



FOR SALE

El Monte Mixed Use Site

Prepared October 21, 2024

Presented By



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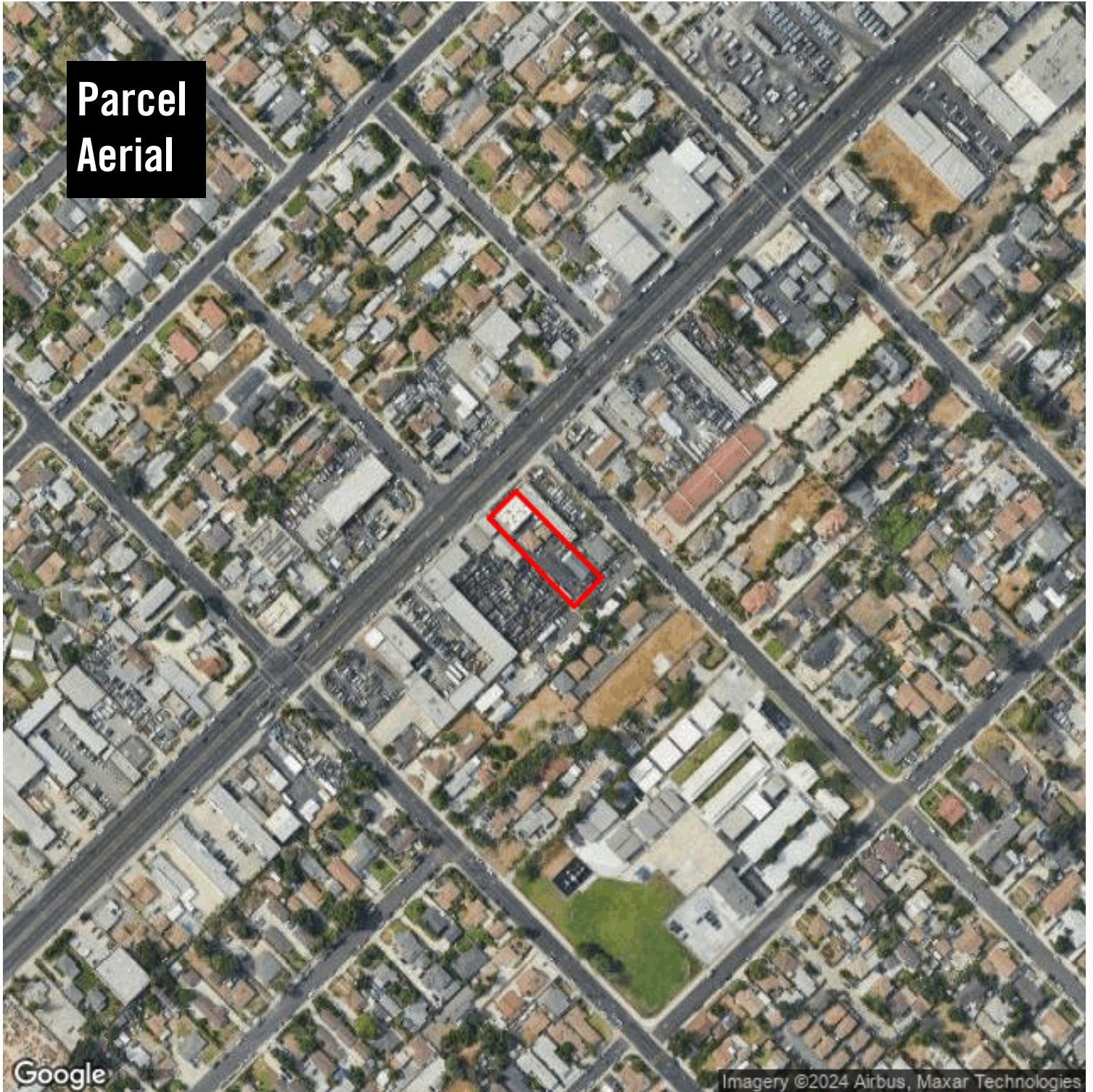
2446, 2452, 2452.5 Durfee Ave

MOODY'S

Five Heights Realty Corp

4327 East Cesar E Chavez Avenue East Los Angeles, CA 90022 | 213-509-8643

**Parcel
Aerial**



2446, 2452, 2452.5 Durfee Ave

2446-2452 Durfee Ave

El Monte, CA 91732



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AIRCR Powered by **MOODY'S**

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Retail For Sale

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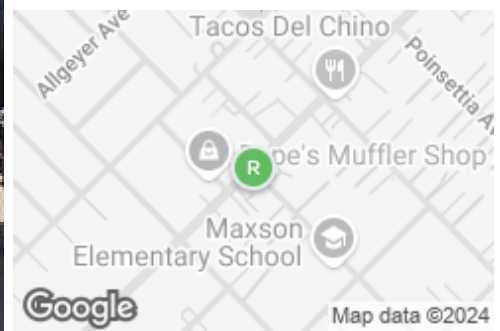
2446 Durfee Ave Development Site (Condos)

Retail: Mixed Use For Sale

2446 Durfee Ave., El Monte, CA, 91732

Prepared on October 21, 2024

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Land, Multi-Family	Financing Avail.	Yes
Total Available Space	3,416 SF	1031 Exchange	Yes
Asking Price	Negotiable	Vacant	No
Listing Price Per SF	-	Available Date	Now
Cap Rate (Actual)	-	Days On Market	14 days
Investment	Yes	Date Listed	10/07/2024
Possession	On Available Date	Last Modified	10/21/2024
Signage	On Building	Listing ID	41300919
Show Instructions	Call broker	Parking Spaces	-

Description

Five Heights Realty Corp is pleased to present for sale 2446 Durfee Ave, a street-front, mixed use, commercial property in the city of El Monte. The property consists of a ±2,000 SF street front retail building, a ±1,400 SFR with 2 Bedrooms and 1 Restroom on a ±17,566 SF lot centrally located in a dense city in the San Gabriel Valley. Located on a busy street with high vehicular traffic, the street front building faces Durfee Ave and is in close proximity to retail and amenities. Conveniently located off the 60 and 605 Freeways, and a short commute to DTLA. Gated lot provides ample parking and security. Currently a single tenant leases the entire property as a specialty motorcycle customization and showroom business. The property benefits from recent capital improvements in the area including new street improvements and street signage.

Property Features

Location Details

Address	2446 Durfee Ave., El Monte, CA, 91732	Parcels	8108012002
Zoning	MMU	Name	2446, 2452, 2452.5 Durfee Ave
Submarket	AIR - West SGV	Cross Street	Durfee Ave/Felipe St
County	Los Angeles		

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	3,416 SF
Land Size	0.4 Acres / 17,565 SF
Number of Buildings	1
Property Rent	\$25.67/SF (Average)
Number of Floors	1
Year Built/Renovated	-

Occupancy Type	Multi-tenant
Parking Spaces	-
Parking Ratio	-
Condominiumized	Yes
Floor Size	3,416 SF
Floor Size (Avg)	3,416 SF
Rentable Space	3,416 SF

Property Listings

1 Listing | 3,416 SF | \$0.00

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Motorcycle customizati...	-	3,416 SF	Negotiable	Now

Additional Photos











Contact



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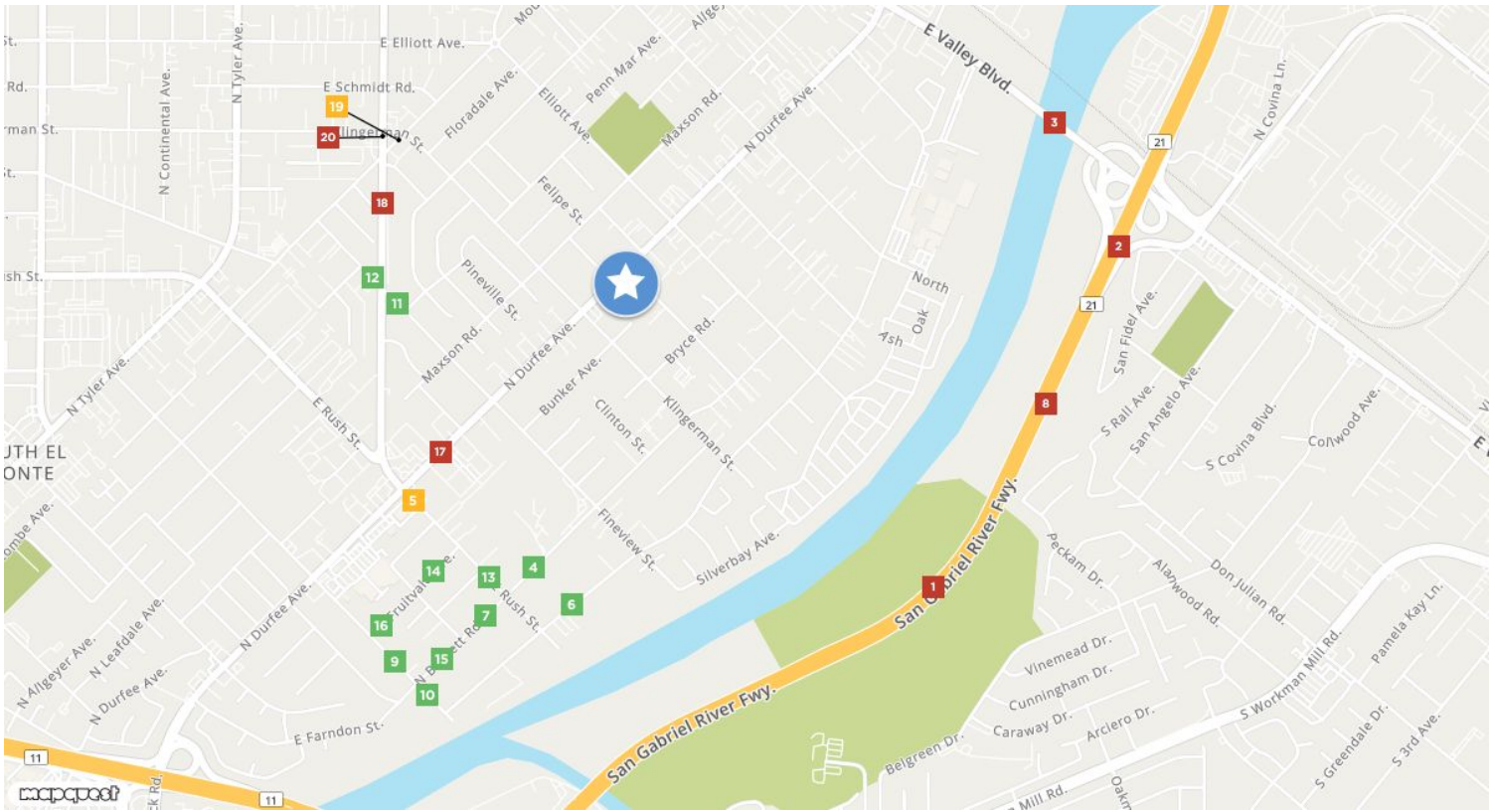
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Traffic Counts

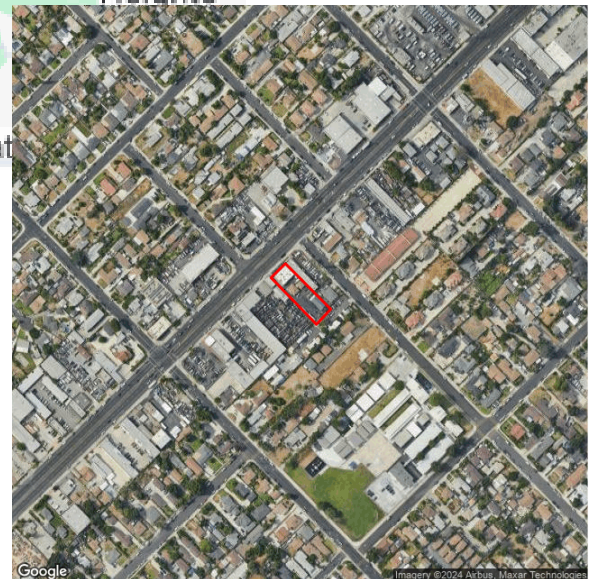
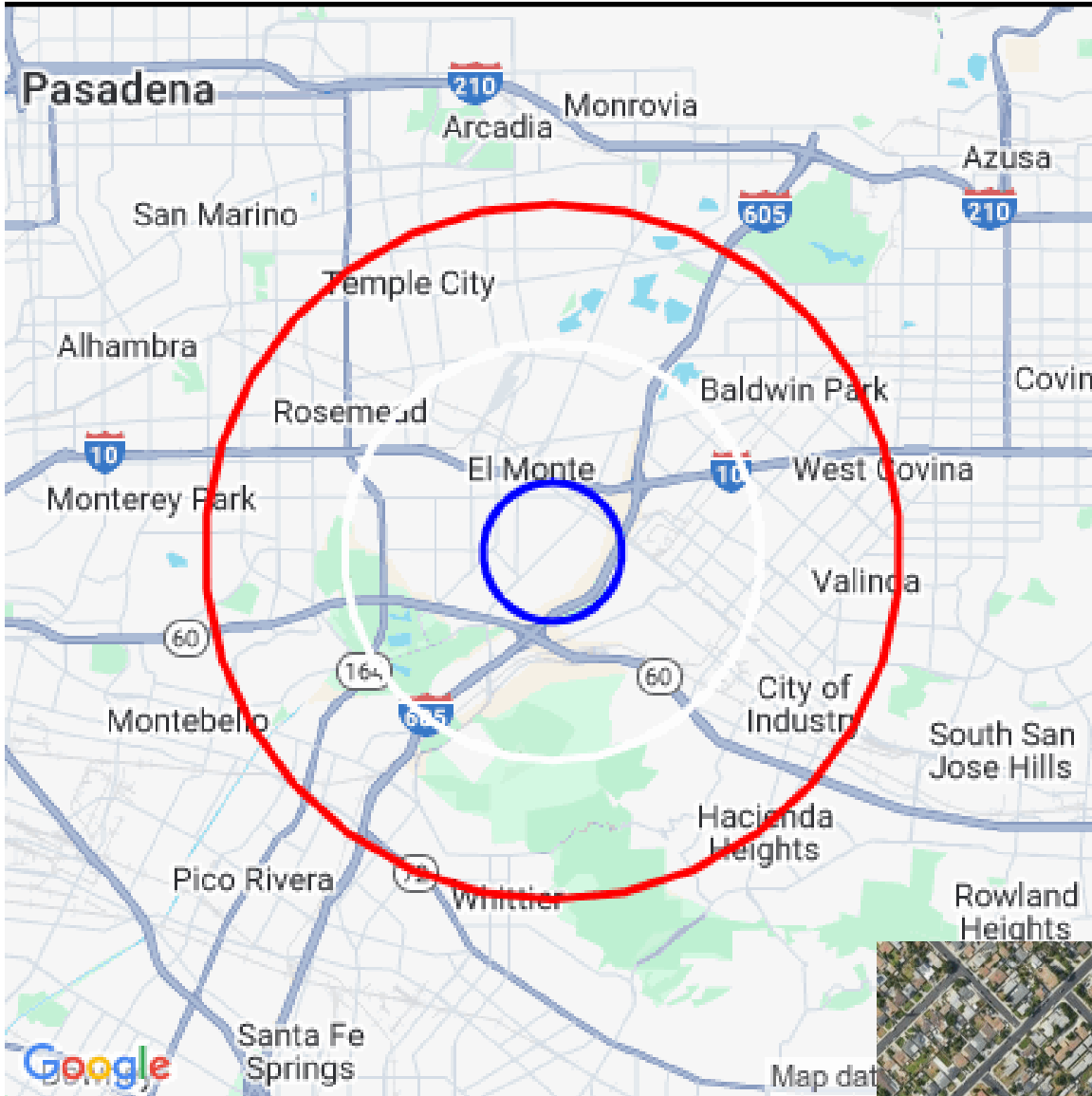


605 Vinemead Dr Year: 2018	1 230,000	605 Ramada Ave Year: 2018	2 238,000	Valley Blvd I- 605 Year: 2014 Year: 2011	3 60,420 34,839	Burkett Rd Rush St Year: 2013 Year: 2009 Year: 2005	4 2,157 1,869 1,637	Rush St Durfee Ave Year: 2013 Year: 2010 Year: 2009	5 6,152 6,350 4,715
Parkway Dr Rush St Year: 2013 Year: 2009	6 1,674 1,760	Burkett Rd Rush St Year: 2013 Year: 2012 Year: 2009	7 1,230 1,010 1,375	I- 605 Valley Blvd Year: 2013 Year: 2012 Year: 2010	8 217,000 218,000 225,000	Thienes Ave Burkett Rd Year: 2013 Year: 2009 Year: 2002	9 2,146 2,220 2,683	Thienes Ave Burkett Rd Year: 2013 Year: 2004 Year: 2002	10 1,270 1,882 1,744
Fineview St Allgeyer Ave Year: 2012	11 2,923	Fineview St Peck Rd Year: 2012	12 1,728	Rush St Bryce Rd Year: 2012 Year: 2009 Year: 2005	13 3,786 3,373 4,070	Fruitvale Ave Herb St Year: 2012 Year: 2009	14 571 698	Burkett Rd Herb St Year: 2012 Year: 2009 Year: 2006	15 1,000 1,241 1,200
Fruitvale Ave Thienes Ave Year: 2012	16 803	Durfee Ave Barringer St Year: 2010 Year: 2008 Year: 2004	17 21,430 22,751 24,080	Peck Rd Bonwood Rd Year: 2010 Year: 2006 Year: 2000	18 13,380 13,860 12,500	Mountain View Rd Klingerman St Year: 2010 Year: 2006 Year: 2000	19 6,230 5,585 5,585	N Peck Rd Klingerman St Year: 2010 Year: 2006 Year: 2000	20 13,750 15,500 12,860



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Demographic Report



2446, 2452, 2452.5 Durfee Ave

Population

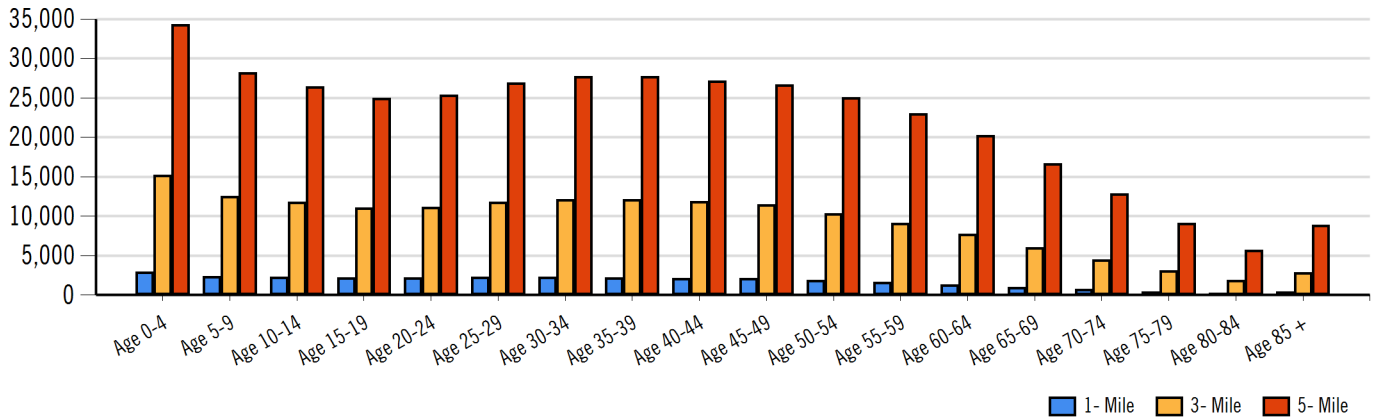
Distance	Male	Female	Total
1- Mile	16,841	14,362	31,204
3- Mile	87,516	79,642	167,159
5- Mile	201,521	196,042	397,563



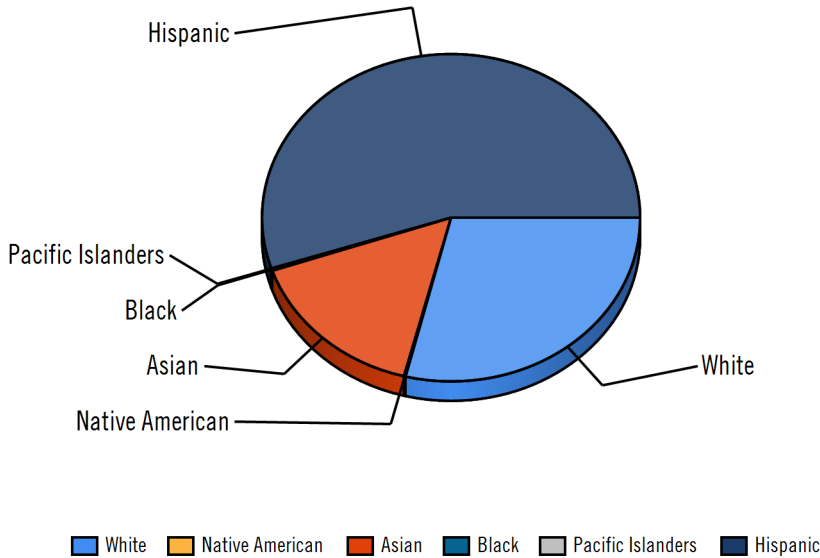
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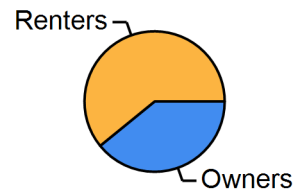
Population by Distance and Age (2020)



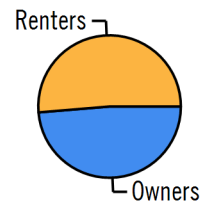
Ethnicity within 5 miles



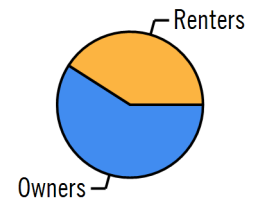
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	13,036	689	3.62 %
3-Mile	70,369	3,940	4.41 %
5-Mile	172,155	8,919	4.28 %

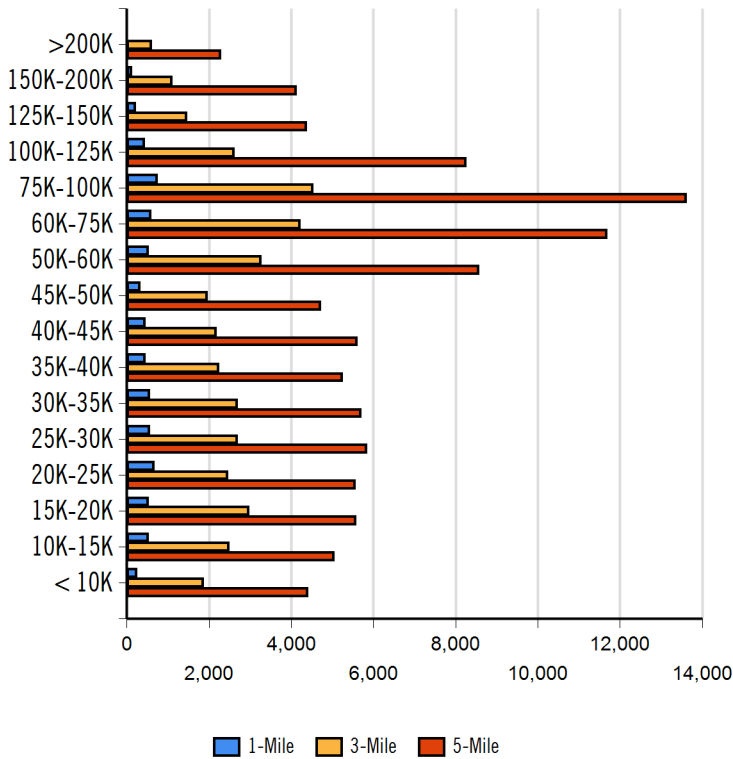


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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	145	4	1,171	3,120	652	1,394	912	152	873	2,215	1,116	110	994
3-Mile	554	53	5,460	14,228	3,904	7,802	3,755	1,034	6,013	12,261	6,602	1,662	5,631
5-Mile	1,030	230	11,407	29,405	8,851	19,388	9,906	3,155	16,220	32,808	14,102	5,392	14,688

Household Income



Radius	Median Household Income
1-Mile	\$42,991.13
3-Mile	\$51,080.83
5-Mile	\$58,307.47

Radius	Average Household Income
1-Mile	\$54,048.79
3-Mile	\$59,591.94
5-Mile	\$66,866.20

Radius	Aggregate Household Income
1-Mile	\$357,346,479.37
3-Mile	\$2,296,496,036.77
5-Mile	\$6,604,089,590.27

Education

	1-Mile	3-mile	5-mile
Pop > 25	19,033	105,293	258,179
High School Grad	3,096	19,362	52,400
Some College	1,613	11,905	38,487
Associates	943	4,944	14,143
Bachelors	362	5,686	23,470
Masters	183	1,885	6,995
Prof. Degree	341	1,487	3,931
Doctorate	168	945	1,886

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	11 %	17 %	27 %
Teen's	75 %	86 %	85 %
Expensive Homes	0 %	10 %	28 %
Mobile Homes	77 %	49 %	37 %
New Homes	38 %	29 %	29 %
New Households	70 %	83 %	72 %
Military Households	0 %	4 %	4 %
Households with 4+ Cars	78 %	145 %	168 %
Public Transportation Users	93 %	110 %	89 %
Young Wealthy Households	102 %	98 %	57 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	294,969,274		1,762,161,240		4,763,347,660	
Average annual household	43,482		45,320		48,105	
Food	5,758	13.24 %	5,958	13.15 %	6,272	13.04 %
Food at home	3,856		3,937		4,083	
Cereals and bakery products	548		560		581	
Cereals and cereal products	197		202		210	
Bakery products	351		358		371	
Meats poultry fish and eggs	777		790		814	
Beef	178		181		186	
Pork	144		144		148	
Poultry	147		149		153	
Fish and seafood	123		127		133	
Eggs	64		65		67	
Dairy products	381		391		410	
Fruits and vegetables	776		798		832	
Fresh fruits	112		115		120	
Processed vegetables	151		154		158	
Sugar and other sweets	142		144		149	
Fats and oils	123		125		129	
Miscellaneous foods	728		742		768	
Nonalcoholic beverages	336		338		346	
Food away from home	1,901		2,021		2,188	
Alcoholic beverages	292		311		339	
Housing	16,070	36.96 %	16,590	36.61 %	17,370	36.11 %
Shelter	9,659		10,000		10,493	
Owned dwellings	5,516		5,790		6,210	
Mortgage interest and charges	2,718		2,874		3,112	
Property taxes	1,852		1,946		2,096	
Maintenance repairs	945		969		1,001	
Rented dwellings	3,472		3,484		3,471	
Other lodging	669		725		811	
Utilities fuels	3,914		3,977		4,085	
Natural gas	358		367		383	
Electricity	1,590		1,603		1,629	
Fuel oil	142		147		154	
Telephone services	1,215		1,235		1,271	
Water and other public services	606		622		646	
Household operations	1,058	2.43 %	1,107	2.44 %	1,183	2.46 %
Personal services	296		315		344	
Other household expenses	761		792		839	
Housekeeping supplies	541		552		579	
Laundry and cleaning supplies	151		152		158	
Other household products	311		319		337	
Postage and stationery	78		80		84	
Household furnishings	896		952		1,028	
Household textiles	65		69		74	
Furniture	176		193		219	
Floor coverings	20		22		24	
Major appliances	132		137		140	
Small appliances	80		83		87	
Miscellaneous	422		445		480	
Apparel and services	1,188	2.73 %	1,245	2.75 %	1,333	2.77 %
Men and boys	222		231		253	
Men 16 and over	185		193		214	
Boys 2 to 15	37		37		39	
Women and girls	421		440		465	



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Women 16 and over	347	366	391
Girls 2 to 15	74	73	73
Children under 2	86	87	89

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	294,969,274		1,762,161,240		4,763,347,660	
Average annual household	43,482		45,320		48,105	
Transportation	6,037	13.88 %	6,276	13.85 %	6,633	13.79 %
Vehicle purchases	1,334		1,412		1,535	
Cars and trucks new	673		721		793	
Cars and trucks used	626		654		701	
Gasoline and motor oil	1,979		2,024		2,092	
Other vehicle expenses	2,336		2,418		2,537	
Vehicle finance charges	152		160		170	
Maintenance and repairs	789		817		861	
Vehicle insurance	1,118		1,150		1,193	
Vehicle rental leases	276		290		312	
Public transportation	387		421		467	
Health care	3,462	7.96 %	3,564	7.86 %	3,727	7.75 %
Health insurance	2,300		2,360		2,454	
Medical services	698		730		777	
Drugs	352		359		374	
Medical supplies	110		114		121	
Entertainment	2,593	5.96 %	2,695	5.95 %	2,858	5.94 %
Fees and admissions	441		481		539	
Television radios	974		993		1,022	
Pets toys	949		981		1,038	
Personal care products	549		571		608	
Reading	48		50		53	
Education	996		1,096		1,234	
Tobacco products	405		400		395	
Miscellaneous	686	1.58 %	715	1.58 %	757	1.57 %
Cash contributions	1,169		1,226		1,293	
Personal insurance	4,221		4,617		5,228	
Life and other personal insurance	143		150		160	
Pensions and Social Security	4,078		4,466		5,067	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	10,806	9,439	14.38 %	837	9,528	4,693	6,113	177
3-Mile	2020	46,935	41,506	13.00 %	4,556	40,496	23,832	23,103	1,674
5-Mile	2020	116,970	106,543	9.92 %	13,818	98,412	70,198	46,772	7,270
1-Mile	2023	11,400	9,439	20.71 %	880	10,057	4,972	6,428	213
3-Mile	2023	49,256	41,506	18.79 %	4,767	42,516	24,999	24,257	1,550
5-Mile	2023	121,836	106,543	14.66 %	14,331	102,578	72,892	48,944	7,308



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