

# Multi-Tenant Shopping Center For Sale

4037 Arden Drive, El Monte, CA 91731



**Price:** \$1,300,000  
All Cash/Cash to New Loan  
**Building Size:** 4,998 +/- Sq. Ft.  
**Lot Size:** 13,939 +/- Sq. Ft.  
**Year Built:** 1987  
**APN:** 8577-019-025  
**Zoning:** C-3, El Monte  
**Parking:** 20 on-grade parking spaces  
**Price Per Sq. Ft:** \$260.00

## Property Highlights:

- Investment or Owner/User opportunity;
- Southwest corner of Arden Drive and Railroad Drive;
- Multi-unit Shopping Center with Monument Signage;
- Value Add Opportunity—collect rent income while adding value to the Property;
- Located across the street from DMV Office;
- North of the 10 Freeway, East of Baldwin Ave and West of Santa Anita Avenue exits.



International, Inc.  
BUSINESS  
PROPERTIES

### BP International, Inc.

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REAL ESTATE SERVICES

### ADR/Preferred Business Properties

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