

# Rancho Duarte Golf Course

1000 Las Lomas Rd, Duarte, CA 91010



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## Owner / Investor operator opportunity

- 9 hole golf course course on 33.58 acre
- Fully equipped restaurant and bar with ABC licenses, Pro Shop , maintenance buildings
- 77 parking spaces
- Exceptional location in the city of Duarte, Close to multiple points of interest

**Price: \$4,800,000**

### PROPERTY SUMMARY

<b>Lot Size:</b>	<b>33.58 AC</b>
<b>Price Per SF:</b>	<b>\$771</b>
<b>Building Size:</b>	<b>6,744 SF</b>
<b>No. Stories:</b>	<b>1</b>
<b>Year Built:</b>	<b>1982</b>
<b>Parking Ratio:</b>	<b>2.33/1,000 SF</b>
<b>Building Class:</b>	<b>C</b>
<b>Opportunity Zone:</b>	<b>No</b>

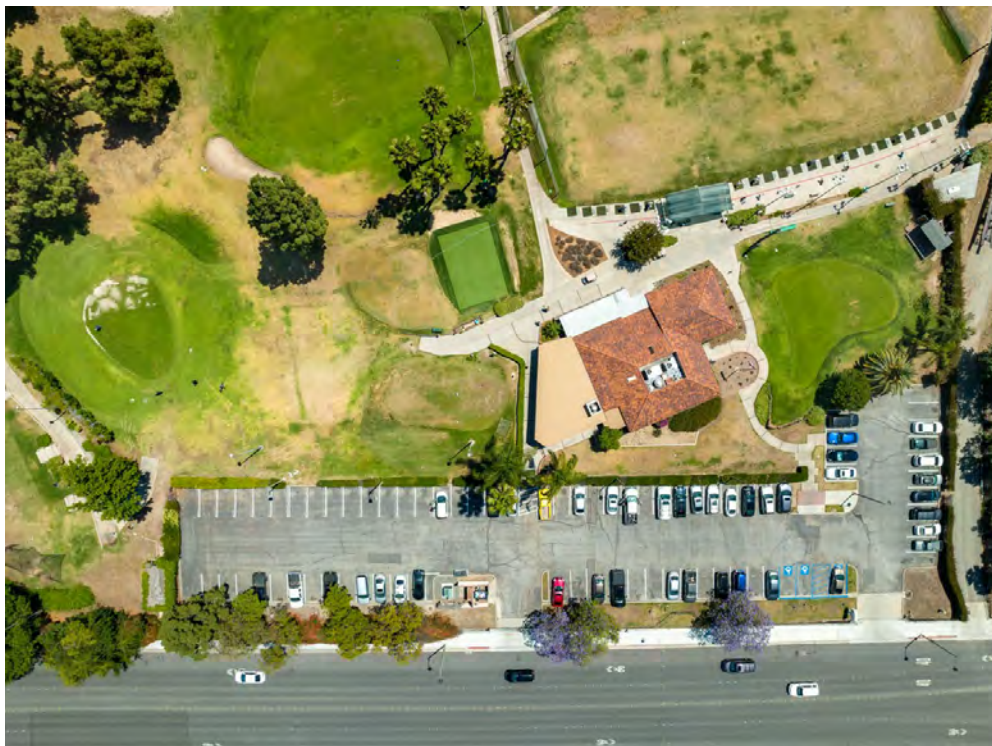










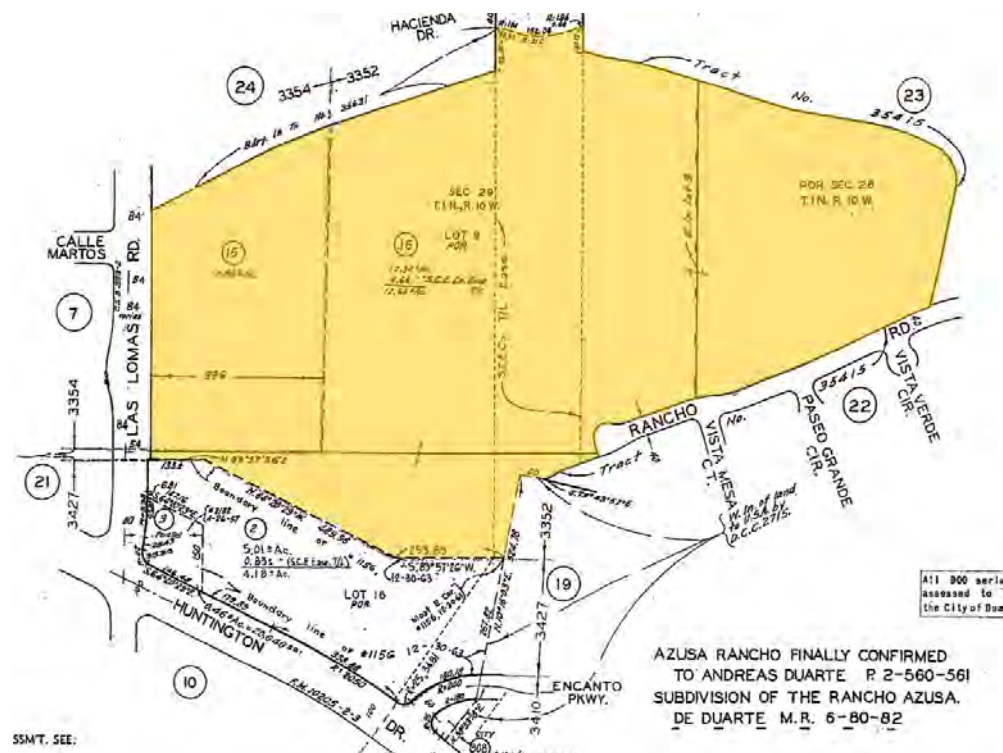


## OFFERING SUMMARY

ADDRESS	1000 Las Lomas Rd Duarte CA 91010
COUNTY	Los Angeles
OFFERING PRICE	\$4,800,000
OWNERSHIP TYPE	Fee Simple
APN	8604-009-015 , 8604-009-016

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	9,429	89,676	314,479
2021 Median HH Income	\$93,773	\$77,523	\$79,540
2021 Average HH Income	\$106,595	\$95,024	\$98,852





Bradbury

Duarte

BUTLER

KINCAID

AZUSA

S

Mountain Ave

Mountain Ave

Buena Vista St

E Duarte Rd

Huntington Dr

Huntington Dr

Huntington Dr

E Foothill Blvd

W Historic Rte 60

Sierra Madre Ave

E 13th St

E 9th St

E 5th St

E 1st St

210 605

10

605

210

39

S Irwindale Ave

S Vermon Ave

S Azusa



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