment included • Large Land Parcel • Security / Camera System • Walk-in freezer/cooler

INTERIOR PHOTOS



NEARBY AMENITIES



RETAIL

- 1 Costco Wholesale
- 2 Home Depot
- 3 Target
- 4 Walmart
- 5 The Shops at Montebello



RESTAURANTS / CAFÉS

- 6 Starbucks
- 7 McDonald's
- 8 In-N-Out Burger
- 9 Chick-fil-A



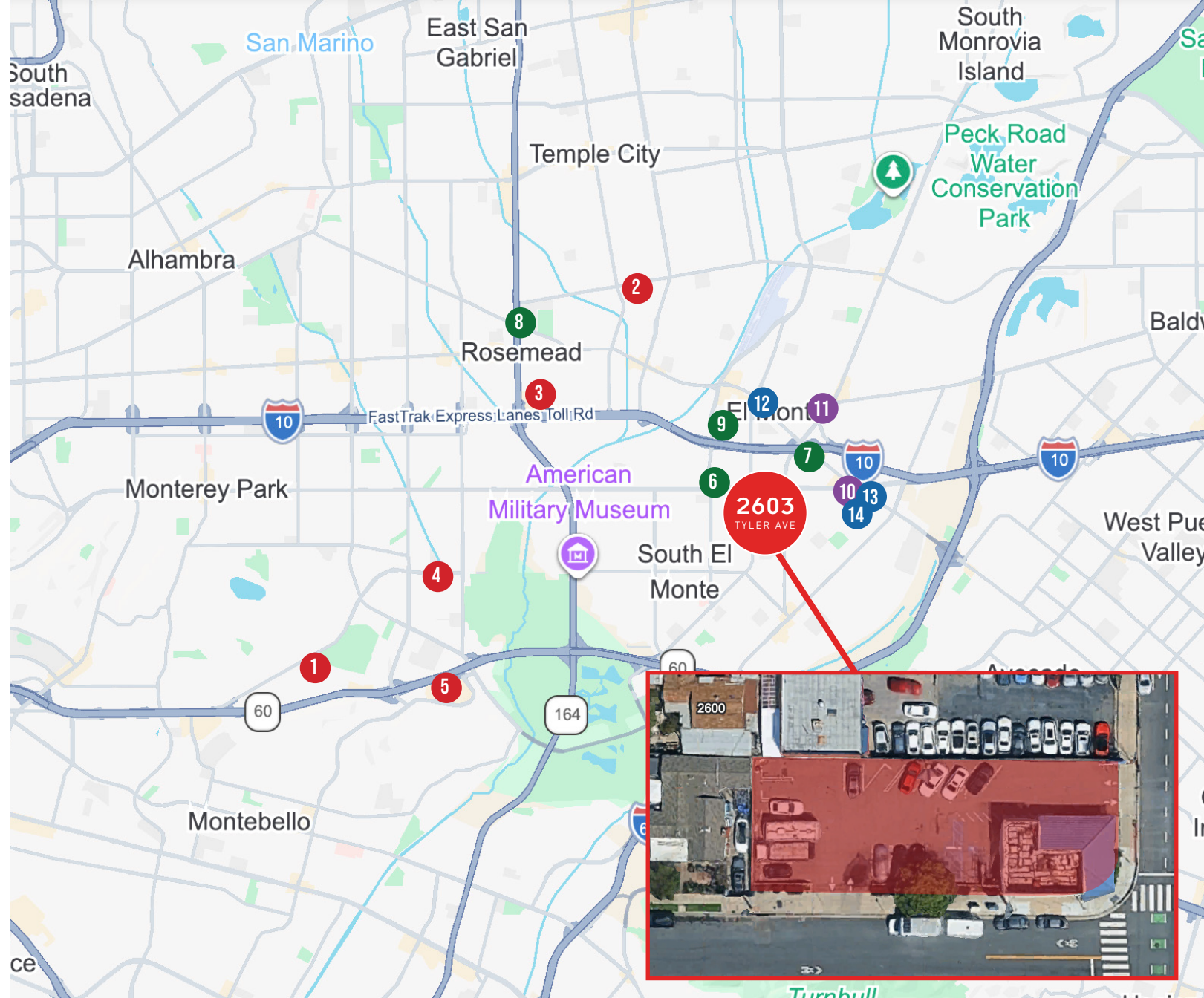
PHARMACY

- 10 CVS Pharmacy
- 11 Walgreens



BANKS

- 12 Bank of America
- 13 Chase Bank
- 14 Wells Fargo





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