

EXCLUSIVE LISTING - VALLEY BLVD. Owner-User/Value-Add/Redevelopment 12207-12213 Valley Blvd & 3122 Maxson Rd, El Monte CA 91732

RARE OWNER-USER/VALUE-ADD & REDEVELOPMENT POTENTIAL ±10k SF on a ±1.3-Acre Site | C3 Zoning | 3 Separate Lots | ±183 Ft. Valley Blvd Frontage | ±23,380 VPD (Valley) & ±214,000 VPD (10 FWY)



Property Overview

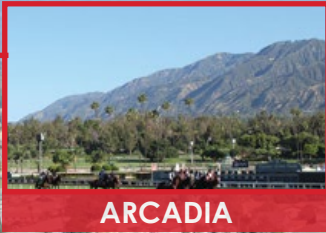
Subject Property:	12207-12213 Valley Blvd 3122 Maxson Rd El Monte, CA 91732
Asking Price:	\$7,125,000 \$6,000,000
Price/SF (LOT):	\$125 \$105
Building Area:	9,389 SF
Total Lot Size:	56,898 SF/±1.3 Acre
Year Built:	1949-1946-1984
APN (12207 Valley):	8565-021-005, -006, -007
Zoning:	C3

Investment Highlights

- **Prime Owner/User & Value-Add Opportunity:** Currently operating as a ±9,389 SF auto dealership and auto-body shop, providing immediate utility and existing infrastructure on a massive ±1.3-acre (±56,898 SF) C3-zoned lot (3 separate parcels)
- **Exceptional Valley Blvd Exposure:** Commands highly visible placement with ±183 feet of prime street frontage at the strategic intersection of Valley Blvd and Maxson Rd.
- **Superb Regional Access:** Outstanding connectivity with immediate proximity to Interstate 605 and Interstate 10, ensuring seamless routing for customers and operations to Downtown Los Angeles and surrounding markets.
- **High Traffic Commercial Corridor:** Positioned on the premier retail and mixed-use street in the West San Gabriel Valley, benefiting from daily traffic counts of ±23,380 vehicles.
- **Maximum Freeway Visibility:** Features a prominent pylon sign that provides extra exposure, capturing sightlines directly from the 10 FWY and its ±214,000 VPD.
- **Flexible C3 CMU Zoning:** Commercial Mixed-Use zoning allows a wide variety of immediate commercial operations, or future high-density residential and retail redevelopment.
- **Generational Asset:** First time this property has been available for sale since 1979 (±45 years).
- **Strong Market Momentum:** Surrounded by billions of dollars in new developments (including the Hyatt, Sheraton, and Hilton hotels) with recent residential condo sales in the area ranging from \$645,000 to \$742,000.

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ARCADIA



MONROVIA

10 FWY

GROWTH INVESTMENT GROUP



**12207-12213 VALLEY BLVD
3122 MAXSON RD**

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

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LONGO LEXUS



LONGO TOYOTA



PASADENA



ARCADIA

10 FWY



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3122 MAXSON RD

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

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MOUNTAIN VIEW PARK



SOUTH EL MONTE



MONTEREY PARK



ALHAMBRA

VALLEY BLVD TRAFFIC COUNT: 23,380

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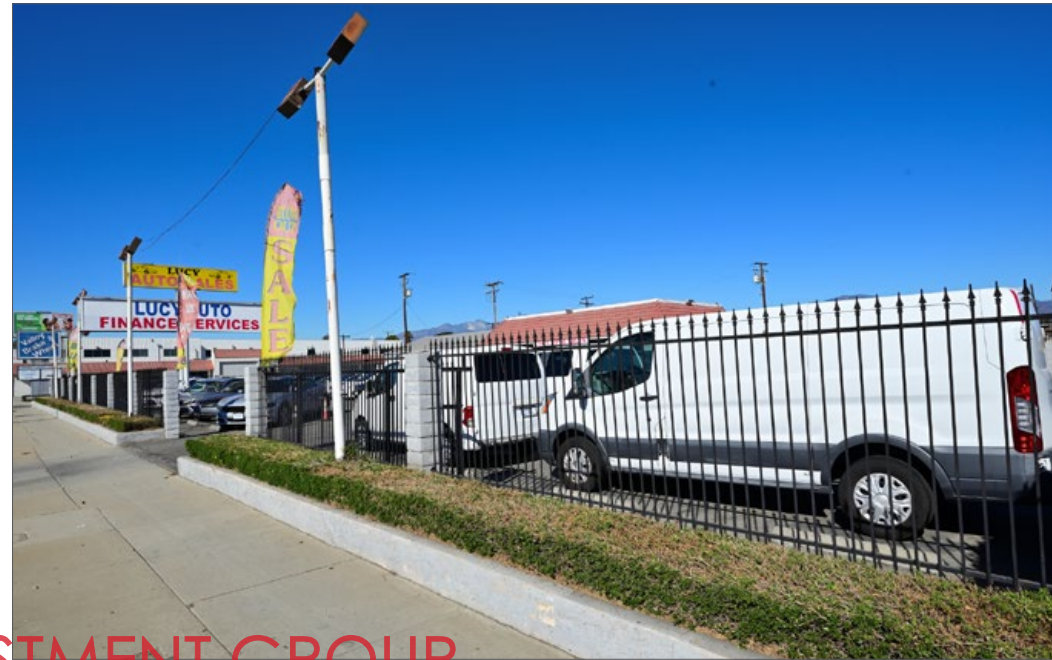
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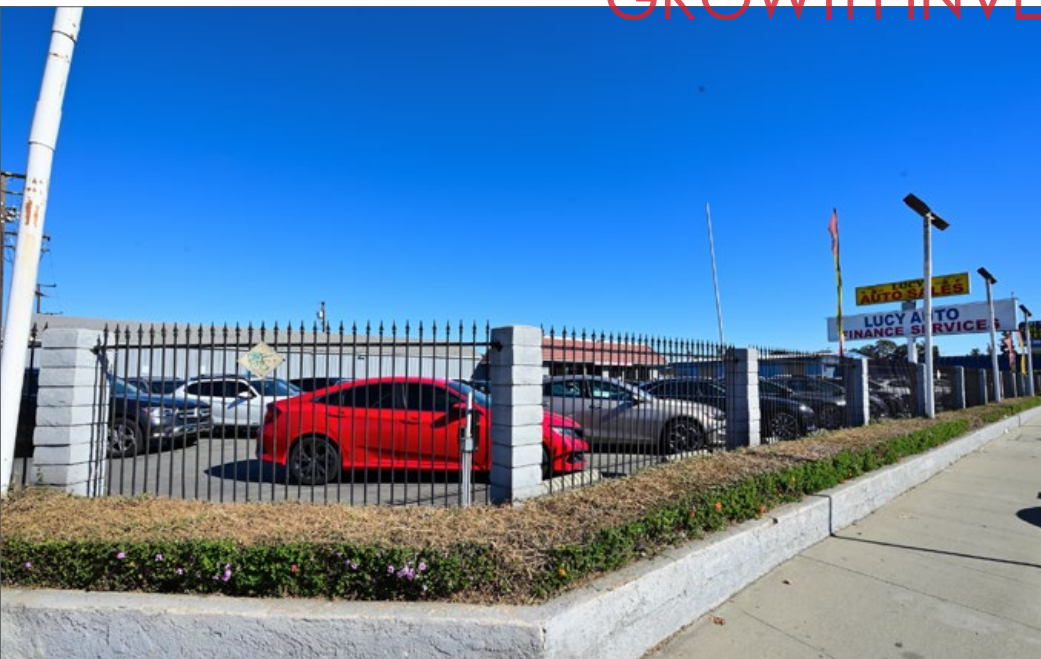
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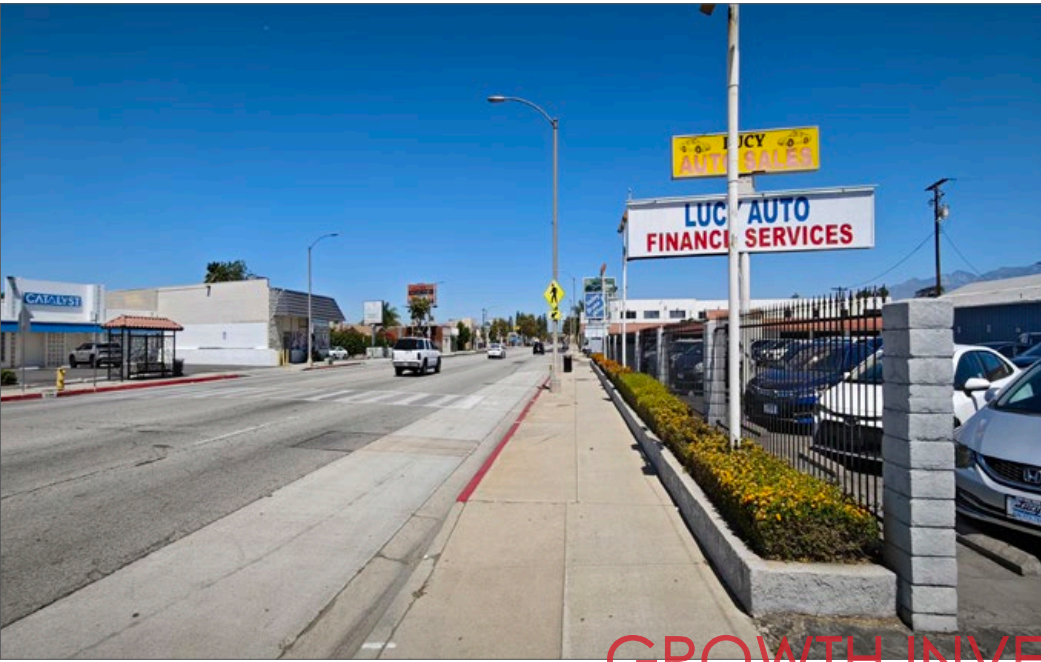


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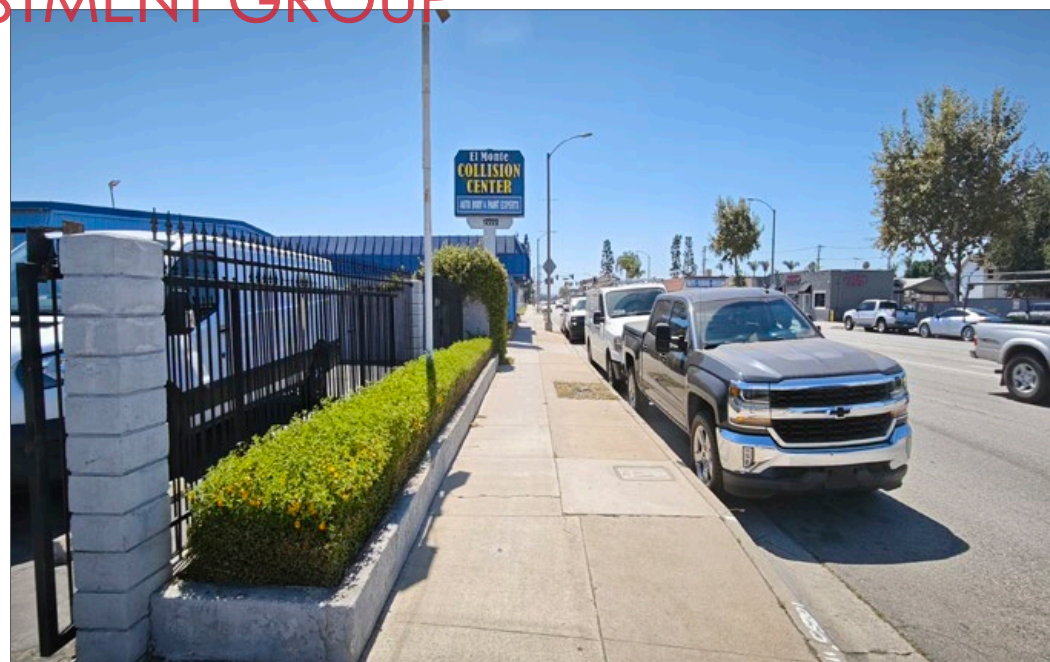


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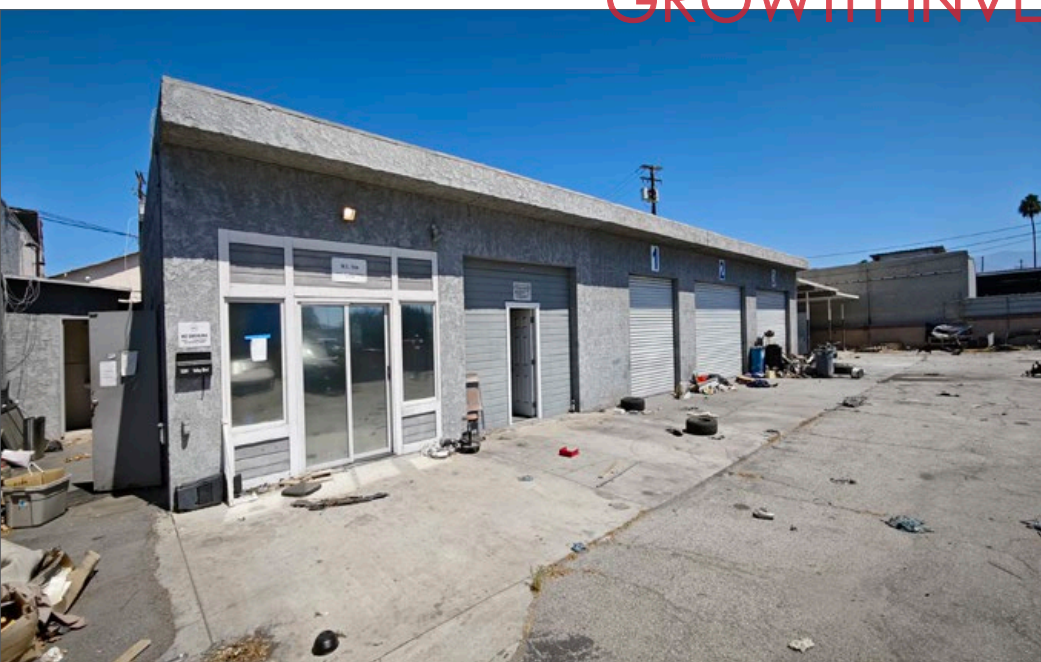


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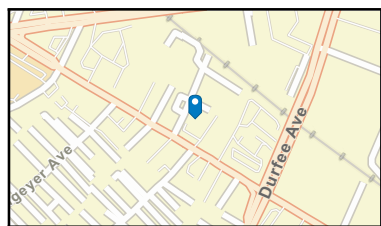
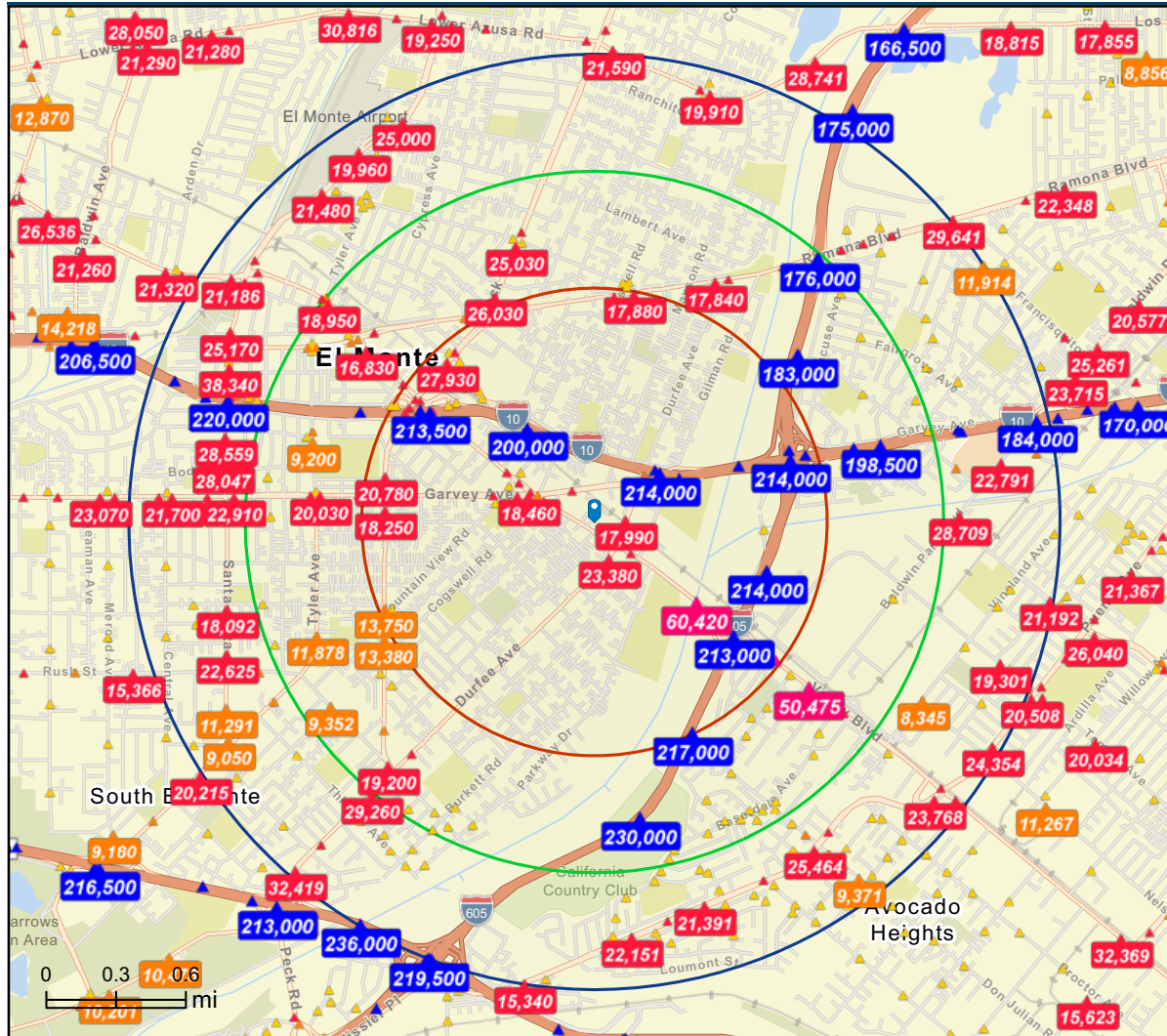


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Traffic Count Map



- 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

