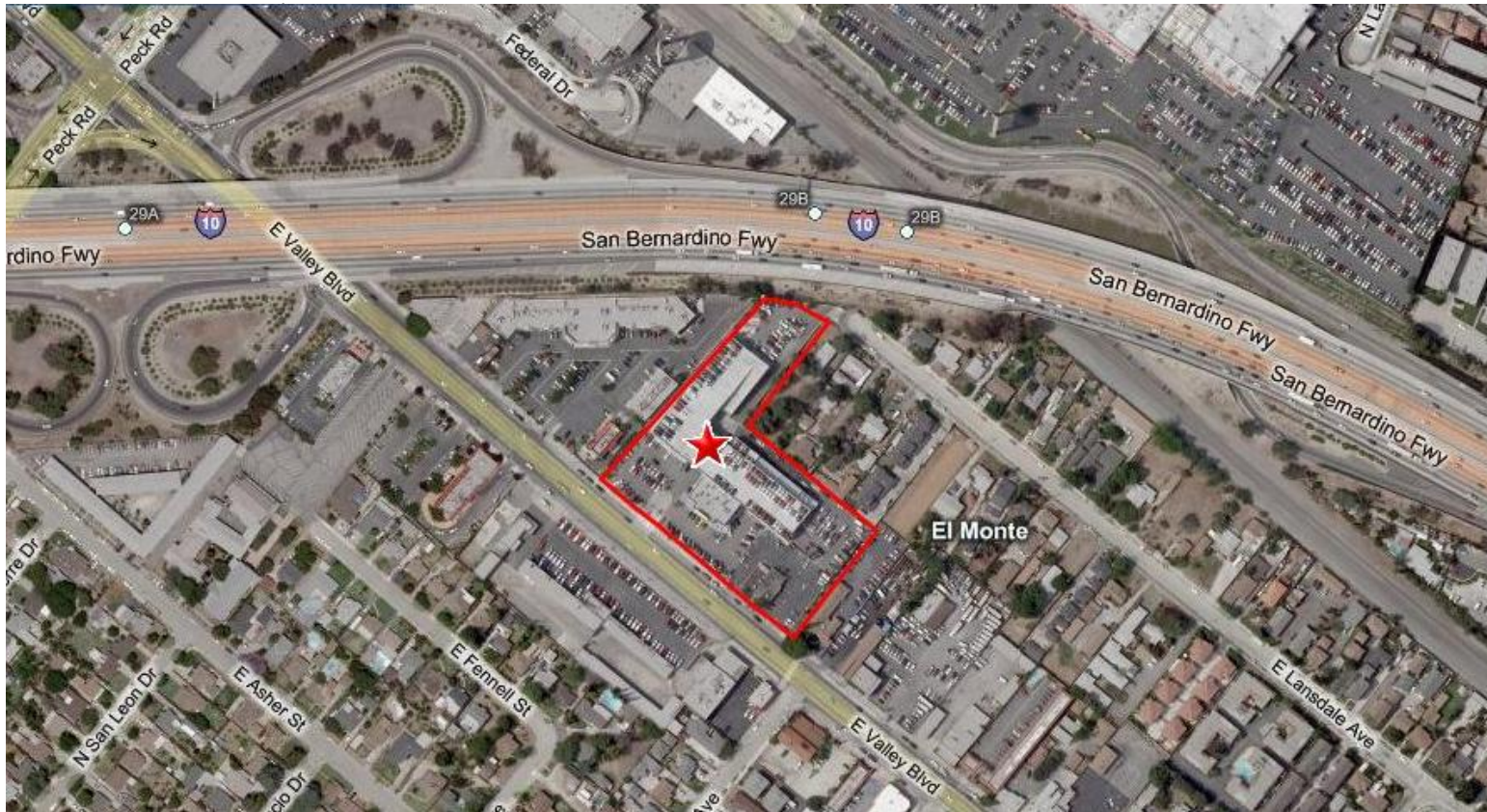


NOW  
AVAILABLE

# FOR SALE OR LEASE

## FORMER CHRYSLER JEEP DODGE SUPER DEALERSHIP

11705 VALLEY BLVD. :: EL MONTE, CALIFORNIA



### DESCRIPTION:

- 50,046 SF Building
- High-end showroom office
- Parts and service department
- Collision facility
- 3.548 acres land (approx. 154,530 SF)
- Three-story parking structure with 350 parking spaces

### FEATURES:

- Freeway identity and signage on Interstate 10
- Immediate access to the 10 & 605 Freeways
- Primary location for East Los Angeles and San Gabriel Valley populations
- Located near Longo Toyota – highest volume auto retailer in the nation
- High visibility area with multiple auto dealerships

FOR MORE  
INFORMATION  
PLEASE  
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## 2008 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	49,364	228,428	560,351
AVG HOUSEHOLD INCOME	\$59,286	\$64,151	\$71,224
MEDIAN AGE	26 yrs	29 yrs	32 yrs
MEDIAN AGE ADULT	36 yrs	40 yrs	41 yrs
RETAIL SALES VOLUME AUTOMOBILE DEALERS	\$68 Million	\$366 Million	\$1 Billion

## 2008 ESTIMATED TRAFFIC COUNTS

VALLEY BLVD. / ON/OFF RAMP.....	226,000 Average Daily Traffic
VALLEY BLVD. / I-10.....	260,000 Average Daily Traffic

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