



COMPASS COMMERCIAL

601 E. Garvey Ave
Monterey Park, CA 91755

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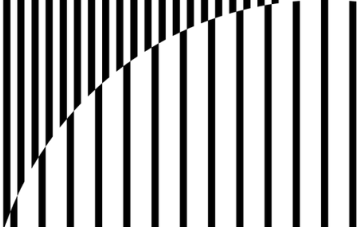
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601 E. Garvey Ave

Executive Summary

Location	601 E. Garvey Ave Monterey Park, CA 91755
Zoning	CS
Building SF Back Building SF Front	6,842 2,200
Lot Size	24,344



601 E GARVEY AVE, MONTEREY PARK, CA 91755

Investment Overview

601 E Garvey Ave in Monterey Park, CA presents an exceptional opportunity for the repurposing of asset for any buyer. The property has been rezoned by the city for commercial services (CS), providing plenty potential for any creative buyer to capitalize on its strategic repositioning.

Buyers are encouraged to verify their intended use with the city, ensuring compliance with zoning regulations and maximizing its commercial potential. All tenants on the property currently operate on a month-to-month basis, offering the flexibility for the property to be delivered vacant for potential redevelopment or repurposing.

The property features a back building constructed with cinderblock, boasting three roll-up doors and 16-foot high ceilings. The back area is gated, providing security and privacy for potential commercial use. Additionally, the property offers ample parking on a large lot, catering to the needs of future businesses or tenants.

Situated at a corner location with ingress from Garvey and egress on Rural, the property enjoys high visibility and accessibility. The highly sought-after neighborhood adds to the property's attractiveness for potential commercial ventures.

It's important to note that all tenants should not be disturbed. The unique features and commercial potential of 601 E Garvey Ave make it an attractive prospect for buyers looking to capitalize on the evolving commercial landscape in Monterey Park.



Market Overview

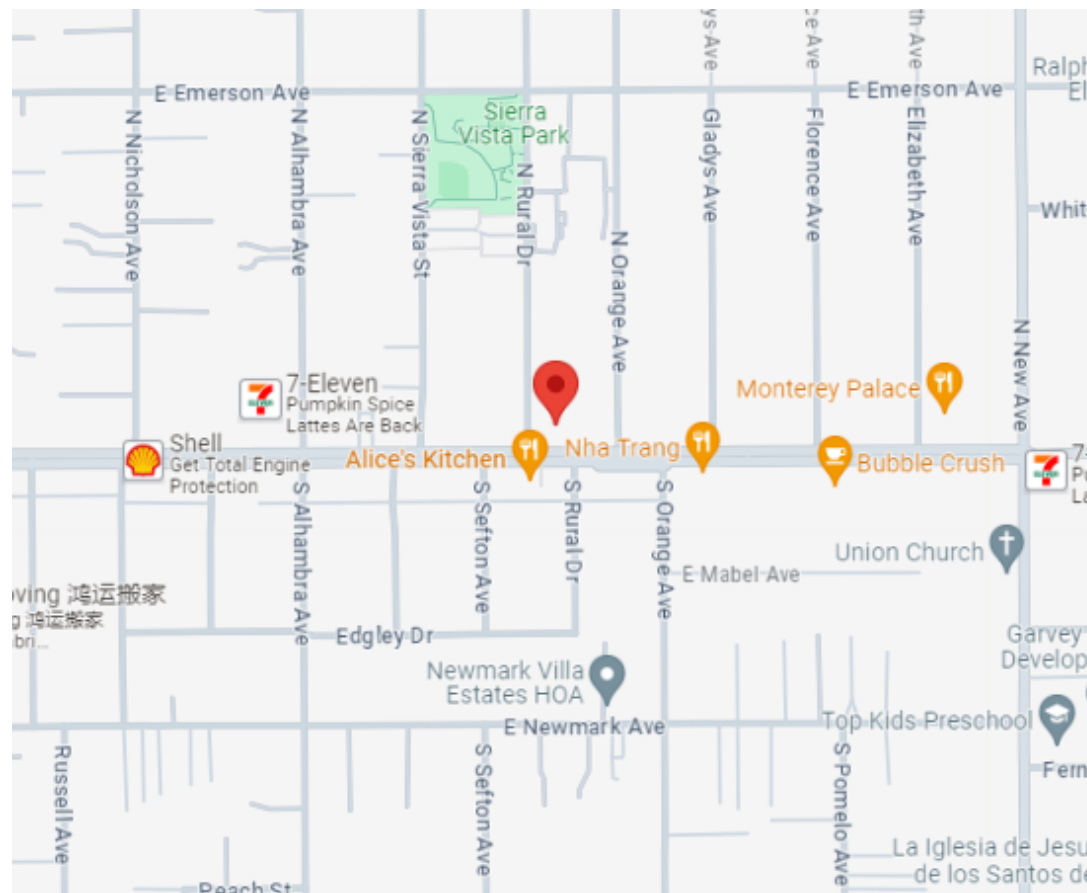
MONTEREY PARK

Monterey Park, California, is a vibrant and diverse community located in the San Gabriel Valley. Monterey Park is known for its strong sense of community, excellent schools, and a wide range of housing options. The city offers a mix of single-family homes, townhouses, and apartments, catering to a diverse range of residents, from young professionals to families and retirees.

One of the key factors driving the real estate market in Monterey Park is its convenient location. Situated near major freeways and with easy access to Los Angeles, the city appeals to commuters looking for a balance between suburban living and urban amenities.

In recent years, Monterey Park has experienced steady property appreciation, making it an attractive investment opportunity for buyers and sellers alike. The demand for housing in the area remains robust, driven by its desirable location, strong local economy and a growing population.

In terms of amenities, Monterey Park offers a rich tapestry of cultural experiences, diverse dining options, and proximity to outdoor recreational areas. The city's diverse population contributes to a dynamic and inclusive community, making it an appealing place to call home for many.



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Market Overview



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QUALITY OF LIFE

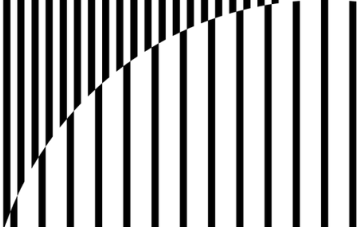
Monterey Park, nestled in the San Gabriel Valley, is a vibrant city that offers an exceptional quality of life for its residents. From its strong sense of community to its diverse cultural experiences, the city presents a compelling lifestyle for individuals and families alike.

Community Engagement: Residents of Monterey Park enjoy a tight-knit community with engaging events, volunteer opportunities, and a sense of belonging.

Education Excellence: The city provides access to top-rated schools and educational resources, offering a strong foundation for students of all ages.

Convenient Living: With easy access to urban amenities and major freeways, residents experience seamless commuting and access to a variety of services and entertainment options.

Overall, Monterey Park provides a high quality of life with its strong community bonds, educational opportunities, diverse culinary experiences, convenient living, rich cultural offerings, and ample outdoor recreation. These factors contribute to the appeal of Monterey Park as a place to call home and should be highlighted when promoting the city's lifestyle to potential homebuyers and investors.



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Market Overview

DEMOGRAPHICS

POPULATION:

The population in your selected geography is 61,153. The current population is 47.9% male and 52.1% female. The median age of the population in your area is 43.8, which is higher than the U.S. average of 38.2.

HOUSEHOLDS:

The number of households in your selected geography is 20,318. The number of households is expected to continue growing. The average household size in your area is 3.5 people.

INCOME:

The median household income in your selected geography is \$68,497, which is higher than the U.S. average of \$62,990. The current year's per capita income in your area is \$31,995, which is lower than the U.S. average of \$34,935.

EMPLOYMENT:

In 2021, 27.8k people were employed in your selected area. Of those, 60.19% were in white-collar occupations and 39.81% were in blue-collar occupations. In 2020-2021, the unemployment rate in this area was 4.8%. In the past year, the average time spent commuting to work was 30.2 minutes.

HOUSING:

The median housing value in your area was \$667,300 in 2021, which is much higher than the national median of \$221,068.

EDUCATION:

The selected area in 2020 had a lower level of educational attainment when compared with the U.S. averages. Having a much higher 31.81% percent completed a bachelor's degree or higher, compared with the national average of 19.2 percent. The number of area residents with an associate degree was lower than the nation's at 7.9 percent vs. 8.3 percent, respectively. The area had fewer high-school graduates, 23.65 percent vs. 27.4 percent for the nation.

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**For more information,
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