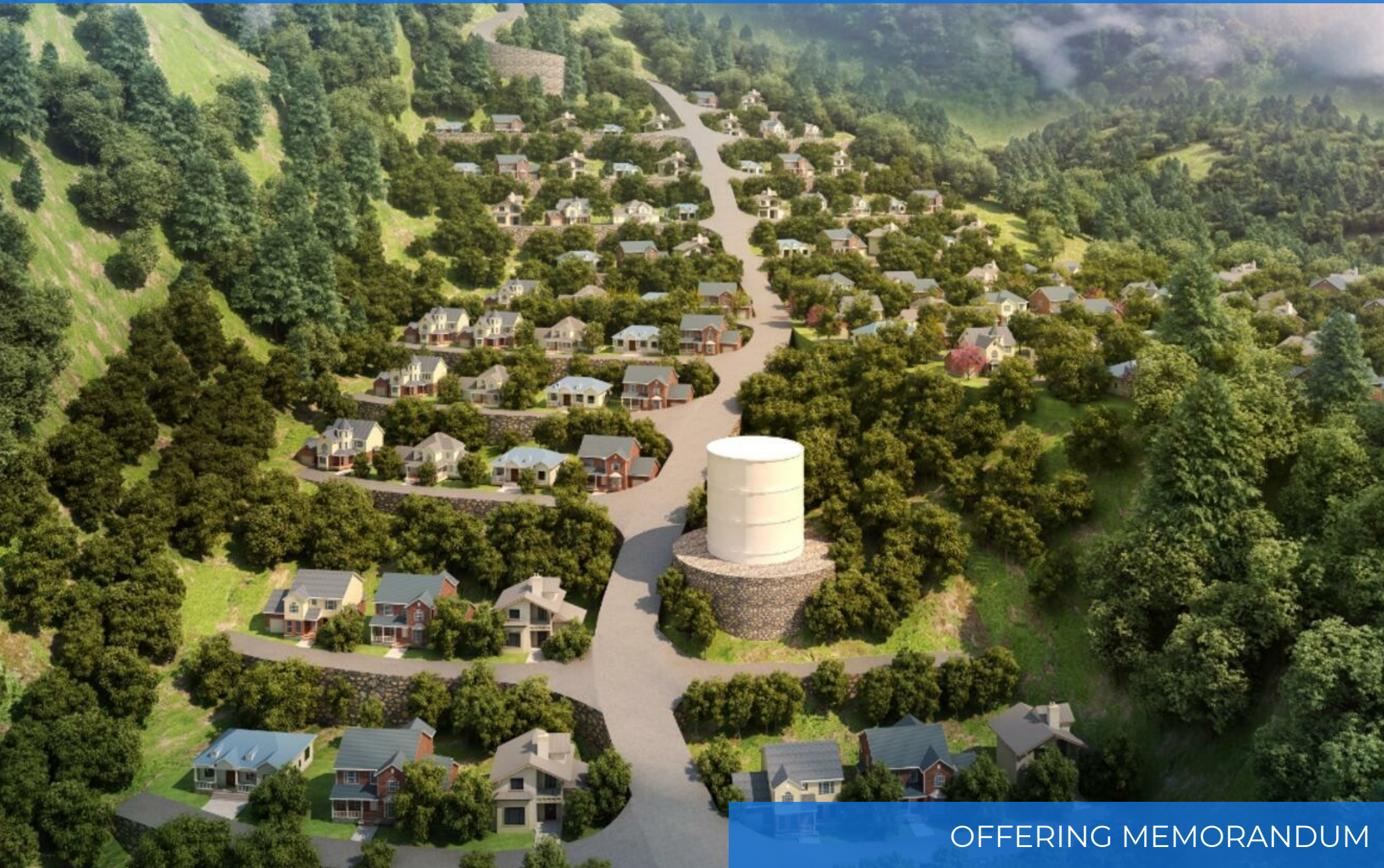


VACANT LAND DEVELOPMENT OPPORTUNITY

0 Opal Canyon Rd
Duarte, CA 91010



OFFERING MEMORANDUM

VACANT LAND DEVELOPMENT OPPORTUNITY

0 OPAL CANYON RD
DUARTE, CA 91010

EXCLUSIVELY PRESENTED BY:



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210

405

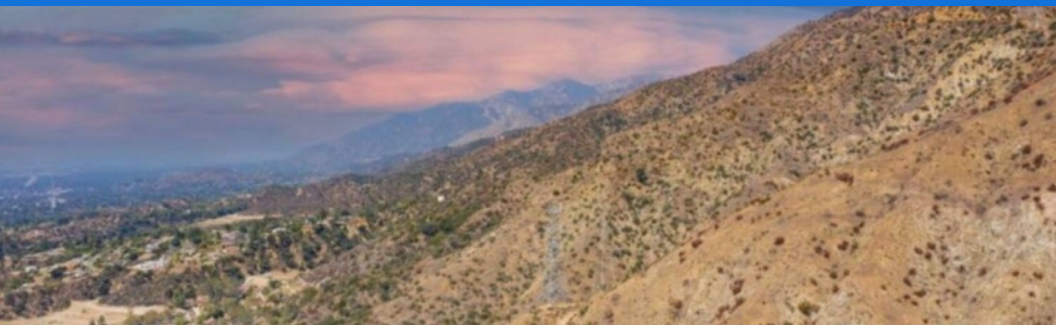
210

0 Opal Canyon Rd. Dual



INVESTMENT SUMMARY

Universal Elite Commercial is proud to present an exceptional opportunity at 0 Opal Canyon Rd in Duarte, CA. This expansive 34-acre property, zoned R1-B for 10,000-square-foot lots, offers incredible potential for development. With the possibility to build a master-planned community of over 100 custom homes, it's a rare chance for developers and investors to bring a visionary project to life. Alternatively, the serene hillside location provides the ideal setting for a luxurious single estate with breathtaking views of the San Gabriel Valley. Conveniently located near major freeways, shopping, and schools, this property combines natural beauty with investment appeal, making it a standout opportunity in the Duarte market.



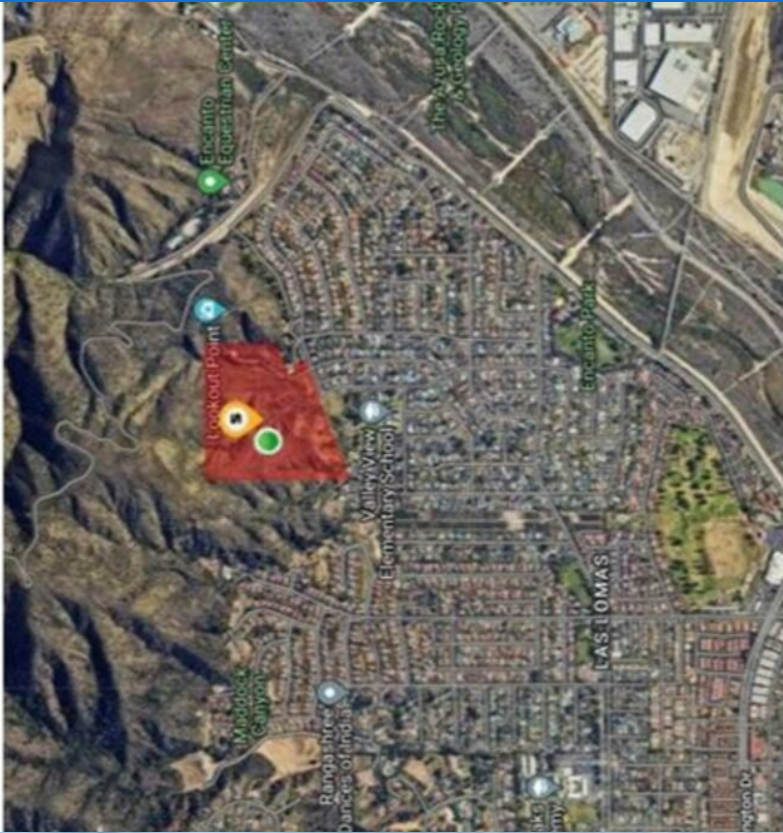
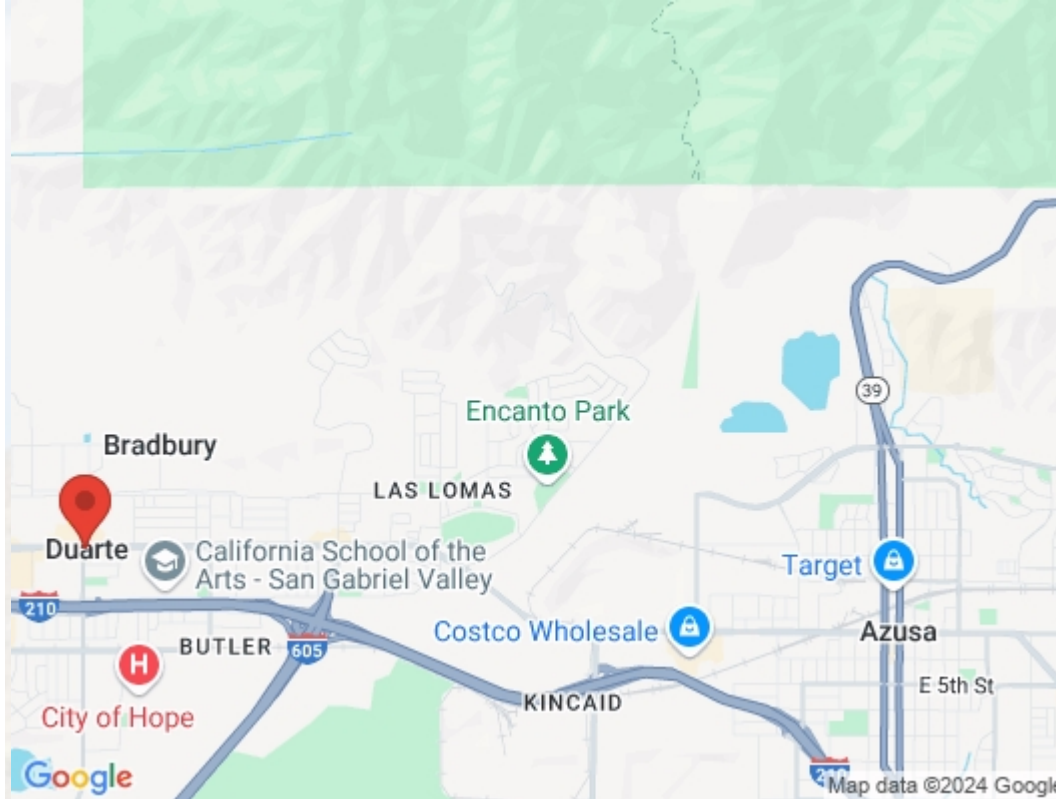
PROPERTY SUMMARY

Offering Price	\$1,980,000.00
Lot Size (acres)	34.06
Price Per SF	\$1.32
Parcel ID	8602-002-012
Property Subtype	Residential
Zoning Type	DU R1-B
County	Los Angeles



PROPERTY HIGHLIGHTS

- Prime Development Opportunity: Over 34 acres of land zoned R1-B (10,000 sq. ft. per lot), allowing for the potential to build 100+ custom homes.
- Exceptional Investment Potential: Ideal for developers or investors looking to create a master-planned residential community or a luxury hillside estate.
- Flexible Use: Suitable for a large-scale subdivision or a private, custom-built home for those seeking tranquility.
- Rare Opportunity: Large vacant land in a sought-after area of Duarte, providing unmatched potential and value.

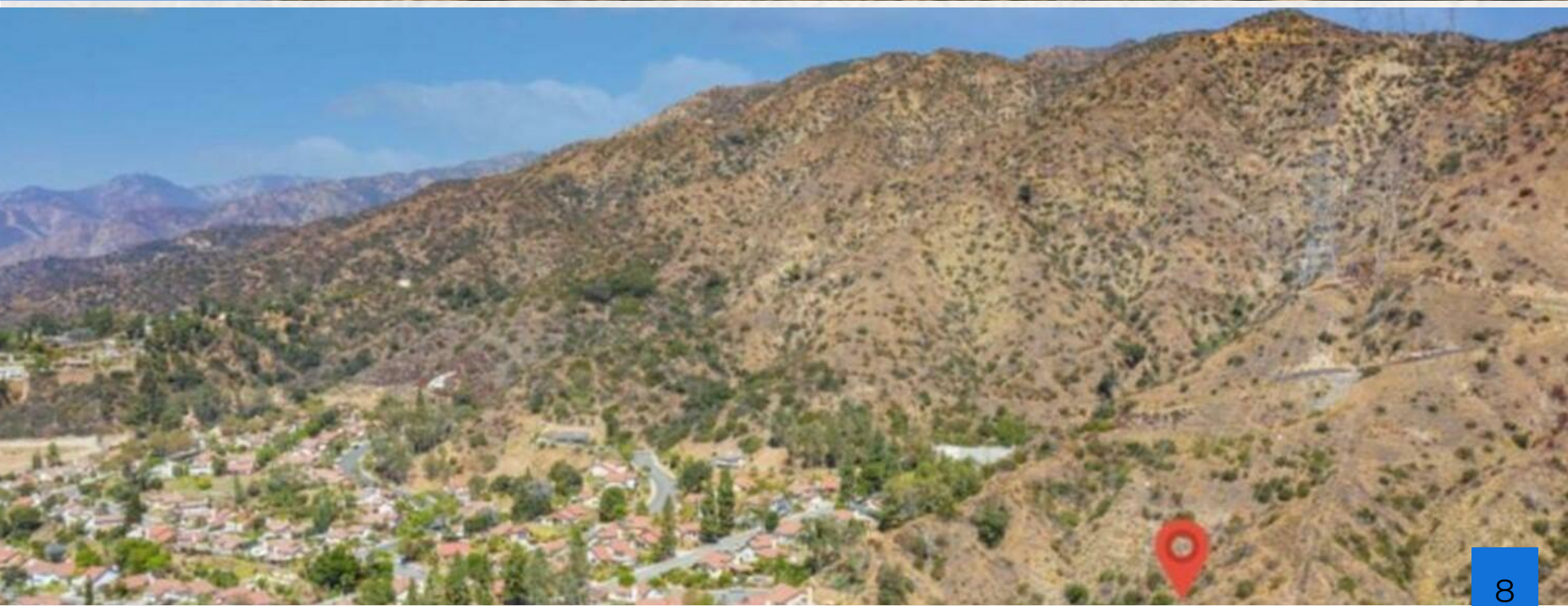


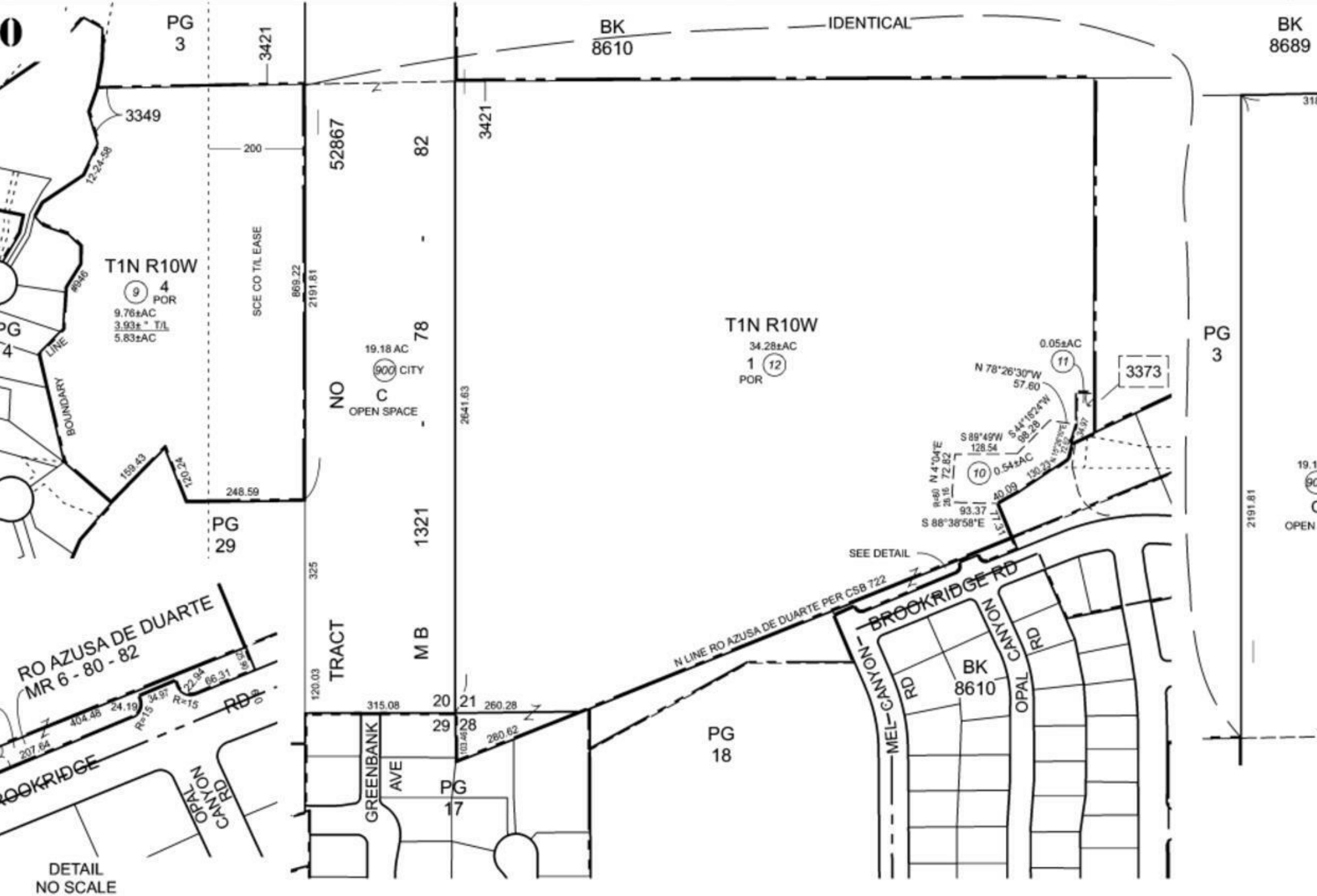


LOCATION HIGHLIGHTS

- **Stunning Scenic Views:** Breathtaking panoramic views of the San Gabriel Valley and surrounding hills.
- **Convenient Location:** Close to major freeways, shopping centers, schools, and other amenities while offering a peaceful, natural setting.
- **Proximity to Outdoor Recreation:** Minutes from the San Gabriel Mountains, offering hiking trails, parks, and outdoor activities.
- **Excellent School District:** Situated in a well-regarded school district, making it appealing for families looking to settle in the area.







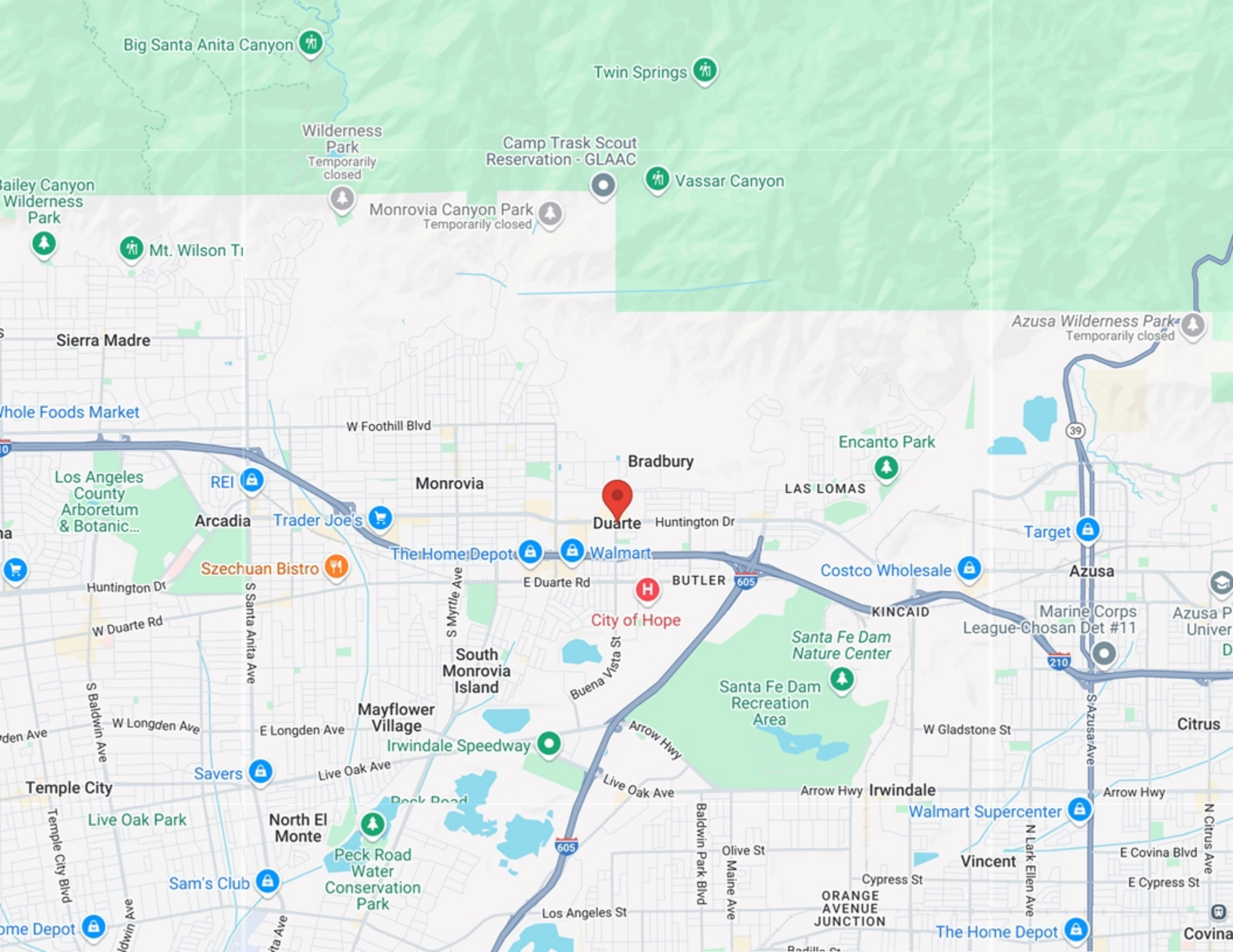
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,792	92,734	323,345
2010 Population	15,923	93,233	330,977
2024 Population	16,190	92,087	323,257
2029 Population	16,950	93,535	319,794
2024-2029 Growth Rate	0.92 %	0.31 %	-0.22 %
2024 Daytime Population	21,371	98,776	298,346

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,047	29,775	95,426
2010 Total Households	5,437	30,646	97,954
2024 Total Households	5,954	32,248	102,062
2029 Total Households	6,390	33,815	104,152
2024 Average Household Size	2.62	2.82	3.13
2024 Owner Occupied Housing	3,018	18,309	59,303
2029 Owner Occupied Housing	3,099	18,593	60,464
2024 Renter Occupied Housing	2,936	13,939	42,759
2029 Renter Occupied Housing	3,291	15,222	43,688
2024 Vacant Housing	421	1,620	4,402
2024 Total Housing	6,375	33,868	106,464

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	680	2,110	6,307
\$15000-24999	413	1,599	5,085
\$25000-34999	453	1,661	5,463
\$35000-49999	533	2,541	8,360
\$50000-74999	884	4,101	15,150
\$75000-99999	685	3,805	13,864
\$100000-149999	1,160	6,789	20,312
\$150000-199999	500	4,058	11,527
\$200000 or greater	646	5,582	15,994
Median HH Income	\$ 75,390	\$ 101,440	\$ 92,946
Average HH Income	\$ 103,102	\$ 131,025	\$ 125,667





Big Santa Anita Canyon

Twin Springs

Wilderness Park
Temporarily closed

Camp Trask Scout
Reservation - GLAAC

Vassar Canyon

Bailey Canyon
Wilderness
Park

Monrovia Canyon Park
Temporarily closed

Mt. Wilson Tr

Sierra Madre

Azusa Wilderness Park
Temporarily closed

Whole Foods Market

W Foothill Blvd

Los Angeles
County
Arboretum
& Botanic...

REI

Monrovia

Bradbury

Encanto Park

LAS LOMAS

Duarte

Huntington Dr

Target

Szechuan Bistro

Trader Joe's

The Home Depot

Walmart

Costco Wholesale

Azusa

Huntington Dr

E Duarte Rd

BUTLER

605

KINCAID

Marine Corps
League-Chosan Det #11

W Duarte Rd

City of Hope

Santa Fe Dam
Nature Center

Azusa P
Univer
D

South
Monrovia
Island

Santa Fe Dam
Recreation
Area

Buena Vista St

W Gladstone St

Citrus

Mayflower
Village

Arrow Hwy

Arrow Hwy

League-Chosan Det #11

den Ave

E Longden Ave

Savers

Live Oak Ave

Live Oak Ave

Arrow Hwy

Walmart Supercenter

Arrow Hwy

Temple City

Live Oak Park

North El
Monte

Peck Road
Water
Conservation
Park

Peck Road

Los Angeles St

Olive St

ORANGE
AVENUE
JUNCTION

Vincent

E Covina Blvd

E Cypress St

Home Depot

Sam's Club

ita Ave

Baldwin Park Blvd

Maine Ave

Cypress St

The Home Depot

N Lark Ellen Ave

Covina

CITY OF DUARTE

INCORPORATED

8/21/1957

AREA

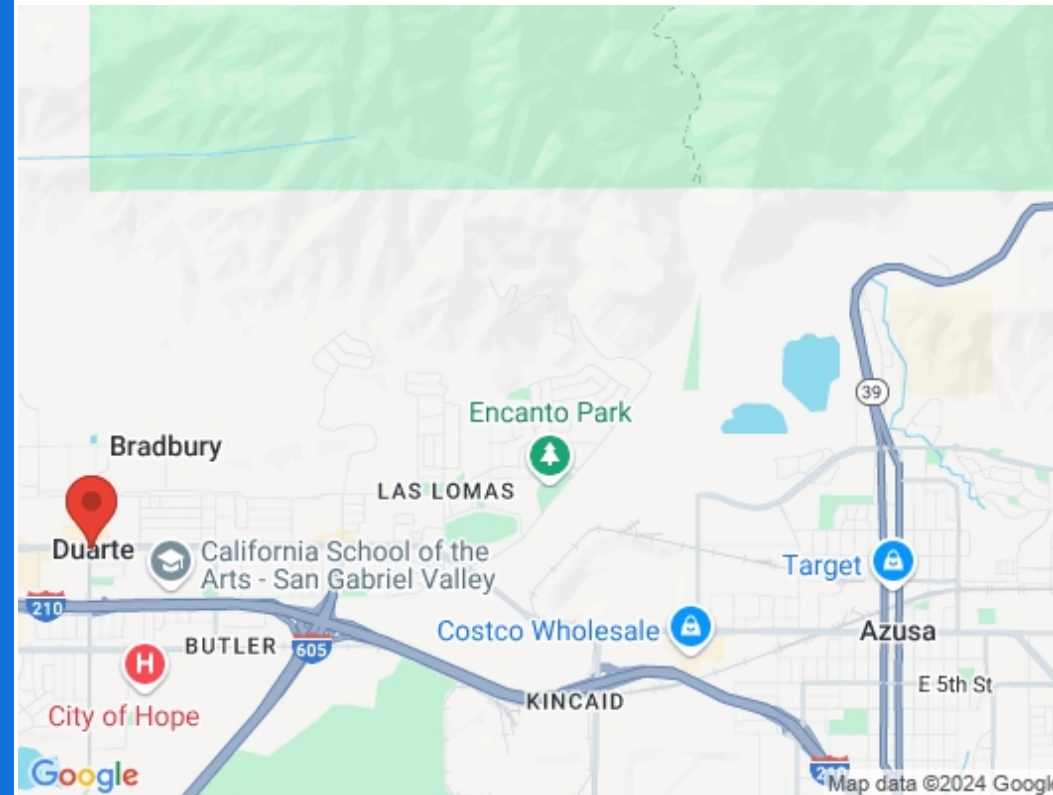
POPULATION

POPULATION	21,727
DENSITY	3,238.49 SQ MI



ABOUT DUARTE

Duarte, nestled in the foothills of the San Gabriel Mountains in Los Angeles County, is a charming city known for its scenic beauty, family-friendly atmosphere, and strong sense of community. Just 20 miles from downtown Los Angeles, it offers easy access to the 210 and 605 freeways and the Metro Gold Line. Duarte is home to the renowned City of Hope medical center and provides abundant outdoor recreation, including the San Gabriel River Trail and nearby Angeles National Forest. With excellent amenities, local events, and a peaceful suburban vibe, Duarte is a desirable place to live and invest.



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from UNIVERSAL ELITE COMMERCIAL and it should not be made available to any other person or entity without the written consent of UNIVERSAL ELITE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to UNIVERSAL ELITE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. UNIVERSAL ELITE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, UNIVERSAL ELITE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has UNIVERSAL ELITE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE UNIVERSAL ELITE COMMERCIAL ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



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