

FOR SALE

9240 WHITMORE ST

EL MONTE, CA 91732

FLAGSHIP INVESTMENT OPPORTUNITY

INDUSTRIAL IN THE HEART
OF EL MONTE

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SOCAL
COMMERCIAL
GROUP

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COMMERCIAL

9240 WHITMORE ST | EL MONTE 91731

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9240 WHITMORE ST | EL MONTE CA

EXECUTIVE SUMMARY

SoCal Commercial Group is excited to present 9240 Whitmore St, El Monte—an industrial property now available for sale. This offering includes three freestanding warehouses, totaling 10,800 square feet, on a 23,635 square foot lot, and 19.5 foot high ceiling height. Strategically located in the San Gabriel Valley, the property benefits from excellent accessibility via Rosemead Blvd and proximity to the 60, 10, and 605 freeways.

Notably, the recently reconstructed southwest warehouse spans approximately 4,600 square feet. The property includes all buildings with disconnected 3-phase power, offering a capacity of 600 amps. It is being sold for premium land value and is zoned M2, which permits a wide variety of potential uses. Has adequate truck parking, and multiple ground level roll up doors. Office bathrooms and electrical panels in need of repairs. Front two buildings have fire sprinklers.

Please note that the neighboring vacant lot, potentially available for acquisition, extends the total land area to nearly one acre. For further details and to discuss the opportunity, please contact the agent.



9240 WHITMORE ST | EL MONTE CA

FINANCIAL SUMMARY

PROPERTY DATA

11,800 SF

BUILDING SIZE

23,958 SF

LAND AREA

1954

YEAR BUILT

1.02/1,000

PARKING RATIO

INVESTMENT DATA

\$2,499,999

ASKING PRICE

\$212

BUILDING PRICE / SF

\$104

LAND PRICE / SF



9240 WHITMORE ST | EL MONTE CA

INVESTMENT HIGHLIGHTS

Newly Reconstructed Warehouse on Property

Easy Access to 10, 60, and 105 Freeways

Large Gated Yard

Three Free Standing Warehouses

Two Ground Level Roll-Up Doors

Three-Phase Heavy Power

19.5' Clearance Height



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
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POPULATION

2010 Population	28,487	105,736	242,305
2023 Population	26,611	99,699	230,422
2028 Population Projection	25,716	96,537	223,507
Annual Growth 2010-2023	-0.5%	-0.4%	-0.4%
Annual Growth 2023-2028	-0.7%	-0.6%	-0.6%

HOUSEHOLDS

2010 Households	7,111	27,032	65,641
2023 Households	6,507	24,964	61,511
2028 Household Proection	6,254	24,038	59,417
Annual Growth 2010-2023	-0.2%	-0.2%	0%
Annual Growth 2023-2028	-0.8%	-0.7%	-0.7%
Avg. Household Size	3.9	3.8	3.6
Avg. Household Vehicles	2	2	2

HOUSING INCOME

Avg. Household Income	\$74,283	\$79,623	\$82,809
Median Household Income	\$57,047	\$61,713	64,335
\$25,000 - \$50,000	1,359	5,530	13,097
\$75,000 - \$100,000	702	3,162	7,905
\$125,000 - \$150,000	407	1,544	3,746
\$200,000+	260	1,229	3,290

	1 MILE	2 MILES	3 MILES
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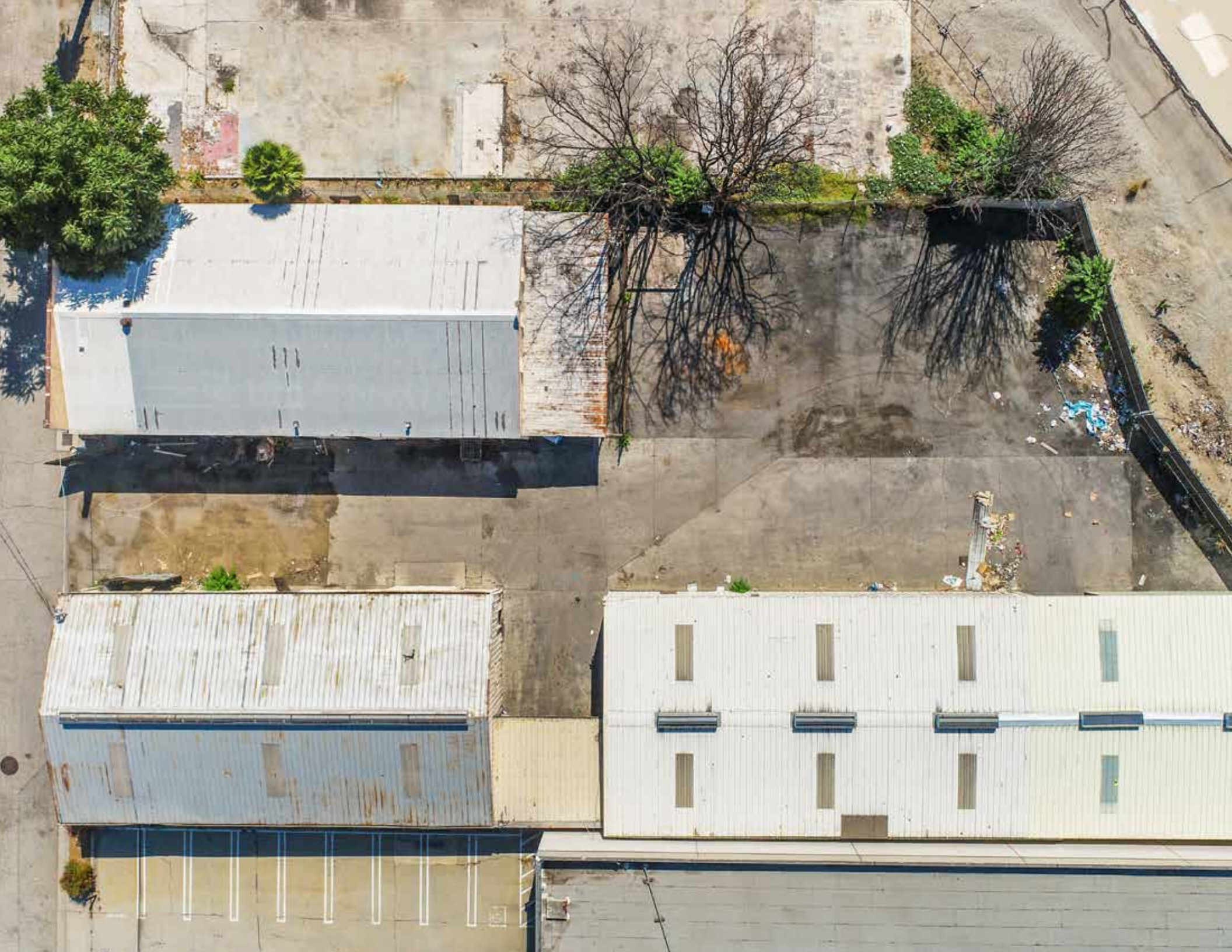
PLACE OF WORK

2023 Businesses	1,513	5,225	9,500
2023 Employees	10,323	38,432	71,328

















FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 9240 Whitmore St, El Monte 91732, (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.

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