

Conveniently located 10 miles east of Downtown Los Angeles, the City of El Monte offers abundant opportunities for new businesses. The City has recently attracted many new commercial, industrial, residential and mixed-use developments. There are also numerous potential sites for new projects. Come and see the excitement underway at the City of El Monte!



DEVELOPMENT PROJECTS & POTENTIAL SITES

Major Development Projects:

Flair Park

1. Flair Spectrum – Mixed-use project with a 250-room hotel, 690,000 square foot retail outlet center and 600 residential units on a 14-acre site.
2. Media Center – 5-story 60,000 sf office building.

Northwest Area

3. Gateway Magellan (Temple Palms)– 500,000 sf industrial project on a 26.8 acre site.
4. Hilton Garden Hotel Project – 133 room 4-story hotel.
5. Baldwin & Rose Housing – a 55-unit affordable housing project for veterans.
6. Walmart Supercenter – 186,000 sf retail anchor.
7. Hickson Industrial Projects – two industrial projects totaling 150,000 sf.

Downtown Area

8. Gateway TOD – 485 housing units and 25,000 sf of retail next to a major transit center.
9. Santa Anita & Valley (Santa Fe Trail Project) – 115,000 sf retail project.
10. Ramona & Tyler – 40 housing units within walking distance of shops and transit.
11. Valley & Ramona – 58 townhomes and 4 work-live units.
12. Downtown Specific Plan – City initiated plan to create a blueprint for growth in the City's historic core.

Garvey Mixed-Use Corridor

13. Garvey & Tyler – 67 housing units, 3 work-live units and 3,000 sf of retail.
14. Garvey & Peck – 114 housing units and 5,000 sf of retail.
15. Garvey & Meeker – 30 senior housing units and 25,000 sf of retail.
16. Garvey & La Madera – 116 senior and assisted living housing units and 6,000 sf of retail.
17. East Valley – 70 housing units and 30,000 sf of retail.

Potential Development Sites:

- A. Flair Park Area – Major development area with freeway visibility for businesses seeking a high-profile presence. Primarily zoned for mid-rise office buildings.
- B. Safeway Property – 99 acre site in an industrial area.
- C. Gateway TOD, Phase 2 – Second phase for new development next to a major transit center.
- D. Former Hyundai Property – 1.9 acre commercial site adjacent to the freeway.
- E. Santa Fe Trail Project, Area Y – Approximately 5 acres site adjacent to a new 115,000 sf retail project and near a rail station.
- F. El Monte Center – Major commercial center located in the heart of El Monte's Auto District. Includes opportunities for new businesses.
- G. Maxson Site – 3.3 acres site in a general commercial area.
- H. Majestic Property – 4.5 acre site in a general commercial area.

**For more information, call the Planning Division at (626) 258-8626
or visit us at www.elmonteca.gov.**

