

Century21
COMMERCIAL

ADAMS & BARNES

Exclusively Offered for Sale



3215-3225 North Tyler Avenue, El Monte, CA 91731

Description

16,217 sq. ft. 3-story Class-C building constructed in 1948 and situated on (4) contiguous parcels totaling 22,037 sq. ft. Zoning is El Monte EMC2* with a Use Code of Store/Office (Mixed Use). The current Conditional Use Permit in place allows for Special Purpose Office, School and Dormitory use.

Current use on the first floor is administrative offices, reception area, library and study areas. The second story, classrooms rooms, private offices, dormitory use, restrooms, showers and a large dormitory kitchen, cafeteria, food storage, eating and recreation area. The third story is dormitory use with roof-top recreational and utility use. Access provided is ground level entries at front and rear of building, exterior stairway to second floor and third floor, interior stairway and *elevator to second and third floors. All floors equipped with a fire sprinkler system.

The building is currently occupied by International Theological Seminary, which provides both educational and housing assistance to international students and young accomplished educated leaders. **Potential future uses of property include;** Special purpose, School/Dormitory, Retail, Office, Senior Care, Medical Services and possibly Residential Mixed Use, all of which are subject to a new Conditional Use Permit.

Assessor's Parcel Number(s): 8580-030-004, 005, 006 and 007.





South/East Elevation | 2nd/3rd Stairway



East Elevation | Front Entry's



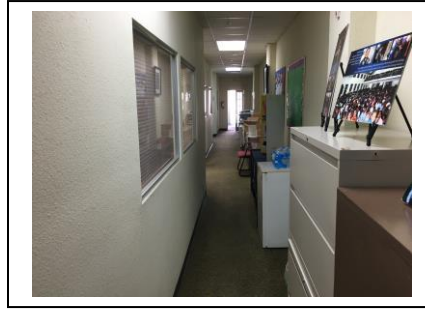
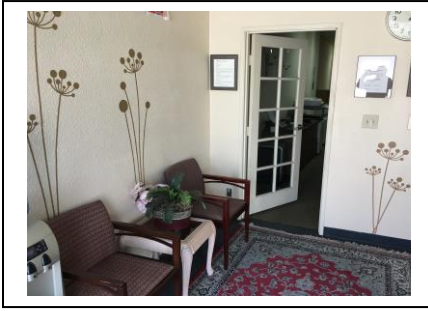
South Parking Area



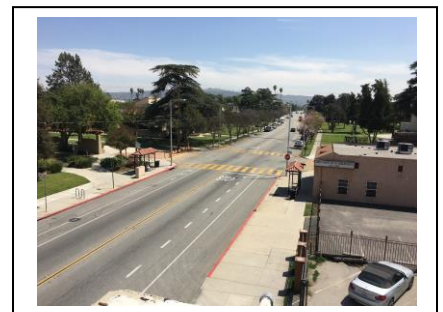
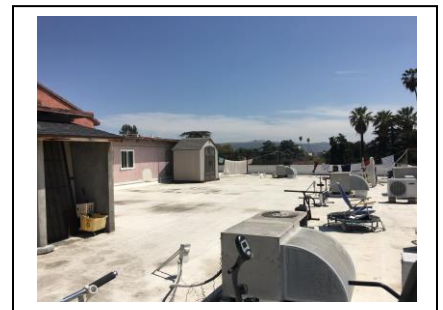
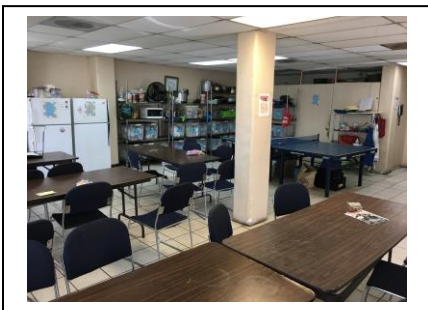
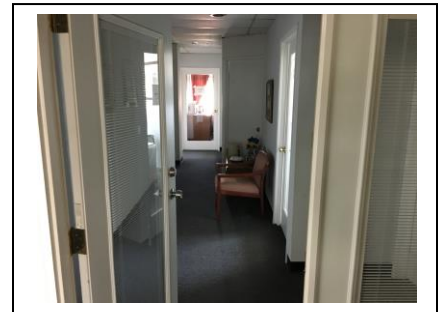
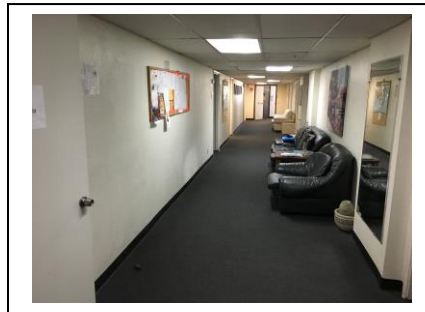
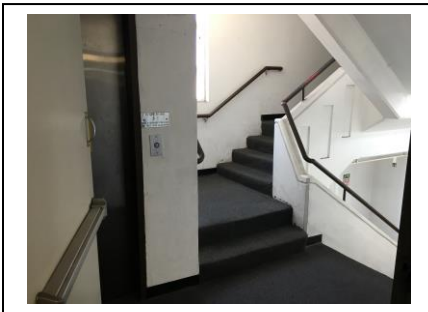
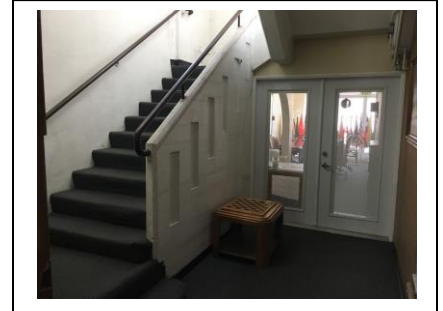
West Elevation | Parking | Rear Entry's



North Elevation | Parking | North Driveway



Pictures of the 1st. 2nd and 3rd floors



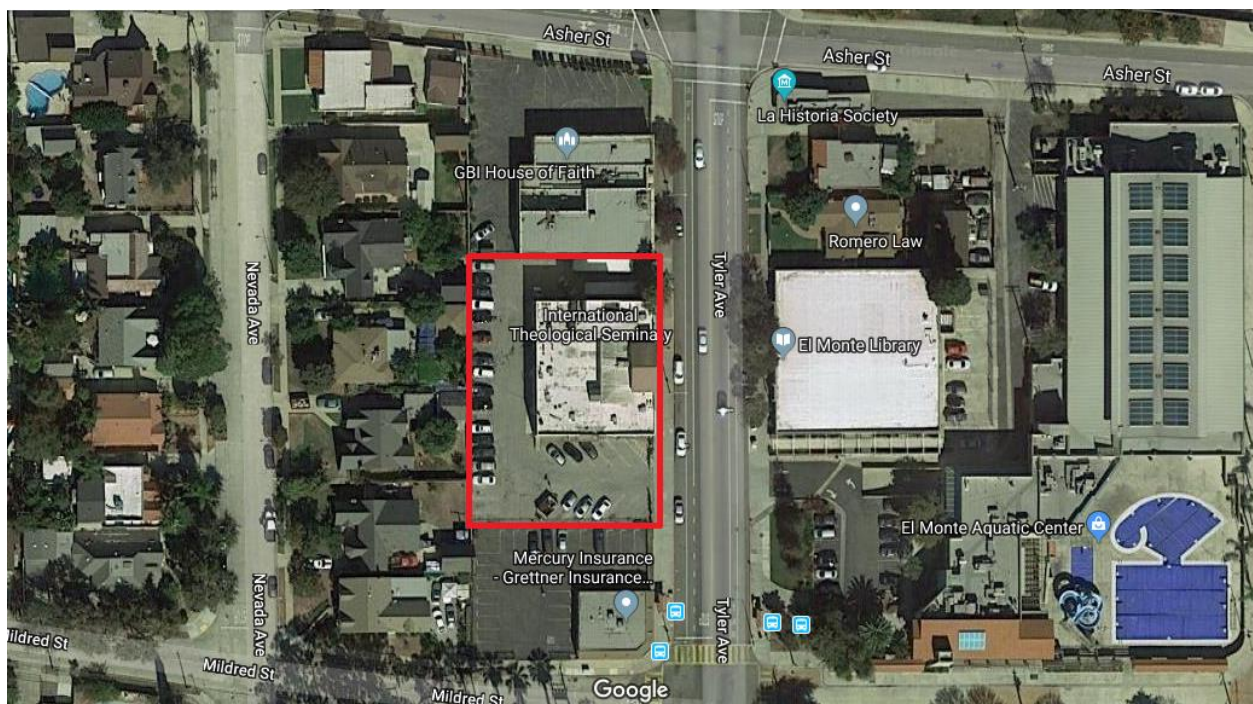
Parking

Property has approximately 37 on-site parking spaces that wrap around the north, south and west side of the building with ingress and egress from the north and south side of the building. Good street parking is also available.

Location



El Monte, California, a Central San Gabriel Valley Powerful City!

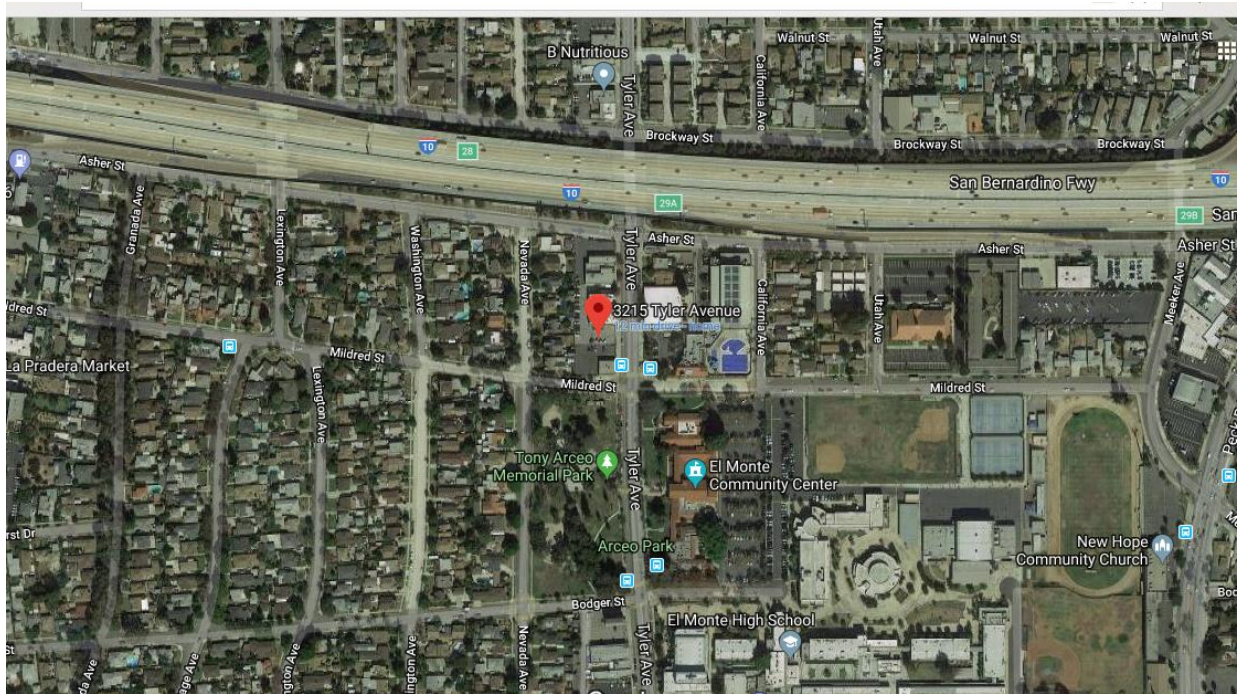


3215-3225 Tyler Avenue | Property size: 22,037 sq. ft.

The subject property is located south of **Interstate 10** with convenient access to the property via Santa Anita Avenue and Peck Road Freeway exits and merging on ramps. Major east /west arteries are Valley Blvd. to the north and Garvey Avenue to the south, both within a very prominent and actively growing population corridor. El Monte Library, El Monte Aquatic Center is directly across the street and to the south, El Monte Community Center, Tony Arceo Memorial Park and El Monte High School.

The immediate locale highlights established and on-going new development, that include multiple senior housing communities, multi-family and new housing developments, all of which are very favorable to the existing and potential future use of the subject property. The property

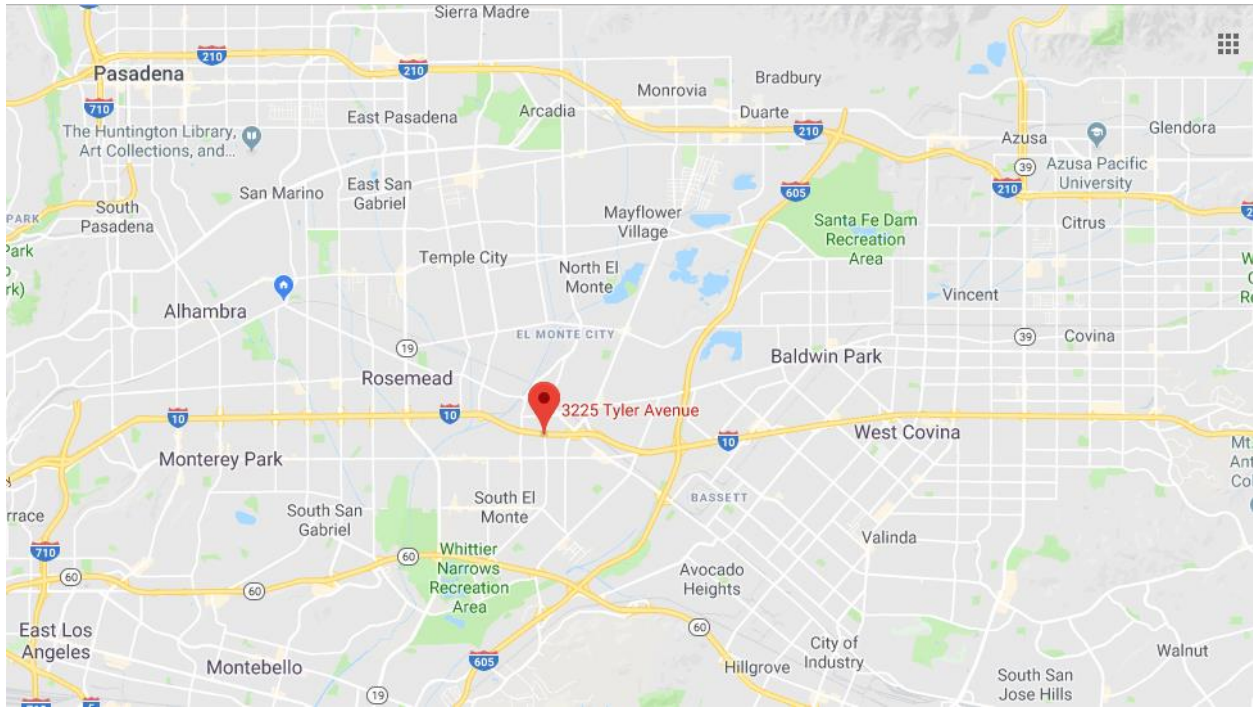
is within a desirable El Monte location, and based upon immediate *demographics* and public services, additional public services could easily prosper.



El Monte is a Residential, strong Industrial and Commercial City, in Los Angeles County, California



El Monte is served by Metro, Foothill Transit and El Monte Transit and Metrolink Station



Located 45 minutes east of Los Angeles, El Monte enjoys a vibrant industrial and commercial economy served by Interstate 10, 60, 605 and 710 Freeways. Major north/south arteries are Rosemead Blvd., Santa Anita/Tyler Avenues and Peck Road. East/west arteries are Garvey Ave., Valley Blvd., and Ramona Blvd. The east/west Garvey Avenue artery is a significant business and commercial corridor. Incorporated in 1912, the 2016 population was estimated at 115,807. *This is a chance to own something special!*

Offered for Sale at \$4,398,000

For additional information contact:

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