

Valley Mall Center For Sale

11004-14 Valley Mall
El Monte, CA 91731

Price Just Reduced!

Price: \$ 1,995,000

Building Size: 22,160

Lot Size: 21,126

Zoning: C2

**Short Pay Off Opportunity*

Over a 10% Proforma Cap Rate!

Investment Highlights

- Located in the heart of downtown El Monte
- Excellent foot traffic counts
- Just North of the 10 Freeway and West of the 605 Freeway
- Major surrounding tenants include: Edwards 8 Cinema, Bank of America, Subway, Rite Aid, El Monte Airport, and Whittier Narrows Golf Course
- Approximately 24 on-site parking in addition to plenty of city owned parking spaces.



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