



FOR SALE

CHASE ON MAIN

OFFICE BUILDING

11001 Main Street
El Monte, CA 91731

Offering

\$7,200,000
OFFERING PRICE

100%
OCCUPANCY

±0.88 ACRES
LAND SIZE

±19,629 SF
PROPERTY SIZE

THREE (3)
OF STORIES

1962/2023
YEAR BUILT

Financial Summary

5.45%
IN PLACE CAP RATE

\$366.80
PRICE PER SF

Unique Multi-Tenant Commercial Building with Bank Anchor Tenant

Chase at Main is a ±19,629 rentable square foot multi-tenant commercial building anchored by Chase Bank.

Prominently positioned on Main Street in the heart of the El Monte civic core, the property offers excellent street exposure with ground floor bank frontage and building signage.

Great Investment Sale Opportunity

At 100% occupancy, the property delivers an in place NOI of \$392,200 at a 5.45% cap rate on the \$7,200,000 asking price, combining durable investment grade credit income through early 2031 with multi-tenant office cashflow. Originally constructed in 1962 and renovated in 2023, the building provides parking at 3.80 per 1,000 square feet across 73 surface spaces.

SCAN TO DOWNLOAD



OFFERING MEMORANDUM

Contact for more information



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