

FOR SALE/LEASE

2163 DURFEE AVE, EL MONTE, CA 91733



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE/LEASE

2163

DURFEE AVE

EL MONTE • CA 91733

PRICING SUMMARY:

SALE PRICE ▶ \$750,000 | (\$420.40 PSF)

LEASE RATE ▶ \$3,500/MO | (\$1.96 PSF/MO MG)

PROPERTY HIGHLIGHTS

- STAND ALONE CORNER COMMERCIAL BUILDING
- GREAT USER BUILDING WITH MANY POSSIBLE USES
- FENCED PARKING WITH ELECTRICAL GATE
- 5 PRIVATE OFFICES, SHOWROOM, KITCHENETTE, 2 RESTROOMS
- QUICK ACCESS TO 60 & 605 FREEWAYS

PROPERTY FEATURES

PROPERTY SF	±1,784 SF
LAND SF	±4,850 SF
PARKING	5 Cars
POWER*	200 Amps (Buyer/Tenant to verify)
CLEARANCE	10'
ZONING	MMU (Buyer/Tenant to verify)
YEAR BUILT	1942
APN	8114-001-002

Buyer/Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer/Tenant's product weight and product types and use, etc. Buyer/Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer/Tenant in order for Buyer/Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution. Broker also advises Buyer/Tenant to obtain any required use permits and business licenses prior to lease execution and have their Attorney review any Lease Contract prior to execution.

ARMEN KAZARYAN MRED

Principal | LIC NO 01291719

323.767.2041

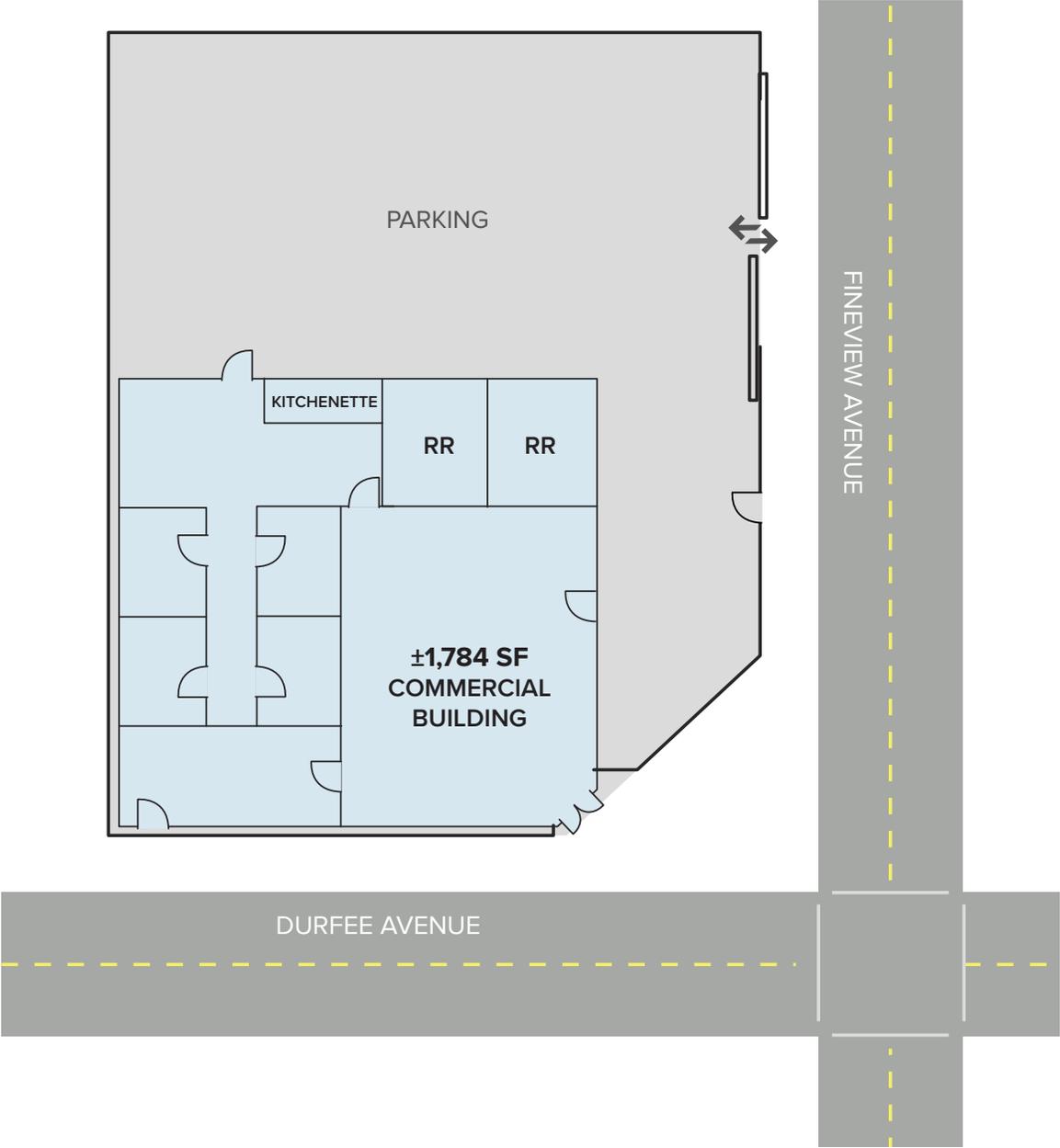
akazaryan@lee-associates.com

Lee & Associates | Los Angeles Central
5675 Telegraph Rd, Ste 300, Commerce, CA 90040

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE-ASSOCIATES.COM

CORP ID 01125429



SITE PLAN

NOTE: Drawings not to scale. All measurements and sizes are approximate.



8114	1 SHEET	P. A. 8114-1	TRA 6549 13481	REVISED 921217 031014		SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	------------	-----------------	----------------------	-----------------------------	--	-----------	---

2004



MAPPING AND GIS SERVICES
SCALE 1" = 100'



PARCEL MAP

PROPERTY IMAGES



PROPERTY IMAGES



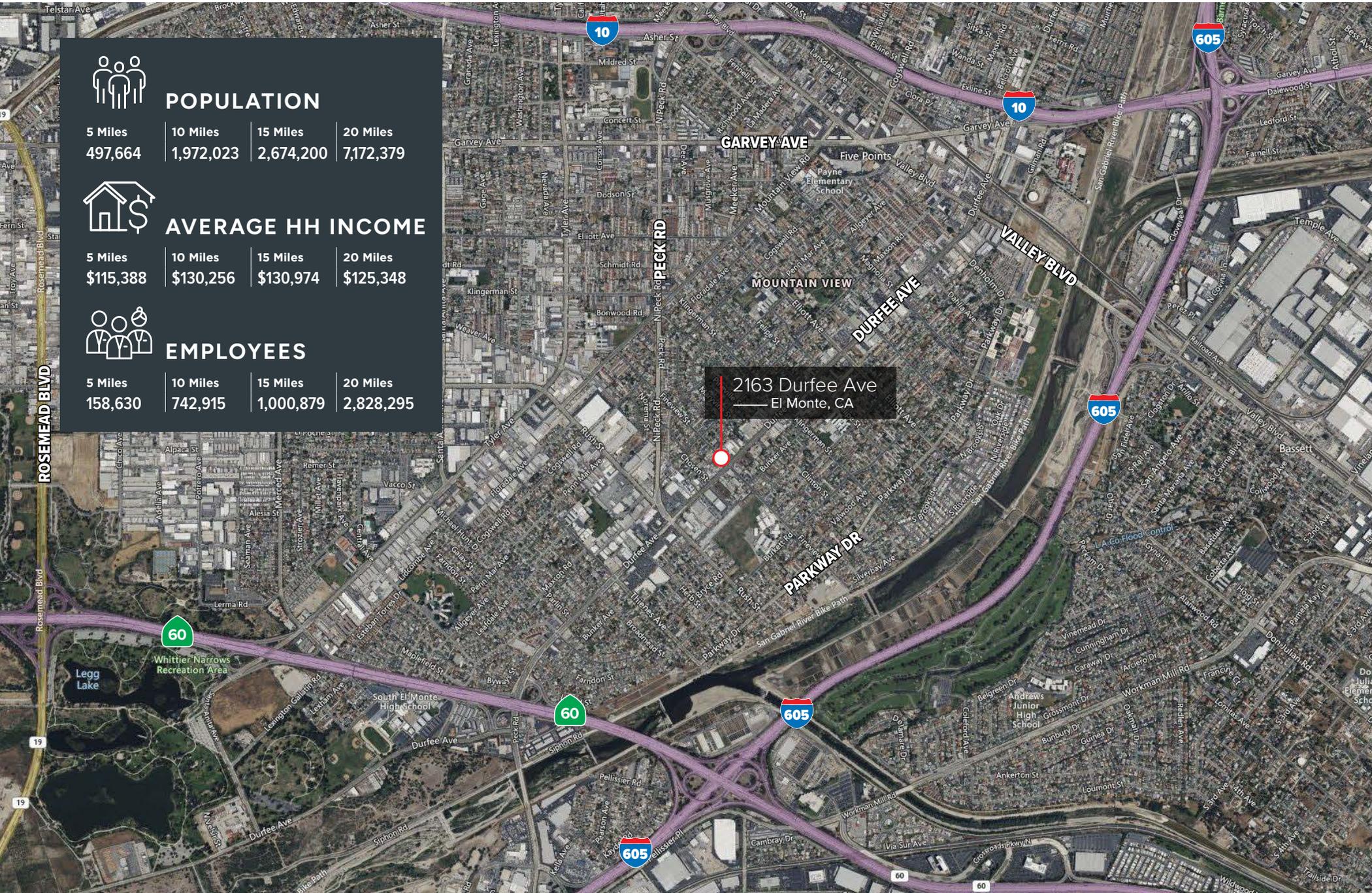
PROPERTY IMAGES



PROPERTY INTERIOR



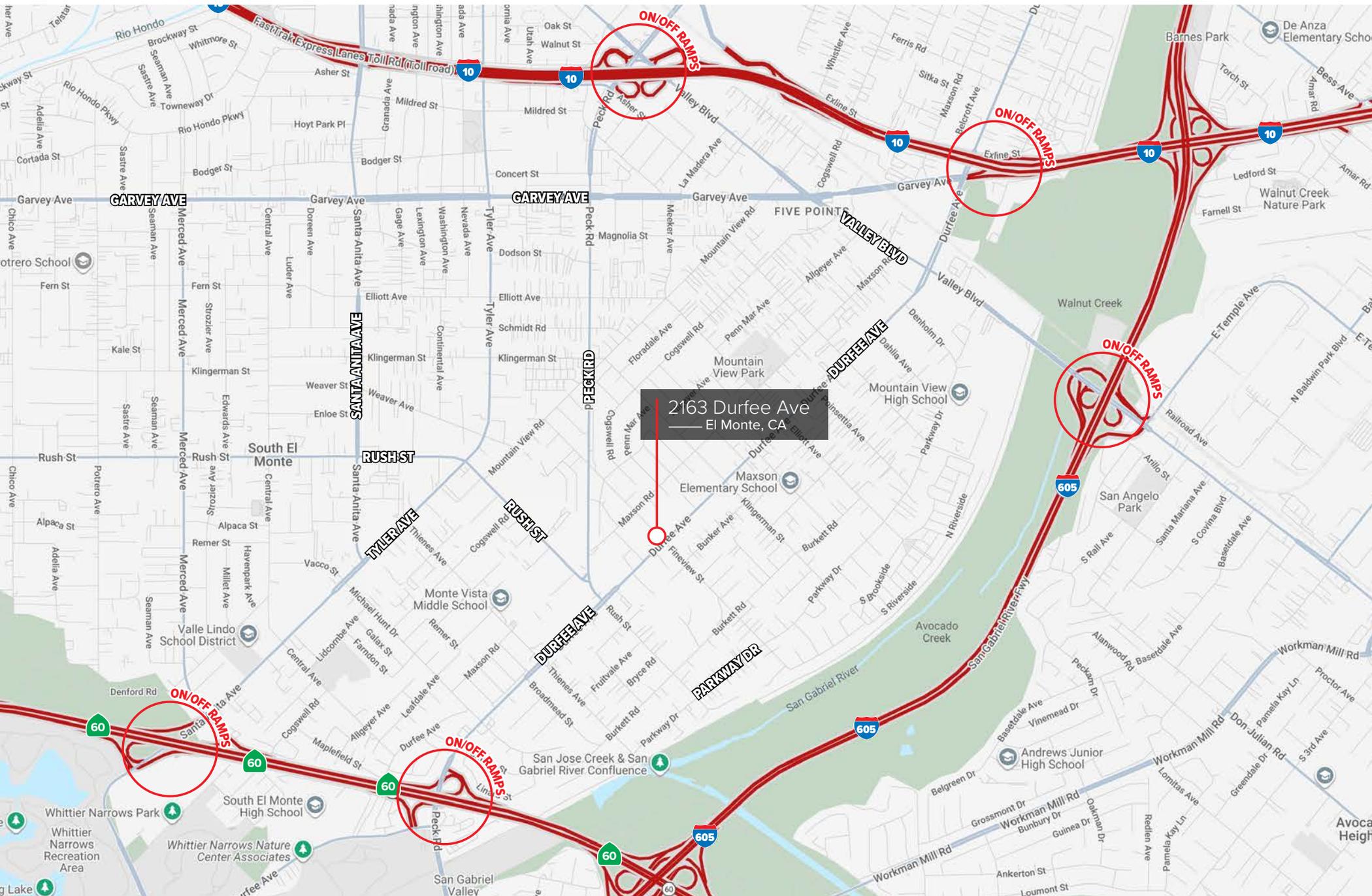
DEMOGRAPHICS



	POPULATION			
5 Miles	10 Miles	15 Miles	20 Miles	
497,664	1,972,023	2,674,200	7,172,379	
	AVERAGE HH INCOME			
5 Miles	10 Miles	15 Miles	20 Miles	
\$115,388	\$130,256	\$130,974	\$125,348	
	EMPLOYEES			
5 Miles	10 Miles	15 Miles	20 Miles	
158,630	742,915	1,000,879	2,828,295	

2163 Durfee Ave
— El Monte, CA

LOCATION MAP



2163 Durfee Ave
El Monte, CA

FOR SALE/LEASE

2163

DURFEE AVE

EL MONTE • CA 91733

FOR MORE INFORMATION PLEASE CONTACT:

ARMEN KAZARYAN MRED

Principal | LIC NO 01291719

323.767.2041

akazaryan@lee-associates.com