

El Monte Mall

10933 Main Street El Monte, CA 91731



Confidentiality Agreement

This is a Confidential Offering Memorandum intended solely for your own limited use and benefit in considering whether you desire to express any further interest in participating in the acquisition of the El Monte Mall Building 10933 Main Street, El Monte, California 91731 (the “Property”). The Owner has retained NAI Capital Commercial Inc. (“NAI”) as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with NAI and that agreement has been executed by their interested purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by NAI. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Owner nor NAI, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property.

You agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence and that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization. Photocopying or other duplication is prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters which they deem appropriate in order to evaluate this offering.

Owner and NAI expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.

Sale Price

\$4,500,000

Location Information

Building Name	El Monte Mall
Street Address	10933 Main Street
City, State, Zip	El Monte, CA 91731
County	Los Angeles
Market	Los Angeles
Sub-market	Western SGV
Cross-Streets	Main Street & Center Avenue

Building Information

Building Size	39,030 SF
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	3
Average Floor Size	13,015 SF
Year Built	1955
Mezzanine	13,000 SF Mezzanine Included in Total Building Size

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	SP-4 (Downtown Specific Plan)
Lot Size	0.29 Acres
APN #	8575-020-006

Parking & Transportation

Transportation	El Monte Metrolink Station
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Utilities & Amenities

Elevators	1
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Property Highlights

- Value-Add Investment Opportunity - Retail/Office/Medical
- Approximately 39,000 SF Building (Including 13,000 SF Mezzanine)
- Walk Score - Very Walkable (81)
- Densely Populated Area - Over 500K in 5 Mile Radius
- Strong Income – Over \$100K Average HH Income in 5 Mile Radius
- Elevator Served - Ideal for Medical Uses
- Abundant Surrounding Free Public Parking Lots
- Easy Access to Santa Anita Avenue & 10 Freeway
- Walking Distance to El Monte Metrolink Station
- Excellent Main Street Retail Corridor



Property Description

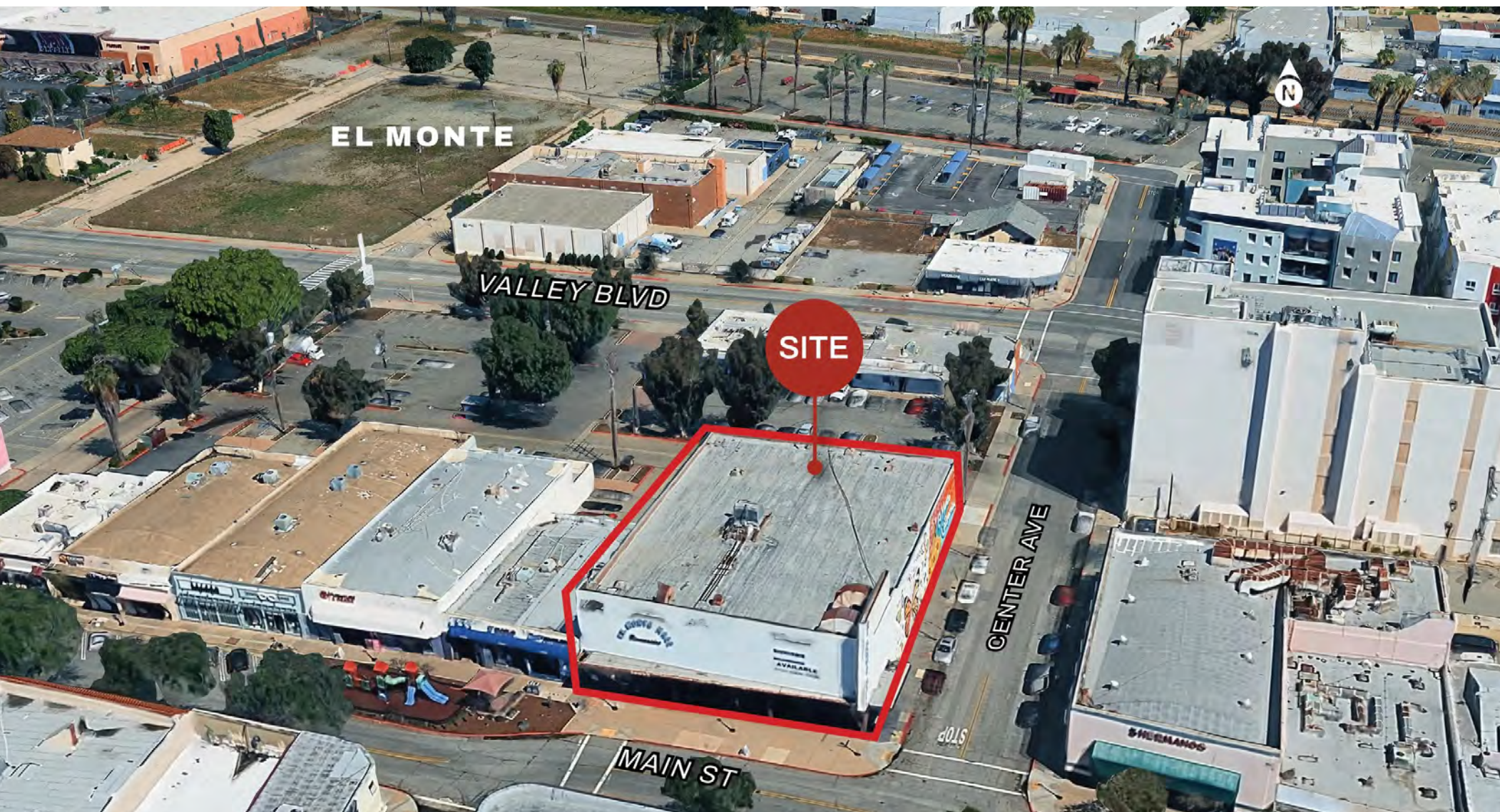
NAI Capital, as the exclusive advisor to ownership, is proud to offer for sale the El Monte Mall Building, a former department store positioned in the heart of El Monte's historic Main Street retail corridor. Originally constructed in 1955, the building consists of approximately 39,000 square feet distributed across three levels, including the ground floor, basement level, and a second-floor mezzanine. Each level encompasses approximately 13,000 square feet. The building is served by an elevator and features a spacious central staircase that provides efficient circulation between the ground and basement levels.

This value-add asset is currently operating as an indoor marketplace with 20 tenants within the ground floor and basement level. The mezzanine is mostly vacant and used for storage. The retail shops are currently about 68% occupied, allowing a potential investor to continue operating under the same concept and continue the lease up or change the concept to a new use.

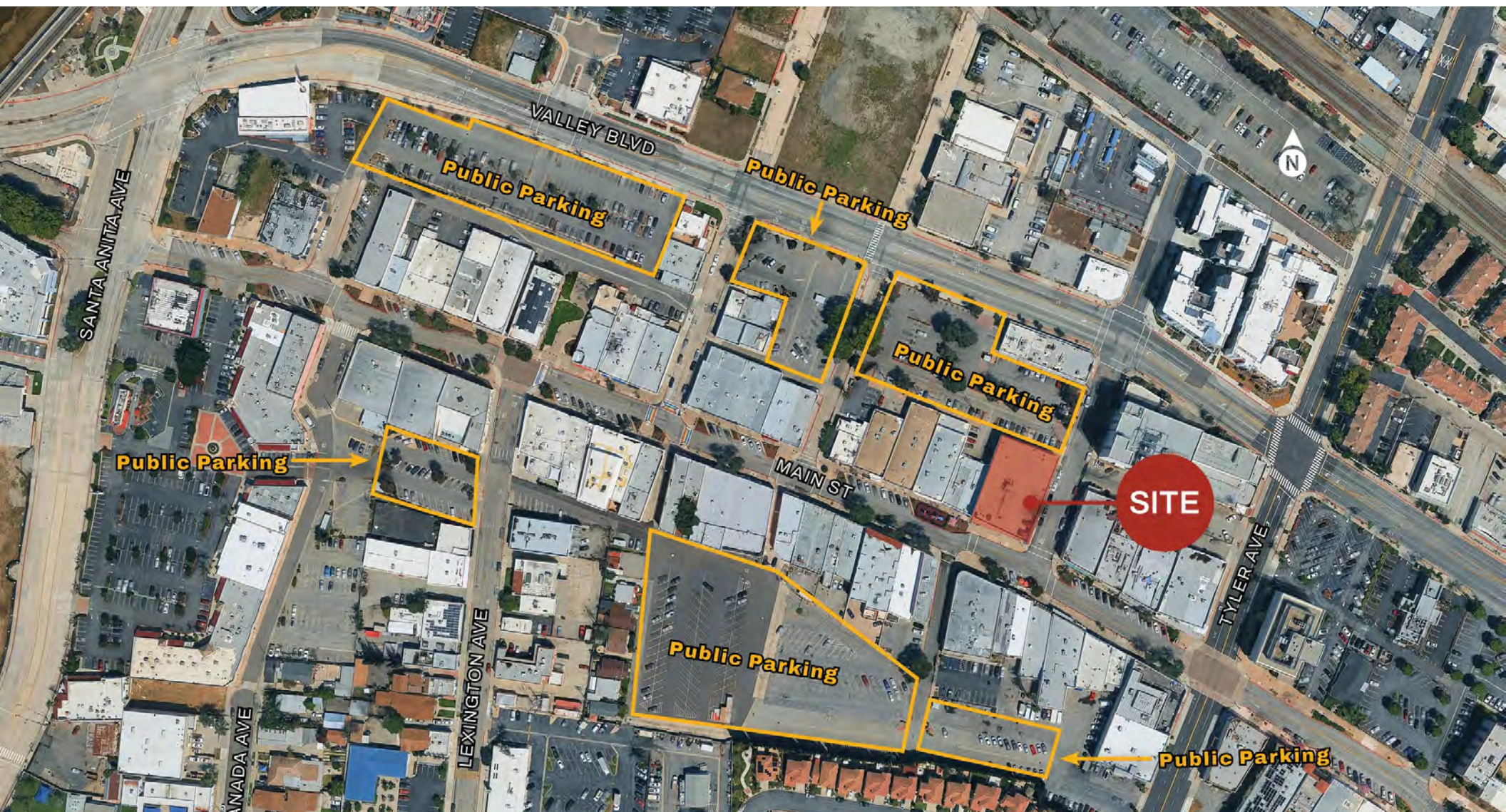
This opportunity is centrally located within the El Monte Mall retail corridor. The building is walking distance to the El Monte Metrolink station connected to the San Bernardino Line that runs from Downtown Los Angeles to Redlands. The densely populated area has over 500,000 total population and over \$100,000 average household income within a 5 miles radius.



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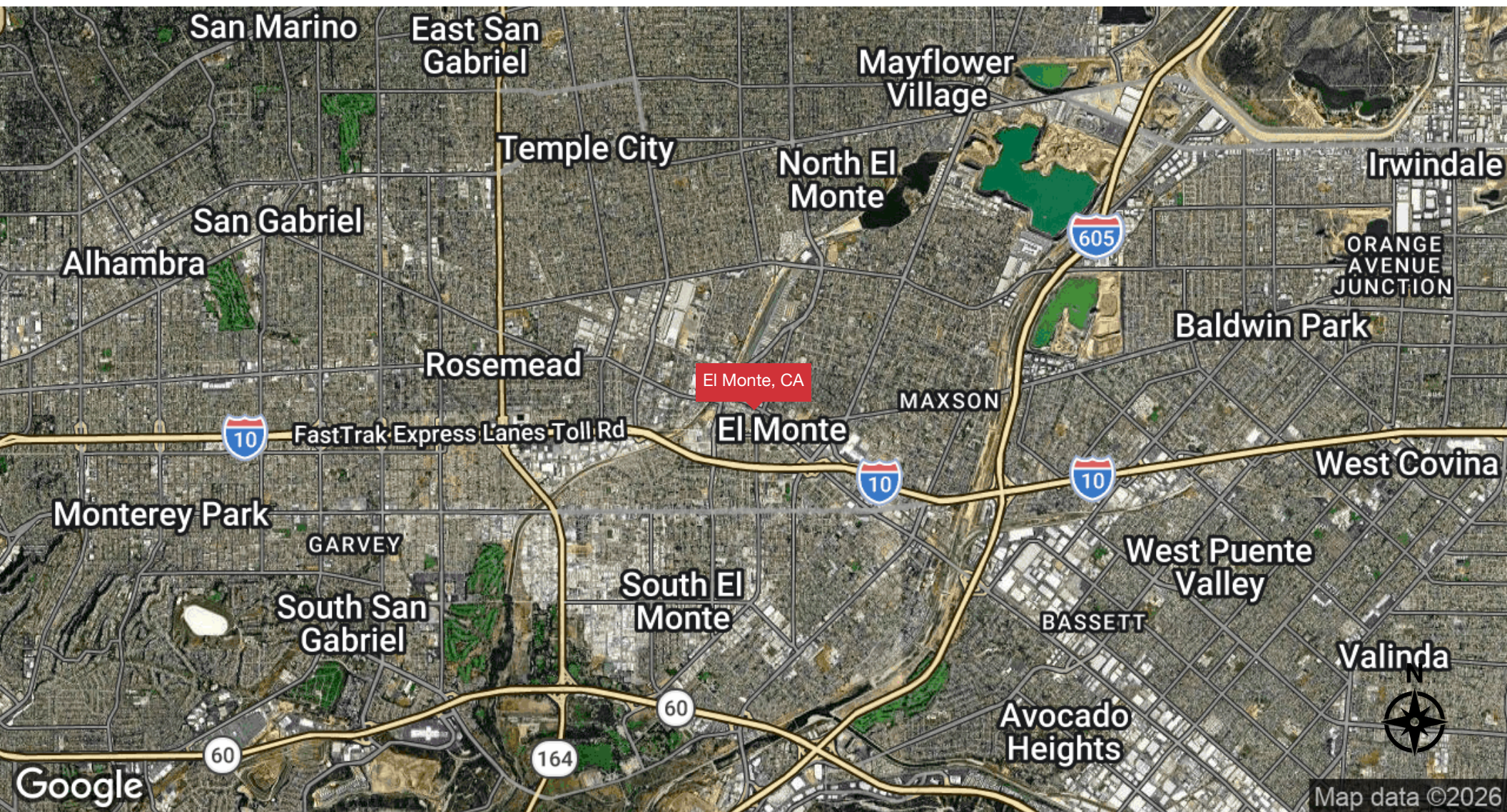
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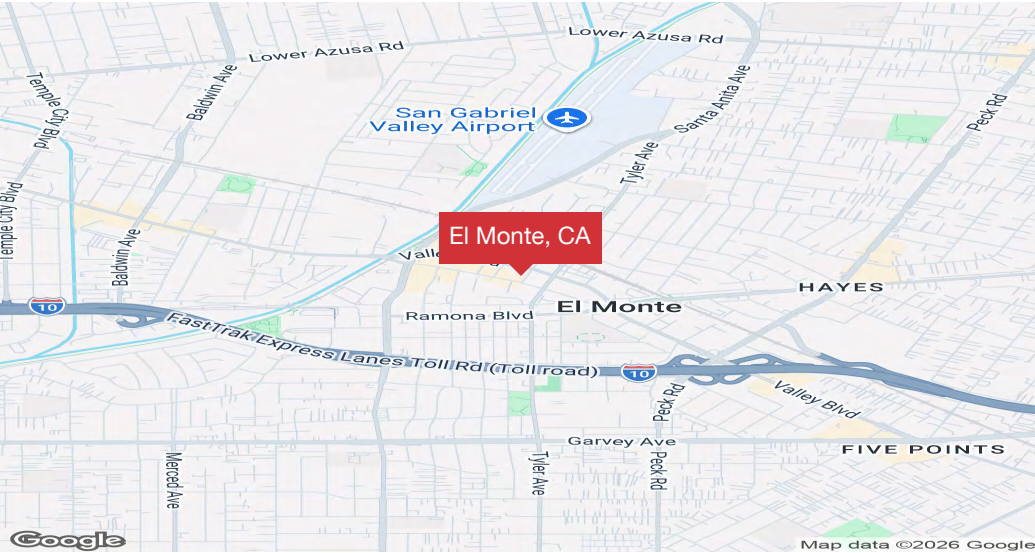
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Location Description

El Monte sits at the gateway of the San Gabriel Valley, roughly 12 miles east of Downtown Los Angeles along the I-10 corridor. The City has made Downtown El Monte and the Main Street corridor a centerpiece of its economic development strategy, working with the Southern California Association of Governments and Metro on planning studies, infrastructure financing tools, and a broader "billion dollar" pipeline of investment — including the Gateway development at the El Monte Bus/Metrolink Station, new residential projects along Garvey Avenue, and a formal Main Street revitalization plan aimed at creating a walkable, mixed-use downtown destination.

This public commitment to redevelopment — paired with the City's transit infrastructure, freeway access, and dense residential base — is the kind of tailwind that tends to reward investors who acquire well-located, large-format buildings early in a corridor's revitalization.

The subject is located on Main Street within the historic Valley Mall area with Santa Anita Avenue to the west and Tyler Boulevard to the east. This location is just minutes from the 10 and 605 Freeways and is surrounded buy restaurants and shops. Neighboring cities include: Rosemead, Temple City, Baldwin Park, La Puente and Whittier.

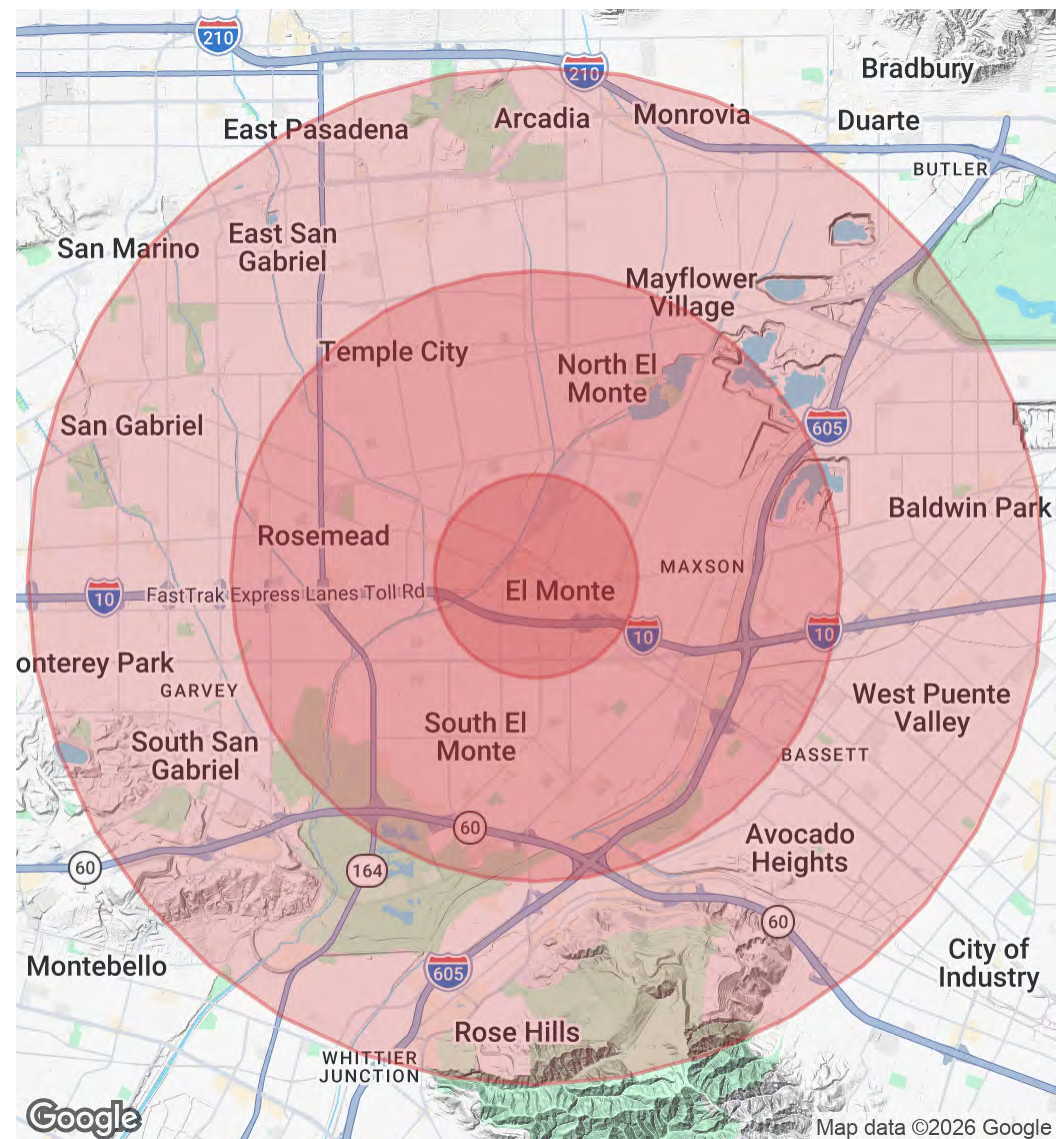
Location Details	
Market	Los Angeles
Sub Market	Western SGV
County	Los Angeles
Cross Streets	Main Street & Center Avenue

Population	1 Mile	3 Miles	5 Miles
Total Population	28,303	221,697	545,058
Average Age	38.4	40.3	41.2
Average Age (Male)	38.1	39.4	39.8
Average Age (Female)	39.2	41.5	42.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,329	62,648	161,061
# of Persons per HH	3.4	3.5	3.4
Average HH Income	\$79,835	\$98,711	\$108,827
Average House Value	\$634,146	\$778,185	\$814,162

Race	1 Mile	3 Miles	5 Miles
% White	13.0%	14.7%	16.8%
% Black	0.3%	0.7%	1.2%
% Asian	30.5%	38.5%	40.4%
% Hawaiian	0.7%	0.3%	0.3%
% American Indian	2.3%	2.0%	1.7%
% Other	30.8%	27.8%	24.5%

2023 American Community Survey (ACS)



EL MONTE

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SITE

CENTER AVE

MAIN ST

