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LAS LOMAS ROAD,

DUARTE, CA 91010

**SINGLE FAMILY DEVELOPMENT
LAND FOR SALE | +/- 9.587 AC**



ZONED SINGLE-FAMILY (R-1B)

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EXECUTIVE SUMMARY



LOCATION HIGHLIGHTS

- Zoning: R-1B – zoned for Single Family Development
- Prime Foothill Location – Nestled in the scenic hills of Duarte, offering sweeping views of the San Gabriel Valley and surrounding mountains
- Residential Development Potential – Ideal for custom home construction or land banking in a serene and low-density residential neighborhood
- Tranquil & Private Setting – Located on a quiet hillside with limited through-traffic, providing a peaceful environment with natural surroundings
- Great for a residence with horsekeeping
- Strong Local Market – Duarte is part of the San Gabriel Valley, a region known for steady real estate demand and long-term growth.

***Driveway Access between 98 Las Lomas Rd and 2710 Briar Summit Dr**

OFFERING SUMMARY

LOT SIZE:	+/- 417,610 SF +/- 9.587 AC
SALE PRICE	\$499,000 (\$1.19/SF)
APN:	8602-002-009
ZONING:	R-1B

LOCATION HIGHLIGHTS:

- Close proximity to the 210 Freeway allows for easy commuting to Pasadena, Arcadia, Monrovia, and Downtown Los Angeles
- Likely ability to obtain ministerial approval of a lot split of the parcel under SB 9.
(<https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/sb-9-fact-sheet.pdf>)

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Why Duarte?!

Tucked against the scenic foothills of the San Gabriel Mountains, Duarte is a hidden gem in the heart of the San Gabriel Valley—a place where natural beauty, community spirit, and convenience converge. With its tranquil neighborhoods, abundant green space, and strong civic pride, Duarte offers a refreshing alternative to the bustle of larger cities while still providing access to everything Southern California has to offer.

Known as the “City of Health,” Duarte is home to City of Hope, one of the nation's leading cancer treatment and research centers. This world-renowned institution not only draws medical professionals and patients from around the globe but also contributes to the city's reputation for innovation and compassionate care.

Residents enjoy a relaxed pace of life enhanced by the Duarte Recreational Trail, lush parks, and sweeping mountain views. The city's commitment to wellness and outdoor living is evident in its walkable streets, well-maintained sports facilities, and regular community events like Duarte Route 66 Parade & Festival, which celebrates the city's historic location along the legendary highway.

Duarte's diverse population, family-friendly atmosphere, and convenient access to the Metro Gold Line make it an ideal place for commuters, families, and retirees alike. Excellent schools, safe neighborhoods, and an ever-growing local economy add to the city's enduring appeal.

Just minutes from Pasadena, Monrovia, and downtown Los Angeles, Duarte offers the best of both worlds: a peaceful suburban setting with easy access to world-class cultural, educational, and economic opportunities. For those seeking a welcoming, well-rounded community with lasting value, Duarte stands out as a compelling choice in Southern California's real estate landscape.

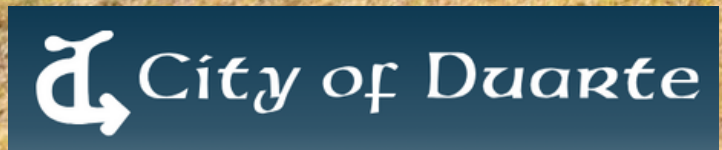




TABLE 4-1
MAXIMUM NUMBER
OF HORSES ALLOWED

Square Footage of Parcel ¹	Maximum Number of Horses Allowed
20,000—25,000	2
25,000—30,000	3
Over 30,000	4

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¹The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

WHAT'S IN MY COMMUNITY?

Places that make your life richer and community better



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

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Housing Market Characteristics

0 Las Lomas Rd, Duarte, CA 91010
Ring of 3 miles



\$818,609 ↑
Median Home Value

6% higher than California which is
\$773,228



48

Housing Affordability
Index



51.2%

Percent of Income
for Mortgage



180

Percent of Income for
Mortgage (Index)

Age <18 10,696

Age 18-64 35,258

Age 65+ 11,394

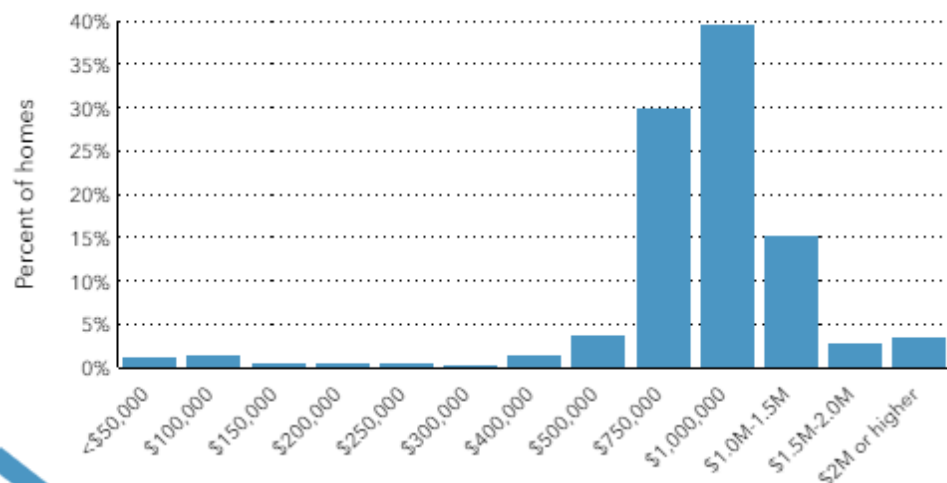
Total Pop
57,347

Pop Growth
-0.30%

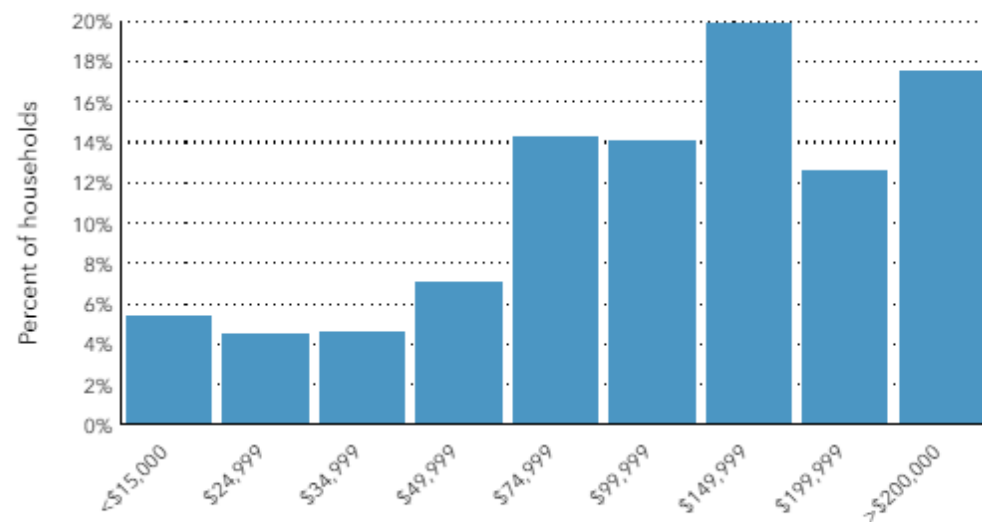
Average HH Size
2.81

Median Net Worth
\$278,684

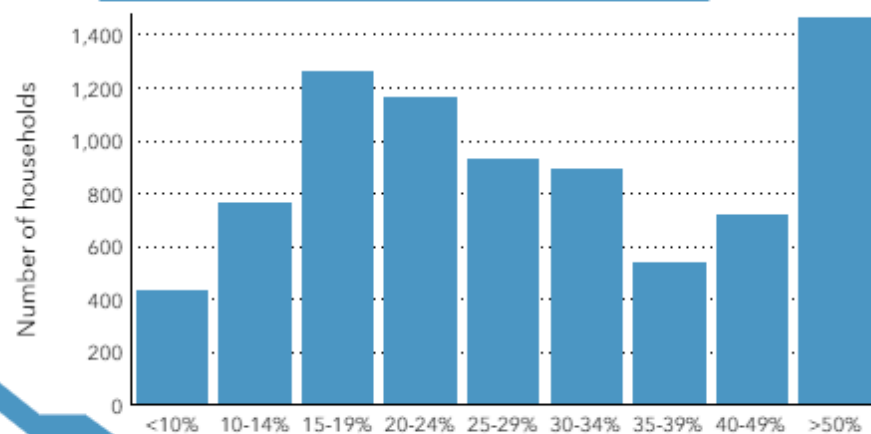
Home Value



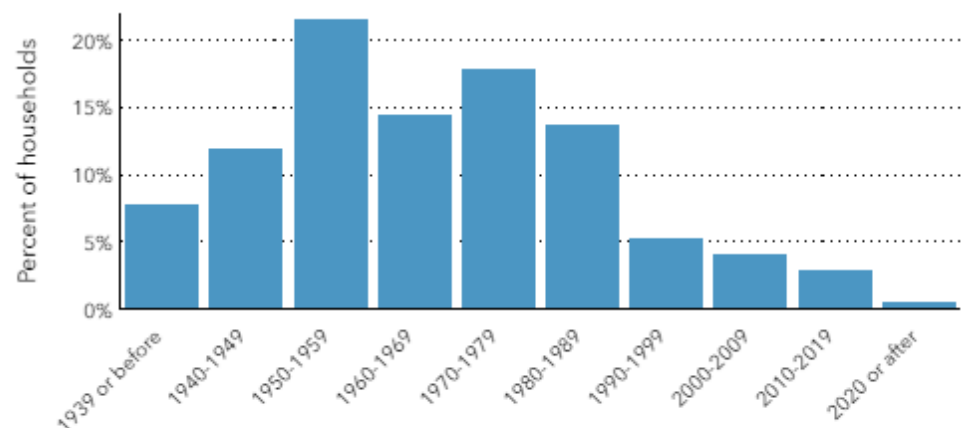
Household Income



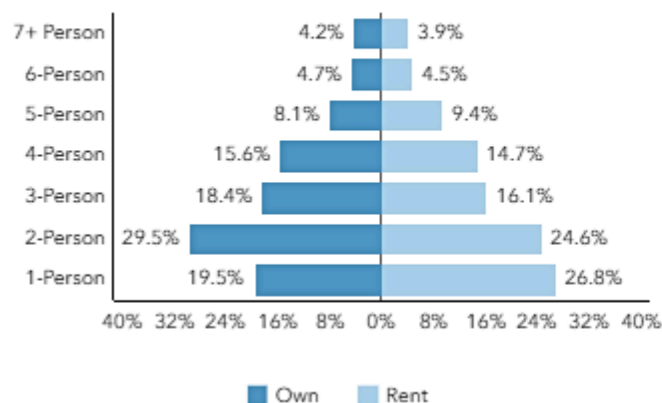
Mortgage as % Salary



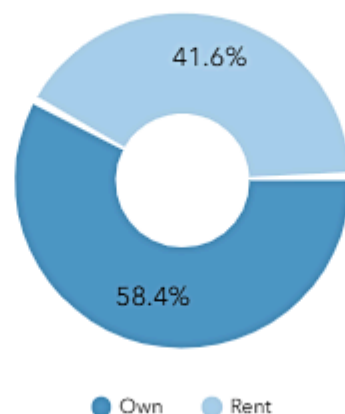
Year Property Built



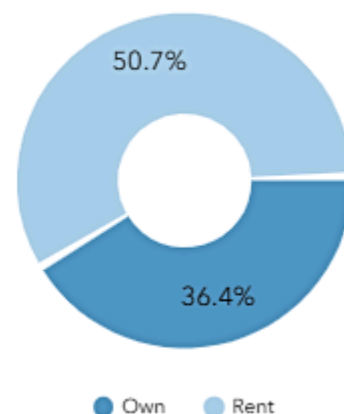
Census Housing by Size



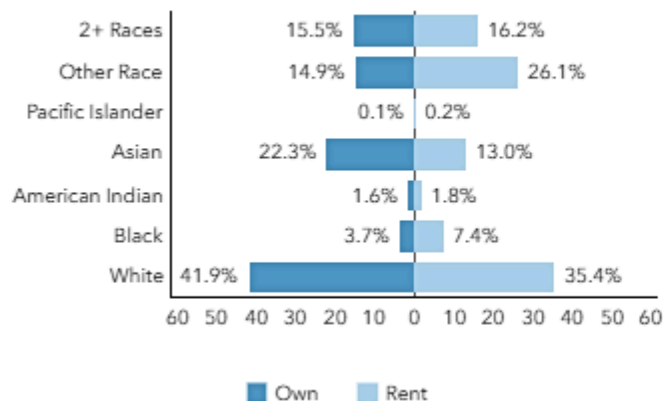
Home Ownership



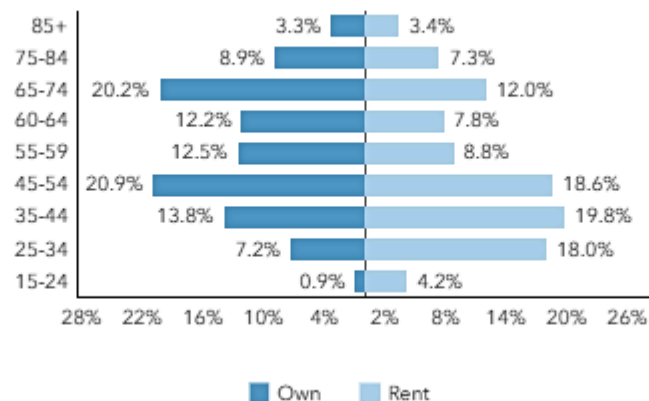
Hispanic Home Ownership



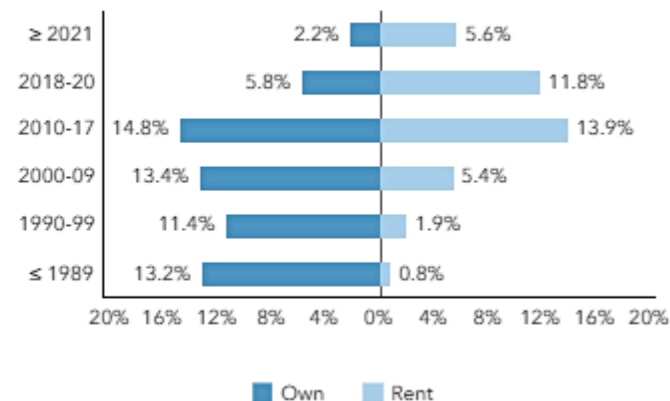
Housing by Race of Householder



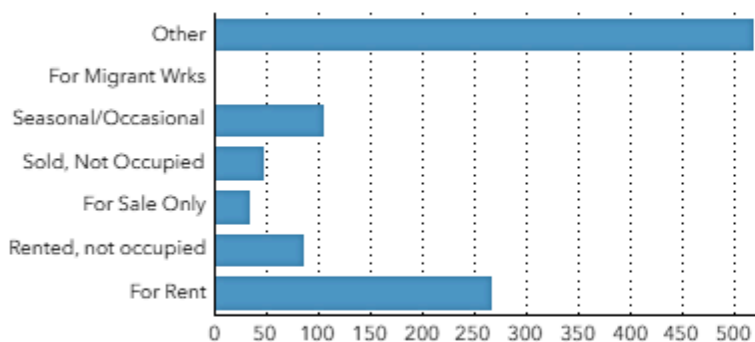
Housing by Age of Householder



Year Householder Moved In



Vacant Housing Units (Total 1,055)



Gross Rent

