



# 1606 DURFEE AVENUE

SOUTH EL MONTE, CALIFORNIA 91733

## FOR GROUND LEASE OPPORTUNITY

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**NEWMARK**

# PROPERTY INFO



**Contact Broker**

ASKING RENT



**±18,173 SF**

LAND SIZE



**8113-004-044**

APN



**C (Commercial)**

ZONING

# PROPERTY HIGHLIGHTS

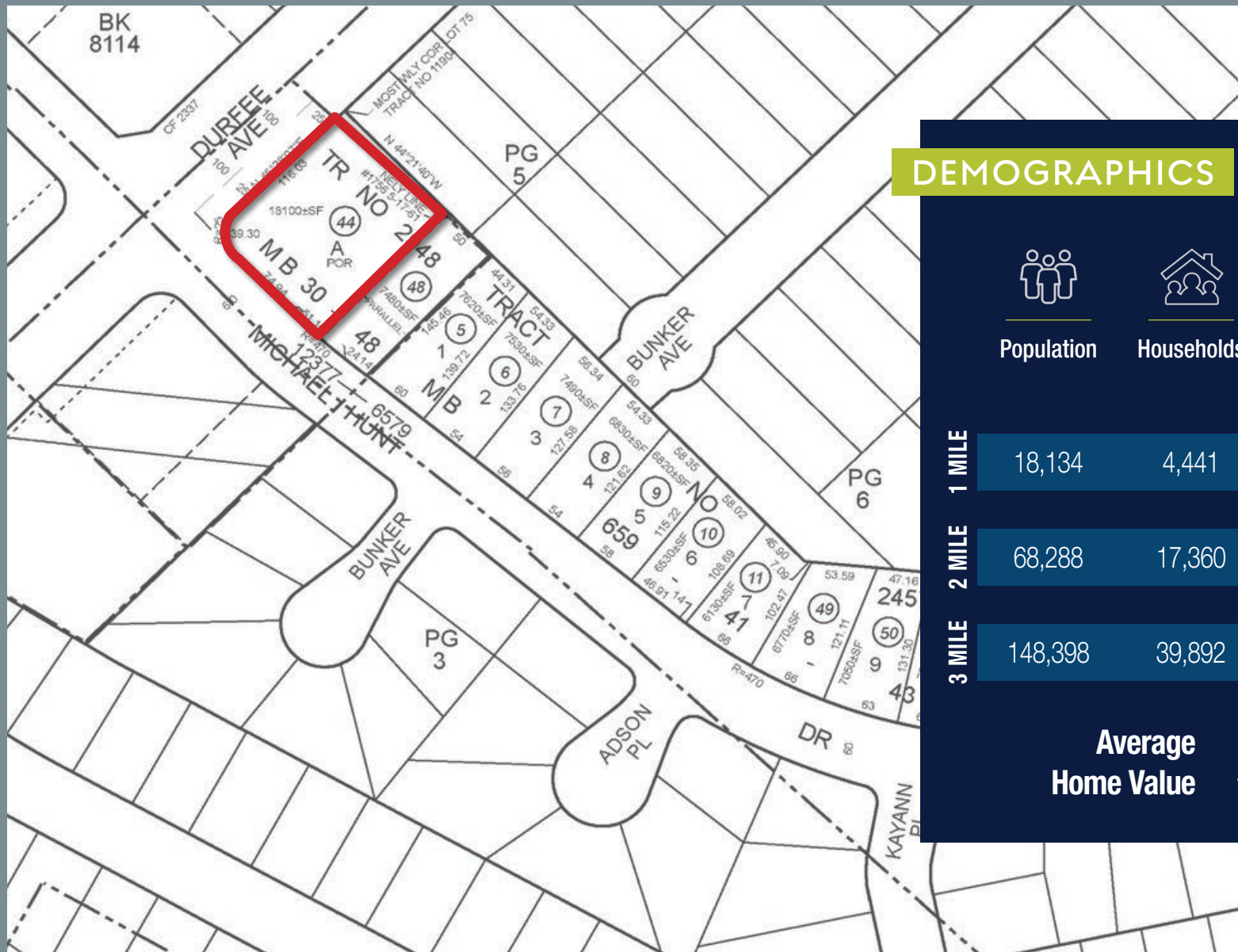
- Hard corner signalized intersection
- Drive-thru allowed by right, no CUP required. Please verify
- Approximately 30,000 cars per day on Durfee Avenue
- Major commercial thoroughfare with retail centers in the immediate vicinity
- With ¼ mile of the 60 Freeway and 605 Freeway
- Durfee Avenue to the south turns into Peck Road which has on/off ramps to 60 Freeway and 605 Freeway



MICHAEL HUNT DR  
DURFEE AVE



# PLAT MAP



## DEMOGRAPHICS



Population



Households



Avg Household Size



Avg Household Income

1 MILE  
2 MILE  
3 MILE

18,134      4,441      4.07      \$93,852

68,288      17,360      3.90      \$84,997

148,398      39,892      3.68      \$88,976

Average Home Value

**\$735,303**

# AERIAL VIEW



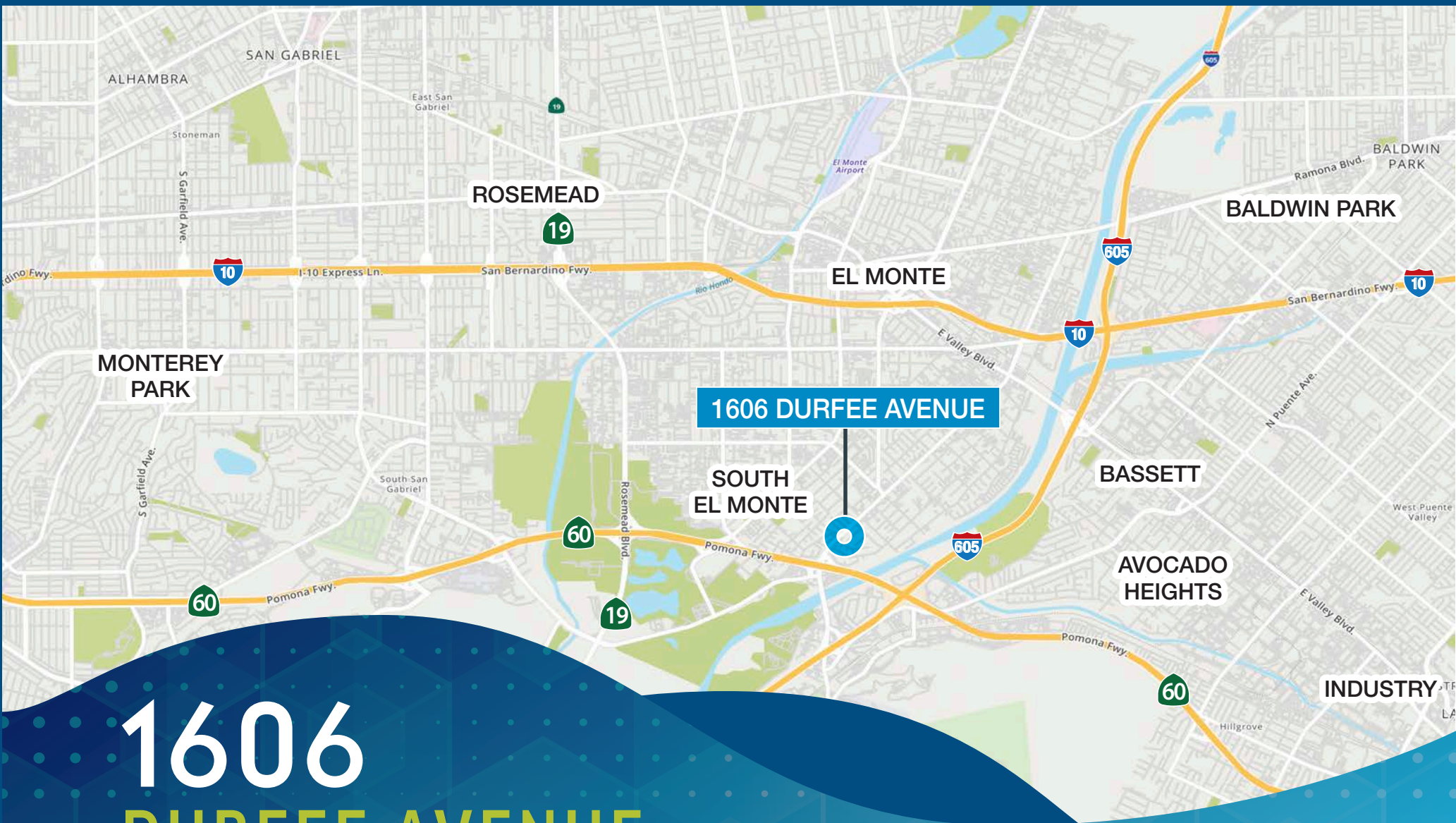
30,268  
CARS PER DAY

1606 DURFEE AVENUE

213,000  
CARS PER DAY



Durfee Ave



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