

# FOR SALE

# 12315 DAHLIA AVE

EL MONTE, CA 91732-3609



## APPLEBY

COMMERCIAL  
REAL ESTATE

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# PROPERTY INFORMATION



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**PROPERTY OVERVIEW**

FOR SALE: \$1,499,999

ADDRESS: 12315 DAHLIA AVE  
AKA 2904 DURFEE AVE

APN: 8109-011-007

BUILDING: 3,600 SF

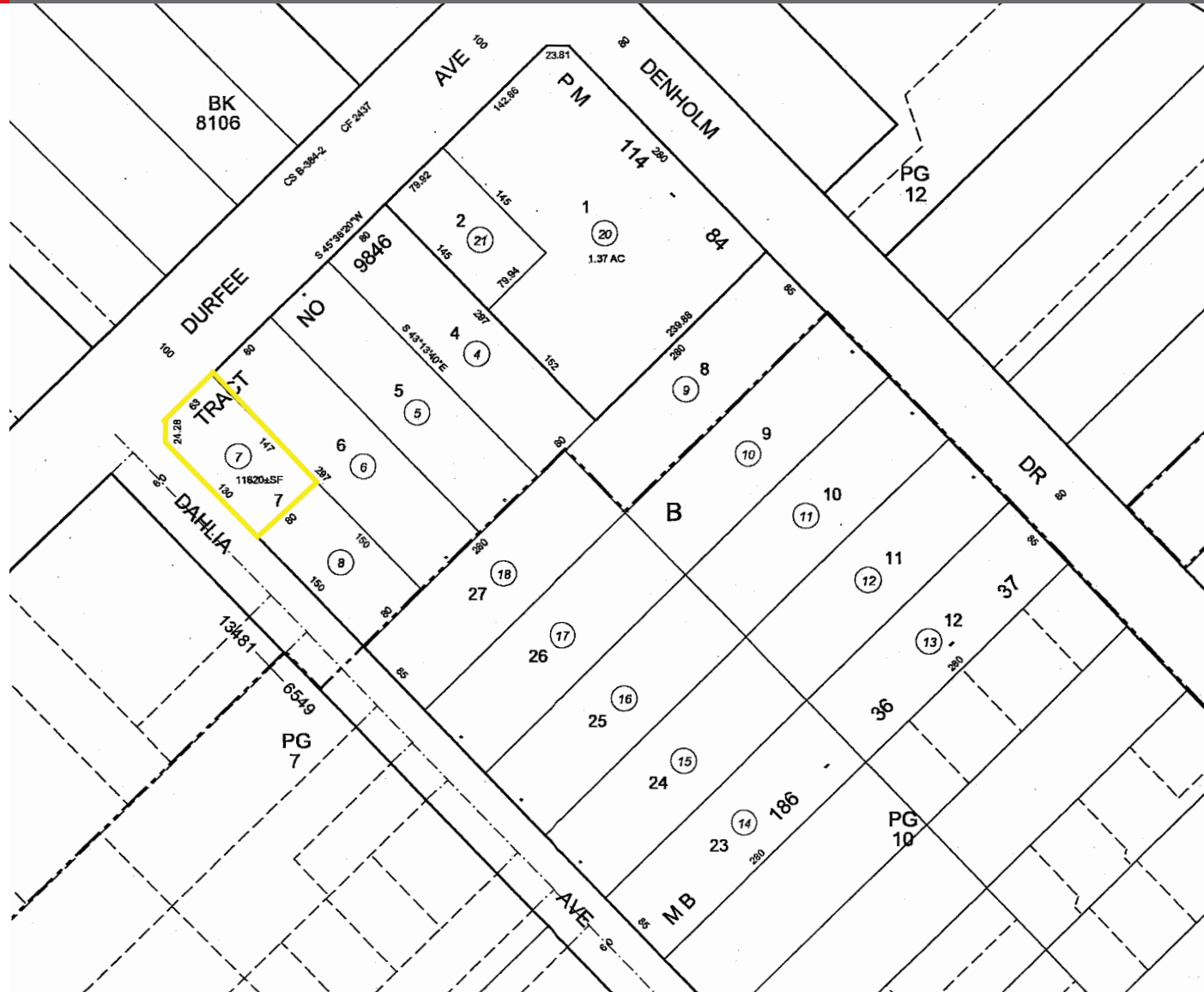
LOT: 11,608 SF

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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DEMOGRAPHICS  
SUMMARY REPORT

BUILDING TYPE: INDUSTRIAL

RBA: 3,600 SF

TYPICAL FLOOR: 1,800 SF

RADIUS	1 MILE		3 MILE		5 MILE	
Population						
2029 Projection	32,418		191,527		468,525	
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%	
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%	394	0.08%
Other	22,404	68.06%	118,997	61.17%	246,912	51.92%
U.S. Armed Forces	4		43		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%		-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	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	
2024 Med Household Income	\$66,583		\$74,239		\$85,363	



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