



FLAT VACANT LOT/ ZONED MIXED MULTI-USE (MMU) ENTITLEMENT READY DEVELOPMENT SITE

121,472 SF (2.79-acre)

FOR SALE

11640-11730 Valley Blvd.
EL MONTE | CA



121,472 SF
Lot Space



191
PARKING
STALLS

CONTACT EXCLUSIVE LISTING AGENT:



Kai Kyi

CA DRE License #01986720

kaiky@yahoo.com P: 626.863.2200

CONTACT EXCLUSIVE LISTING AGENT:



Kerry Mac

CA DRE License #01962375

kerrycmac888@gmail.com P: 626.566.5875

FLEXIBLE DEVELOPMENT POTENTIAL

FOR SALE

11640-11730 Valley Blvd.

EL MONTE | CA



CONTACT EXCLUSIVE LISTING AGENT:



Kai Kyi

CA DRE License #01986720

kaikiy@yahoo.com P: 626.863.2200

CONTACT EXCLUSIVE LISTING AGENT:



Kerry Mac

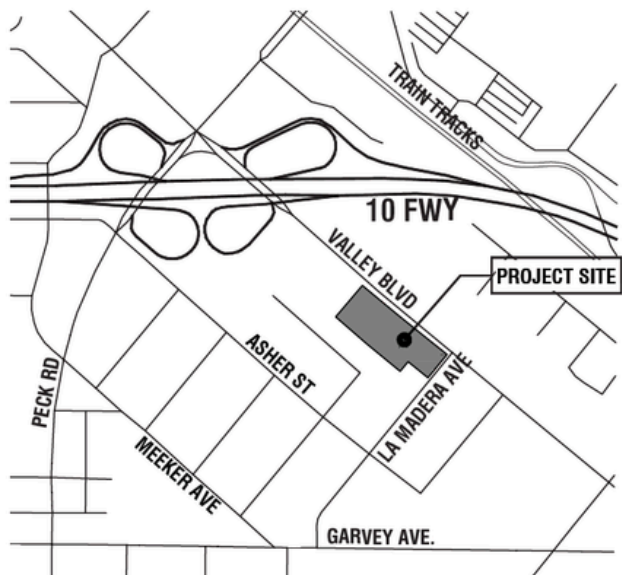
CA DRE License #01962375

kerrycmac888@gmail.com P: 626.566.5875

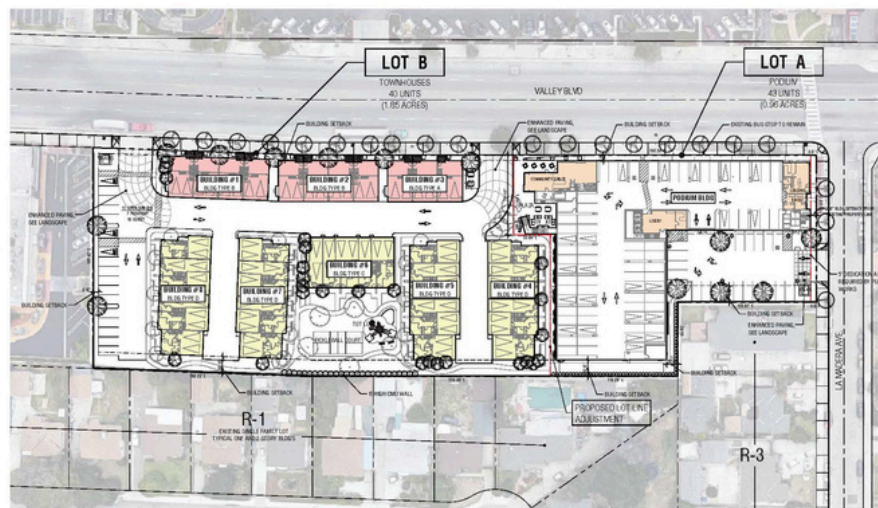
WeTrust Realty

DRE: 02125613

WeTrust Realty #02125613. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.



VICINITY MAP



SITE SUMMARY:

| | |
|-----------------------------------------------|-------------------------------------------------------------|
| Site Zoning: | MMU |
| Overall Lot Size: (121,472 S.F.) | 2.78 Acres |
| Lot A (91,396 S.F.) | 0.96 Acres |
| Lot B (30,108 S.F.) | 1.86 Acres |
| Total Dwelling Units: | 83 Units |
| Lot A (Pools) | 43 Units |
| Lot B (Townhouses) | 40 Units |
| Overall Density: | 26.9 DU/AC |
| Lot A (43 units/0.96 ac) | 45.3 DU/ac |
| Lot B (40 units/1.86 ac) | 21.7 DU/ac |
| Overall Parking: | 191 stalls |
| Lot A: | 96 stalls |
| Lot B: | 95 stalls |
| Overall Common Open Space: | 21,260 s.f. |
| Lot A: | 13,014 s.f. |
| Lot B: | 8,250 s.f. |
| Maximum Proposed Building Height: | 49'-11", 4 Stories |
| Lot A: | 49'-11", 4 Stories |
| Lot B: | 47'-6", 3 Stories |
| Building Height Limit (17.43,000): | 4 Stories/20 ft |
| Required Building Setbacks (7.43,000): | |
| Front: | 5 ft |
| Side: | 5 ft |
| Side abutting residential: | 15 ft |
| Rear: | 10 ft |
| Rear abutting residential: | 15 ft |
| Setback at R-1 Zone: | 500 ft required setbacks for buildings over 40 ft in height |

LEGEND

- Townhome Buildings
- Street Facing Residential Townhomes
- Enclosed Common Areas

ACCESSIBLE PARKING NOTES

2011 ADA 7. Location of accessible parking spaces. The location of accessible parking spaces shall comply with the following:

1. Accessible parking spaces shall be located on the shortest possible accessible route to an accessible building, or covered, naturally leveling unit entrance.
2. When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.

11640 - 11730 Valley Boulevard

El Monte, California



OVERALL SITE PLAN A4

SCHEMATIC DESIGN



CONTACT EXCLUSIVE LISTING AGENT:



Kai Kyi

CA DRE License #01986720
kaiki@yahoo.com P: 626.863.2200

CONTACT EXCLUSIVE LISTING AGENT:



Kerry Mac

CA DRE License #01962375
kerrycmac888@gmail.com P: 626.566.5875

WeTrust Realty

DRE: 02125613

FOR SALE

11640-11730 Valley Blvd.

EL MONTE | CA



PROPERTY HIGHLIGHTS

- 121,472 SF (2.79 acres) completely flat usable land
- MMU: Mixed Multi-se Zoned, Rectangularly Configured Parcel
- Convenient access to Interstate 10, Interstate 605, and State Route 60
- Ideal for developer, investor acquisition, or owner-users
- Prime frontage along Valley Blvd with strong traffic counts
- Located within an active redevelopment and increasing land constrained San Gabriel Valley area

| | |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Subject Property | 11640 Valley Blvd El Monte, CA - Empty Lot 11730 Valley Blvd El Monte, CA - Building 1800 SF |
| Seller's asking price | \$11,500,000.00 |
| Lot Size SF | 121,472 SF (2.79 Acre) |
| Assessor's Parcel Number | APN: 8566-021-010 APN: 8566-021-011 APN: 8566-021-012 APN: 8566-021-013 APN: 8566-021-014 APN: 8566-021-015 |
| Zone | MMU - Mixed Multi-Use |

PROPERTY OVERVIEW

This 2.79-acre vacant lot in El Monte's San Gabriel Valley is zoned for mixed multi-use development and offers flexible opportunities for residential, commercial, retail, and mixed-use projects. The site is fully entitled and currently includes a small office building that was previously used as an automotive dealership office.

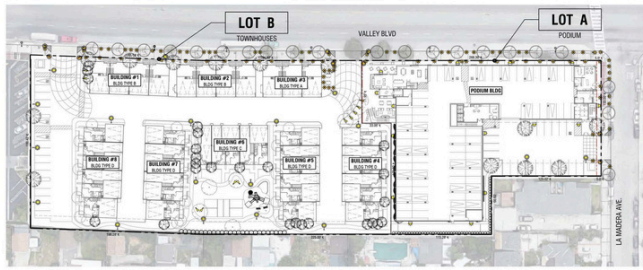
Approved plans allow for 83 residential units, 191 parking spaces, and over 21,000 square feet of open space. Located on Valley Boulevard with convenient access to I-10, I-605, and SR-60, the property benefits from high visibility, strong traffic flow, and a growing local market, making it a valuable opportunity for future development.

ABOUT THE PROPERTY

FOR SALE

11640-11730 Valley Blvd.

EL MONTE | CA



- LEGEND**
- **Post Light**
Hyflex Post (Post 1200 post light, Luma Position Lighting)
 - **Wall Sconce**
Hyflex Wall (200 light, Luma Position Lighting, White)
 - ▲ **Landscaped Ambient Light**
Kohler, Breaker (1000000000, 12.5 watt, 3000K, Bronze Brass)
 - **Ambient Light**
See Landscaping Drawings
 - **Bedroom Light**
See Landscaping Drawings
 - **Existing Street Light**

11640 - 11730 Valley Boulevard
El Monte, California



CONTACT EXCLUSIVE LISTING AGENT:



Kai Kyi

CA DRE License #01986720

kaikiy@yahoo.com P: 626.863.2200

CONTACT EXCLUSIVE LISTING AGENT:



Kerry Mac

CA DRE License #01962375

kerrycmac888@gmail.com P: 626.566.5875

WeTrust Realty

DRE: 02125613

WeTrust Realty #02125613. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR SALE

11640-11730 Valley Blvd.

EL MONTE | CA



CONTACT EXCLUSIVE LISTING AGENT:



Kai Kyi

CA DRE License #01986720

kaikiy@yahoo.com P: 626.863.2200

CONTACT EXCLUSIVE LISTING AGENT:



Kerry Mac

CA DRE License #01962375

kerrymac888@gmail.com P: 626.566.5875

WeTrust Realty

DRE: 02125613

WeTrust Realty #02125613. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.

