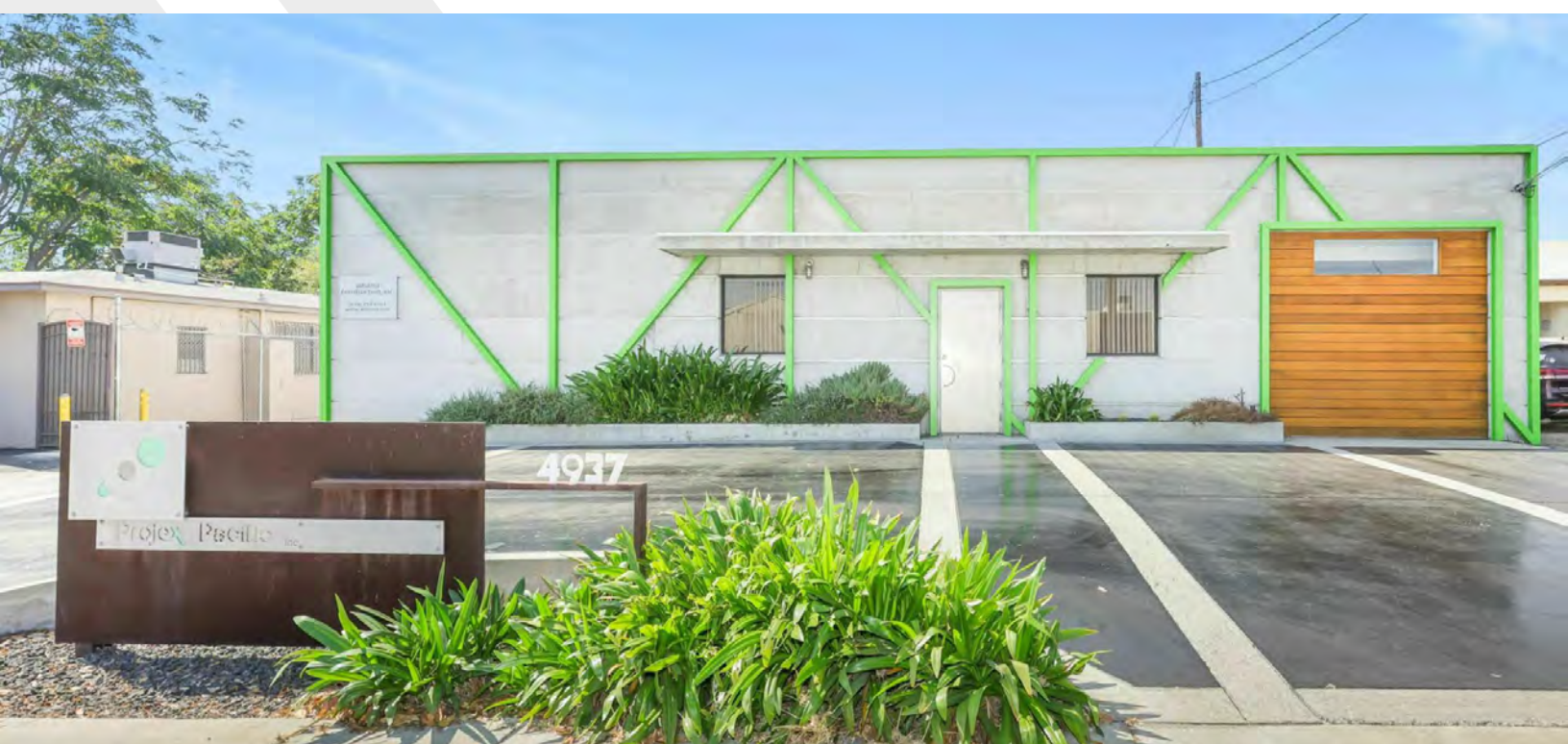


Owner User Opportunity

4935-4937 Encinita Ave, Temple City, CA 91780

FOR SALE



PROPERTY DESCRIPTION

Great opportunity for tenant or owner/user in a desirable location! The property comes with two commercial buildings and an abundance of parking. The front building is newly remodeled and substantially upgraded office space, and the back building serves as a workshop with outdoor space. The newly remodeled office space is stylish and turnkey for the right user. Previous owner/tenant used it as the headquarters for his construction company. Has decided to retire and sell the property. The property also has development potential for the future as the property is in close proximity to the interstate and is in a high traffic community. Motivated Seller! Owner will consider an owner carry or lease offers.

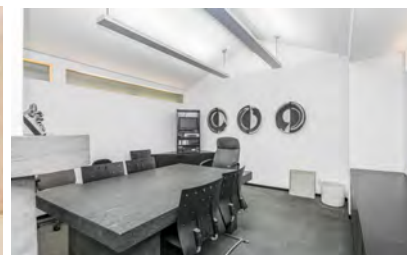
PROPERTY HIGHLIGHTS

- Two (2) Units Front with Office Build-out Rear Industrial
- Ideal for owner user with ample parking.
- Fully Renovated offices
- Fenced Rear Yard and Ground Level Loading.
- 3,600 SF of Office Space Front Building
- 2,476 SF Rear Industrial Space

OFFERING SUMMARY

Sale Price:	\$2,388,000
Number of Units:	2
Lot Size:	14,232 SF
Building Size:	6,076 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	764	2,273	7,803
Total Population	2,640	7,467	25,412
Average HH Income	\$112,140	\$118,193	\$115,480



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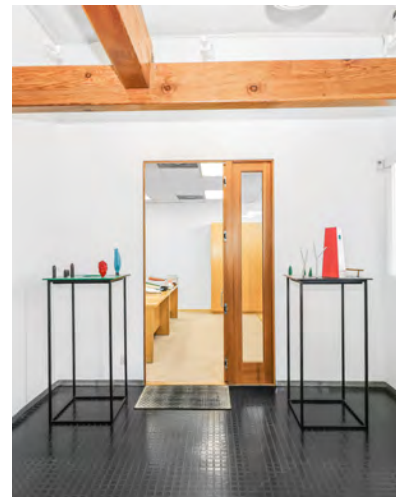
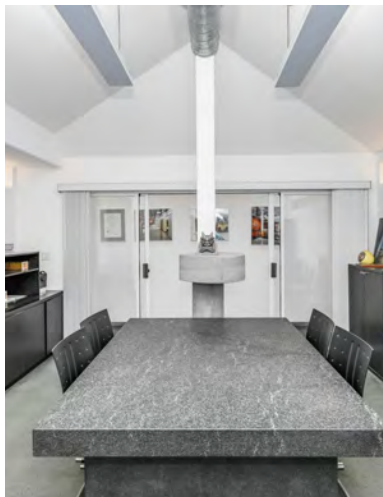


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Additional Photos

4935-4937 Encinita Ave, Temple City, CA 91780

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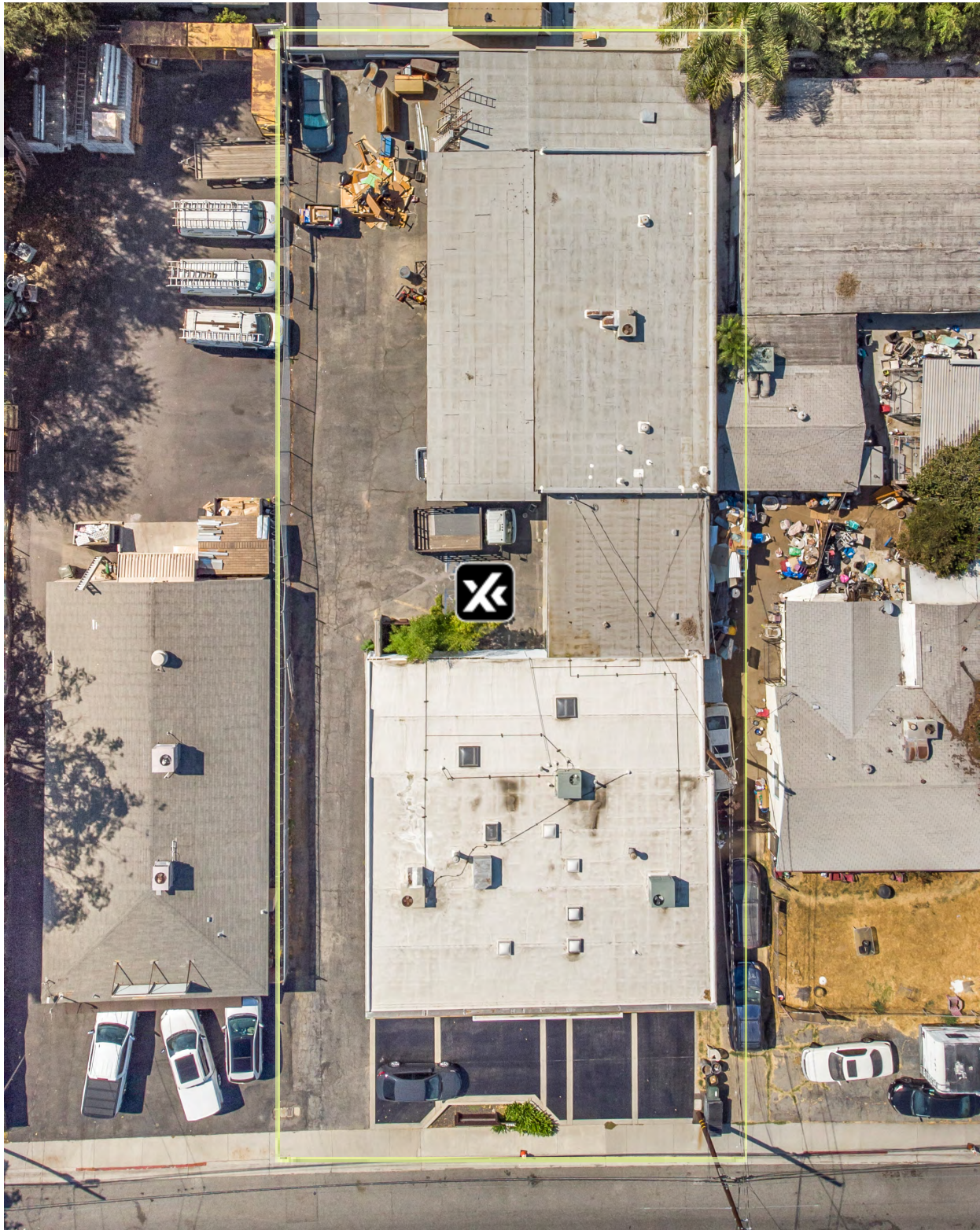


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Location Map

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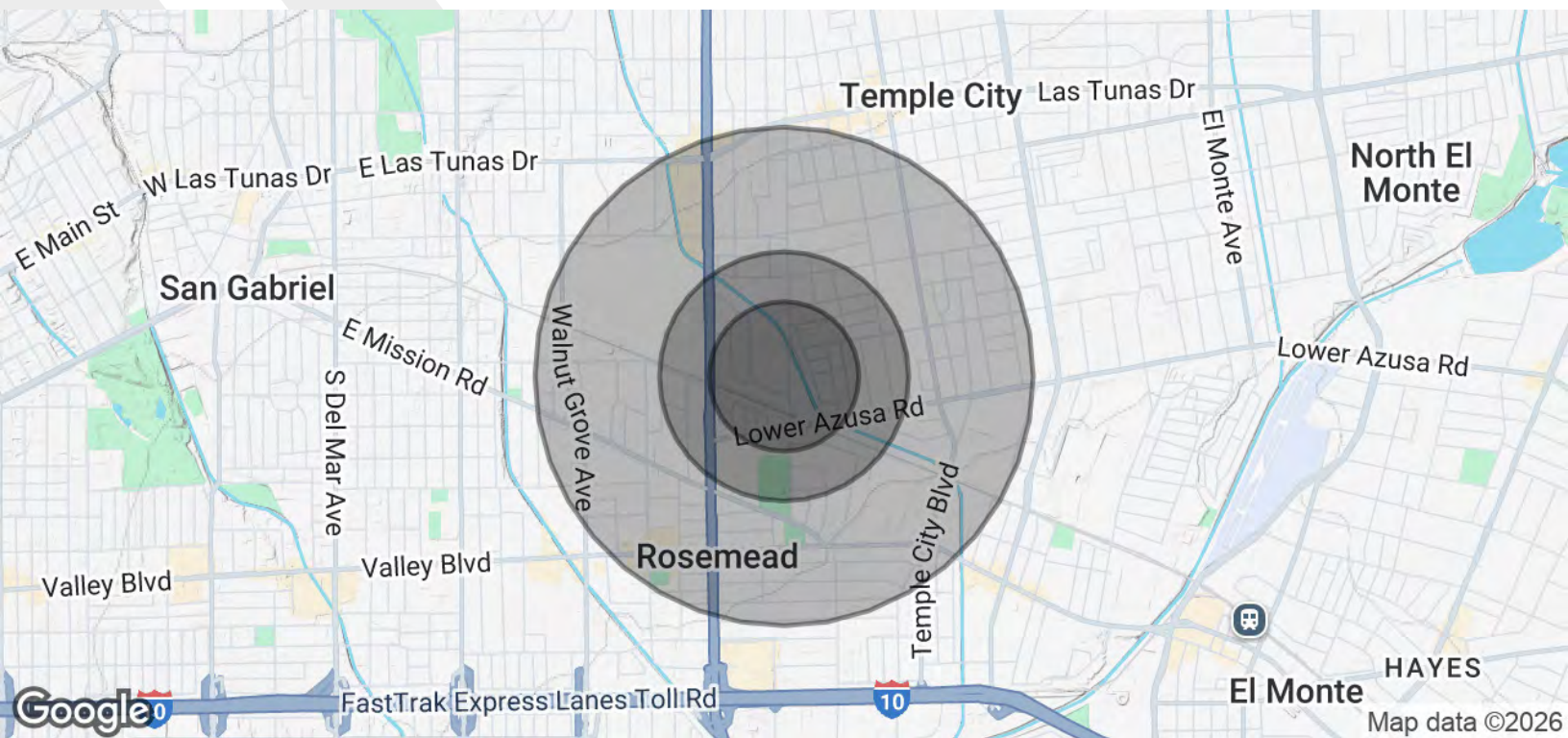


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Demographics Map & Report

4935-4937 Encinita Ave, Temple City, CA 91780

FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,640	7,467	25,412
Average Age	43	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	764	2,273	7,803
# of Persons per HH	3.5	3.3	3.3
Average HH Income	\$112,140	\$118,193	\$115,480
Average House Value	\$958,891	\$958,239	\$974,436

Public Transportation

	Drive	Distance
Commuter Rail		
El Monte (San Bernardino Line - Southern California Regi...	7 min	2.6 mi
Baldwin Park (San Bernardino Line - Southern California ...	16 min	8.9 mi
Airport		
Bob Hope	36 min	26.2 mi
Long Beach (Daugherty Field)	39 min	26.6 mi
Los Angeles International	42 min	27.6 mi

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Sereno Dr	Blackley St N	1,096	2025	0.19 mi
Lower Azusa Rd	Livia Ave W	14,580	2025	0.25 mi
CA 19	Ivar Ave W	36,000	2022	0.29 mi
CA 19	-	36,038	2025	0.29 mi
164	Pentland St N	40,086	2025	0.29 mi
Rosemead Blvd	Lower Azusa Rd S	40,968	2025	0.30 mi
Encinita Ave	Blackley St S	5,728	2025	0.31 mi
Olive St	Loma Ave E	2,647	2025	0.39 mi
Rosemead Boulevard	Mission Dr S	47,881	2025	0.40 mi
Encinita Ave	Rose St S	7,933	2025	0.42 mi

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