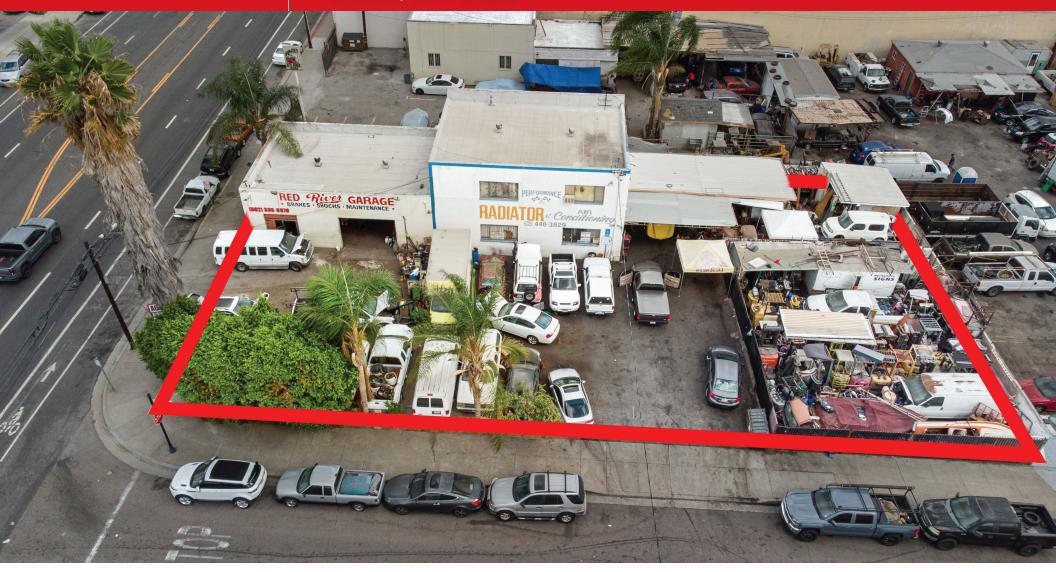
FOR SALE

12315 DAHLIA AVE

EL MONTE, CA 91732-3609





COMMERCIAL REAL ESTATE

FOR MORE INFORMATION CONTACT:

VINCENT SANCHEZ

BROKER | DIRECTOR

vsanchez@applebycommercialre.com Cell (562) 572-8745 Office (562) 200-0329 121 Linden Ave, Suite B-#106, Long Beach, CA 90802 www.applebycommercialre.com BRE#01341646 | CORP#01937885

12315 DAHLIA AVE

EL MONTE, CA 91732-3609

PROPERTY INFORMATION





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12315 DAHLIA AVE

EL MONTE, CA 91732-3609

PROPERTY INFORMATION

PROPERTY OVERVIEW

FOR SALE: \$1,499,999

ADDRESS: 12315 DAHLIA AVE

AKA 2904 DURFEE AVE

APN: 8109-011-007

BUILDING: 3,600 SF

LOT: 11,608 SF

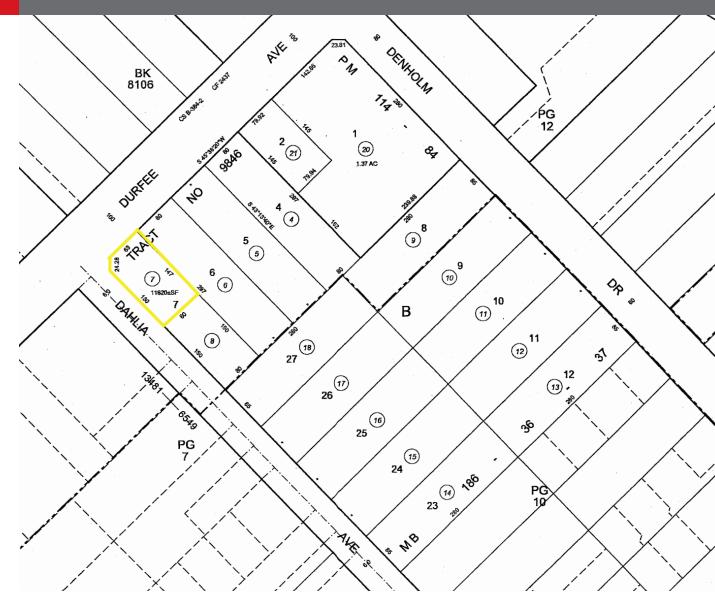
ZONING: M1 LIGHT MANUFACTURING

TRAFFIC COUNT: APPROX 25,000 CARS PER DAY

ON DURFEE

PROPERTY DESCRIPTION

Cinder block building divided into two units. Rear unit has 2nd story office space along with outdoor yard space. Highly desirable auto related uses permitted and grandfathered in. On corner lot.

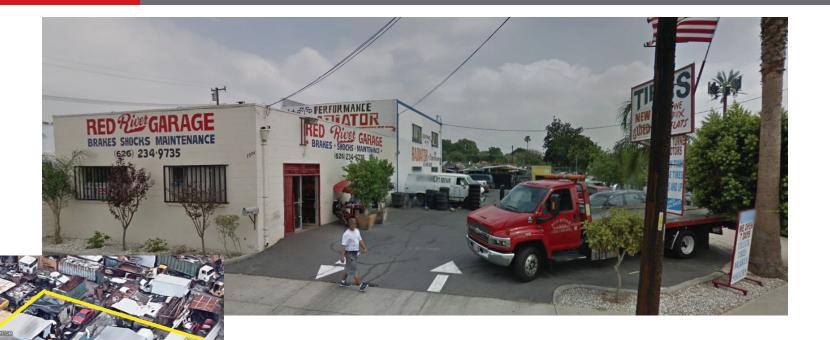




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COMMERCIAL REAL ESTATE

COMMON AREA

VINCENT SANCHEZ

BROKER | DIRECTOR

vsanchez@applebycommercialre.com Cell (562) 572-8745 Office (562) 200-0329 04

DEMOGRAPHICS SUMMARY REPORT

BUILDING TYPE: INDUSTRIAL

RBA: 3,600 SF

TYPICAL FLOOR: 1,800 SF

Population 32,418 191,527 475,548 2024 Estimate 32,919 194,522 475,548 2020 Censis 34,881 206,281 503,029 114,522 475,548 2020 Censis 34,881 206,281 503,029 114,884 11,488 11,48	RADIUS	1 MILE		3 MILE		5 MILE	
2024 Estimate 32,919 194,522 475,548 2020 Censis 34,881 206,281 503,029 Growth 2024-2029 -1,52% -1,54% -1,48% Forwth 2020-2024 -5,62% -5,70% -5,46% 2024 Population by Hispanic Origin 25,821 138,393 285,938 2024 Population 32,999 10,59% 22,898 11,77% 63,214 13,29% Black 209 0,63% 1,578 0,81% 5,022 1,06% Am. Indian & Alaskan 766 2,39% 4,128 2,12% 8,318 1,75% Asian 6,015 18,27% 46,797 24,06% 15,688 3,00% Asian 6,015 18,27% 46,797 24,06% 15,688 1,75% Asian 6,016 18,29% 41,28 2,12% 8,318 1,75% Other 22,404 68,06% 118,997 61,77% 24,691 21,798 Decyptiction 7,992 49,069 12	Population						
\$\frac{30,881}{6}	2029 Projection	32,418		191,527		468,525	
Growth 2024-2029 -1.52% -1.54% -1.48% Growth 2020-2024 -5.62% -5.70% -5.46% 2024 Population by Hispanic Origin 25.821 133.393 285.938 2024 Population 32.91 194.52 475.54 White 3,487 10.59% 22.898 11.77% 63,214 13.29% Black 209 0.63% 1,578 0.81% 5,022 1.06% Am. Indian & Alaskan 786 2.39% 4,128 2.12% 8,318 1.75% Asian 6,015 18.27% 46,797 24.06% 18,168 3.99% Hawaiian & Pacific Island 18 0.05% 123 0.06% 394 0.08% Other 22,404 68.06% 118,997 61.17% 246,912 51.92% U.S. Armed Forces 4 4 3 2 12.92% U.S. Armed Forces 3 7.992 49,069 127,984 12.98% Households 3,755 53,524 <td>2024 Estimate</td> <td>32,919</td> <td></td> <td>194,522</td> <td></td> <td>475,548</td> <td></td>	2024 Estimate	32,919		194,522		475,548	
Growth 2020-2024 -5.62% -5.70% -5.46% 2024 Population by Hispanic Origin 25,821 138,393 285,938 2024 Population 32,919 194,522 475,548 White 3,487 10.59% 22,898 11.77% 63,214 13.29% Black 209 0.63% 1,578 0.81% 5,022 1.06% Am. Indian & Alaskan 786 2.39% 4,128 2.12% 8,318 1.75% Asian 6,015 18.27% 46,797 24.06% 151,688 31.90% Hawaiian & Pacific Island 18 0.05% 123 0.06% 39.4 0.08% Other 22,404 68.06% 118.99 61.17% 246,912 51.92% Us. Armed Forces 4 43 9 61.17% 246,912 51.92% Us. Armed Forces 7 7.992 49,069 127.984 130,223 130,223 130,223 130,223 130,223 12020 120,84 149,073 <	2020 Censis	34,881		206,281		503,029	
25,821 138,393 285,938 2024 Population by Hispanic Origin 32,919 194,522 475,548 2047 Population 32,919 194,522 475,548 2047 Population 32,919 194,522 475,548 2047 Population 32,919 22,898 11.77% 63,214 13.29% 2040 2058 22,898 11.77% 63,214 13.29% 2040	Growth 2024-2029	-1.52%		-1.54%		-1.48%	
2024 Population 32,919 194,522 475,548 White 3,487 10.59% 22,898 11.77% 63,214 13.29% Black 209 0.63% 1,578 0.81% 5,022 10.60% Am. Indian & Alaskan 786 2.39% 4,128 2,12% 8,318 1,75% Asian 6,015 18.27% 46,797 24,06% 151,688 31,90% Hawaiian & Pacific Island 18 0.05% 123 0.06% 394 0.08% Other 22,404 68.06% 118,997 61,17% 246,912 51,92% U.S. Armed Forces 4 43 197 426,912 51,92% U.S. Armed Forces 4 49,069 61,77% 246,912 51,92% U.S. Armed Forces 7,992 49,069 127,984 127,984 2029 Projection 7,992 49,069 130,023 130,223 130,223 130,223 12029 170,844 149,069 130,023 130,223 <td>Growth 2020-2024</td> <td>-5.62%</td> <td></td> <td>-5.70%</td> <td></td> <td>-5.46%</td> <td></td>	Growth 2020-2024	-5.62%		-5.70%		-5.46%	
White 3,487 10.59% 22,898 11.77% 63,214 13.29% Black 209 0.63% 1,578 0.81% 5,022 1.06% Am. Indian & Alaskan 786 2.39% 4,128 2,12% 8,318 1.75% Asian 6,015 18.27% 46,797 24.06% 151,688 31.90% Hawaiian & Pacific Island 18 0.05% 123 0.06% 394 0.08% Other 22,404 68.06% 118,997 6117% 246,912 51,92% U.S. Armed Forces 4 43 3 196 127,984 U.S. Armed Forces 4 49,069 127,984 127,984 127,984 U.S. Armed Forces 8,136 49,973 130,223 127,984 1202 12,988 127,984 127,984 127,984 127,984 127,984 127,984 127,984 127,984 127,988 138,989 130,023 130,023 130,997 130,923 130,923 133,989	2024 Population by Hispanic Origin	25,821		138,393		285,938	
Black 209 0.63% 1,578 0.81% 5,022 1,06% Am. Indian & Alaskan 786 2.39% 4,128 2.12% 8,318 1,75% Asian 6,015 18.27% 46,797 24,06% 151,688 31,90% Hawaiian & Pacific Island 18 0.05% 123 0.06% 394 0.08% Other 22,404 68.06% 118,997 61.7% 246,912 51,92% U.S. Armed Forces 4 43 196 19,069 127,984 19,069 127,984	2024 Population	32,919		194,522		475,548	
Am. Indian & Alaskan 786 2.39% 4,128 2.12% 8,318 1.75% Asian 6,015 18.27% 46,797 24.06% 151,688 31.90% Hawaiian & Pacific Island 18 0.05% 123 0.06% 394 0.08% Other 22,404 68.06% 118,997 61.17% 246,912 51.92% U.S. Armed Forces 4 4 4 3 196 127,984 U.S. Armed Forces 7,992 49,069 127,984 127,984 127,984 2029 Projection 7,992 49,069 127,984 138,989 127,984 2020 Censis 8,705 53,524 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 127,984 138,989 <td>White</td> <td>3,487</td> <td>10.59%</td> <td>22,898</td> <td>11.77%</td> <td>63,214</td> <td>13.29%</td>	White	3,487	10.59%	22,898	11.77%	63,214	13.29%
Asian 6,015 18.27% 46,797 24.06% 151,688 31.90% Hawaiian & Pacific Island 18 0.05% 123 0.06% 394 0.08% Other 22,404 68.06% 118,997 61.17% 246,912 51.92% U.S. Armed Forces 4 43 130 196 Households 2029 Projection 7,992 49,069 127,984 2024 Estimate 8,136 49,973 130,223 2020 Censis 8,705 53,524 138,989 Growth 2024-2029 -1,77% -6,63% -1,72% Growth 2020-2024 -6,54% -6,63% 49,63% 74,846 57,48% Renter Occupied 3,002 36,90% 24,801 49,63% 74,846 57,48% Renter Occupied 5,134 63,10% 25,173 50,37% 55,377 42,52% Income \$25,000 1,125 13,83% 7,557 15,12% 16,905 12,98% Income \$25,000-	Black	209	0.63%	1,578	0.81%	5,022	1.06%
Hawaiian & Pacific Island 18 0.05% 123 0.06% 394 0.08% Other 22,404 68.06% 118,997 61.17% 246,912 51.92% U.S. Armed Forces 4 43 196 196 Households 2029 Projection 7,992 49,069 127,984 130,223 2020 Censis 8,705 53,524 138,989 10,224 Growth 2024-2029 -1,77% -1,81% -1,72% -1,72% Growth 2020-2024 -6,54% -6,63% -6,33% -74,846 57,48% Renter Occupied 3,002 36,90% 24,801 49,63% 74,846 57,48% Renter Occupied 5,134 63.10% 25,173 50.37% 55,377 42.52% 10come < \$25,000	Am. Indian & Alaskan	786	2.39%	4,128	2.12%	8,318	1.75%
Other 22,404 68.06% 118,997 61.17% 246,912 51.92% U.S. Armed Forces 4 43 196 196 Households 2029 Projection 7,992 49,069 127,984 130,223 2020 Censis 8,705 53,524 138,989 16,72% Growth 2024-2029 -1,77% -1,81% -6,31% -6,31% Owner Occupied 3,002 36,90% 24,801 49,63% 74,846 57,48% Renter Occupied 5,134 63,10% 25,173 50,37% 55,377 42,52% 2024 Households by HH Income 8,137 49,973 15,12% 15,022 12,98% Income \$25,000 1,125 13,83% 75,75 15,12% 16,02 12,98% Income \$25,000 1,163 13,83% 9,336 18,80% 20,665 15,87% Income \$25,000-\$50,000 1,673 20,56% 8,278 16,56% 20,265 15,56% Income \$100,000-\$125,000 <t< td=""><td>Asian</td><td>6,015</td><td>18.27%</td><td>46,797</td><td>24.06%</td><td>151,688</td><td>31.90%</td></t<>	Asian	6,015	18.27%	46,797	24.06%	151,688	31.90%
No.	Hawaiian & Pacific Island	18	0.05%	123	0.06%	394	0.08%
Notes Note	Other	22,404	68.06%	118,997	61.17%	246,912	51.92%
2029 Projection 7,992 49,069 127,984 2024 Estimate 8,136 49,973 130,223 2020 Censis 8,705 53,524 138,989 Growth 2024-2029 -1,77% -1,81% -1,72% Growth 2020-2024 -6,54% -6,63% -6,31% Owner Occupied 3,002 36,90% 24,801 49,63% 74,846 57,48% Renter Occupied 5,134 63,10% 25,173 50,37% 55,377 42,52% 2024 Households by HH Income 8,137 49,973 130,223 Income <\$25,000	U.S. Armed Forces	4		43		196	
2024 Estimate 8,136 49,973 130,223 2020 Censis 8,705 53,524 138,989 Growth 2024-2029 -1,77% -1,81% -1,72% Growth 2020-2024 -6,54% -6,63% -6,31% Owner Occupied 3,002 36,90% 24,801 49,63% 74,846 57,48% Renter Occupied 5,134 63,10% 25,173 50,37% 55,377 42,52% 2024 Households by HH Income 8,137 49,973 130,223 130,223 Income <\$25,000	Households						
2020 Censis 8,705 53,524 138,989 Growth 2024-2029 -1.77% -1.81% -1.72% Growth 2020-2024 -6.54% -6.63% -6.31% Owner Occupied 3,002 36.90% 24,801 49.63% 74,846 57.48% Renter Occupied 5,134 63.10% 25,173 50.37% 55,377 42.52% 2024 Households by HH Income 8,137 49,973 130,223 10.22% Income <\$25,000	2029 Projection	7,992		49,069		127,984	
Growth 2024-2029 -1.77% -1.81% -1.72% Growth 2020-2024 -6.54% -6.63% -6.31% Owner Occupied 3,002 36.90% 24,801 49.63% 74,846 57.48% Renter Occupied 5,134 63.10% 25,173 50.37% 55,377 42.52% 2024 Households by HH Income 8,137 49,973 130,223 Income <\$25,000	2024 Estimate	8,136		49,973		130,223	
Growth 2020-2024 -6.54% -6.63% -6.31% Owner Occupied 3,002 36.90% 24,801 49.63% 74,846 57.48% Renter Occupied 5,134 63.10% 25,173 50.37% 55,377 42.52% 2024 Households by HH Income 8,137 49,973 130,223 Income <\$25,000	2020 Censis	8,705		53,524		138,989	
Owner Occupied 3,002 36.90% 24,801 49.63% 74,846 57.48% Renter Occupied 5,134 63.10% 25,173 50.37% 55,377 42.52% 2024 Households by HH Income 8,137 49,973 130,223 Income <\$25,000	Growth 2024-2029	-1.77%		-1.81%		-1.72%	
Renter Occupied 5,134 63.10% 25,173 50.37% 55,377 42.52% 2024 Households by HH Income 8,137 49,973 130,223 Income <\$25,000	Growth 2020-2024	-6.54%		-6.63%		-6.31%	
2024 Households by HH Income 8,137 49,973 130,223 Income <\$25,000	Owner Occupied	3,002	36.90%	24,801	49.63%	74,846	57.48%
Income <\$25,000 1,125 13.83% 7,557 15.12% 16,905 12.98% Income \$25,000-\$50,000 1,762 21.65% 9,396 18.80% 20,665 15.87% Income \$25,000-\$75,000 1,673 20.56% 8,278 16.56% 20,265 15.56% Income \$75,000-\$100,000 1,234 15.17% 7,253 14.51% 17,554 13.48% Income \$100,000-\$125,000 1,026 12.61% 5,214 10.43% 15,000 11.52% Income \$125,000-\$150,000 464 5.70% 3.580 7.16% 10,117 7.77% Income \$150,000-\$200,000 386 4.74% 4,416 8.84% 13,956 10.72% Income \$200,000+ 467 5.74% 4,279 8.56% 15,761 12.10% 2024 Avg Household Income \$84,140 \$95,838 \$109,277	Renter Occupied	5,134	63.10%	25,173	50.37%	55,377	42.52%
Income \$25,000-\$50,000 1,762 21.65% 9,396 18.80% 20,665 15.87% Income \$25,000-\$75,000 1,673 20.56% 8,278 16.56% 20,265 15.56% Income \$75,000-\$100,000 1,234 15.17% 7,253 14.51% 17,554 13.48% Income \$100,000-\$125,000 1,026 12.61% 5,214 10.43% 15,000 11.52% Income \$125,000-\$150,000 464 5.70% 3.580 7.16% 10,117 7.77% Income \$150,000-\$200,000 386 4.74% 4,416 8.84% 13,956 10.72% Income \$200,000+ 467 5.74% 4,279 8.56% 15,761 12.10% 2024 Avg Household Income \$84,140 \$95,838 \$109,277	2024 Households by HH Income	8,137		49,973		130,223	
Income \$25,000-\$75,000 1,673 20.56% 8,278 16.56% 20,265 15.56% Income \$75,000-\$100,000 1,234 15.17% 7,253 14.51% 17,554 13.48% Income \$100,000-\$125,000 1,026 12.61% 5,214 10.43% 15,000 11.52% Income \$125,000-\$150,000 464 5.70% 3.580 7.16% 10,117 7.77% Income \$150,000-\$200,000 386 4.74% 4,416 8.84% 13,956 10.72% Income \$200,000+ 467 5.74% 4,279 8.56% 15,761 12.10% 2024 Avg Household Income \$84,140 \$95,838 \$109,277	Income <\$25,000	1,125	13.83%	7,557	15.12%	16,905	12.98%
Income \$75,000-\$100,000 1,234 15.17% 7,253 14.51% 17,554 13.48% Income \$100,000-\$125,000 1,026 12.61% 5,214 10.43% 15,000 11.52% Income \$125,000-\$150,000 464 5.70% 3.580 7.16% 10,117 7.77% Income \$150,000-\$200,000 386 4.74% 4,416 8.84% 13,956 10.72% Income \$200,000+ 467 5.74% 4,279 8.56% 15,761 12.10% 2024 Avg Household Income \$84,140 \$95,838 \$109,277	Income \$25,000-\$50,000	1,762	21.65%	9,396	18.80%	20,665	15.87%
Income \$100,000-\$125,000 1,026 12.61% 5,214 10.43% 15,000 11.52% Income \$125,000-\$150,000 464 5.70% 3.580 7.16% 10,117 7.77% Income \$150,000-\$200,000 386 4.74% 4,416 8.84% 13,956 10.72% Income \$200,000+ 467 5.74% 4,279 8.56% 15,761 12.10% 2024 Avg Household Income \$84,140 \$95,838 \$109,277	Income \$25,000-\$75,000	1,673	20.56%	8,278	16.56%	20,265	15.56%
Income \$125,000-\$150,000 464 5.70% 3.580 7.16% 10,117 7.77% Income \$150,000-\$200,000 386 4.74% 4,416 8.84% 13,956 10.72% Income \$200,000+ 467 5.74% 4,279 8.56% 15,761 12.10% 2024 Avg Household Income \$84,140 \$95,838 \$109,277	Income \$75,000-\$100,000	1,234	15.17%	7,253	14.51%	17,554	13.48%
Income \$150,000-\$200,000 386 4.74% 4,416 8.84% 13,956 10.72% Income \$200,000+ 467 5.74% 4,279 8.56% 15,761 12.10% 2024 Avg Household Income \$84,140 \$95,838 \$109,277	Income \$100,000-\$125,000	1,026	12.61%	5,214	10.43%	15,000	11.52%
Income \$200,000+ 467 5.74% 4,279 8.56% 15,761 12.10% 2024 Avg Household Income \$84,140 \$95,838 \$109,277	Income \$125,000-\$150,000	464	5.70%	3.580	7.16%	10,117	7.77%
2024 Avg Household Income \$84,140 \$95,838 \$109,277	Income \$150,000-\$200,000	386	4.74%	4,416	8.84%	13,956	10.72%
	Income \$200,000+	467	5.74%	4,279	8.56%	15,761	12.10%
2024 Med Household Income \$66,583 \$74,239 \$85,363	2024 Avg Household Income	\$84,140		\$95,838		\$109,277	
	2024 Med Household Income	\$66,583		\$74,239		\$85,363	



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