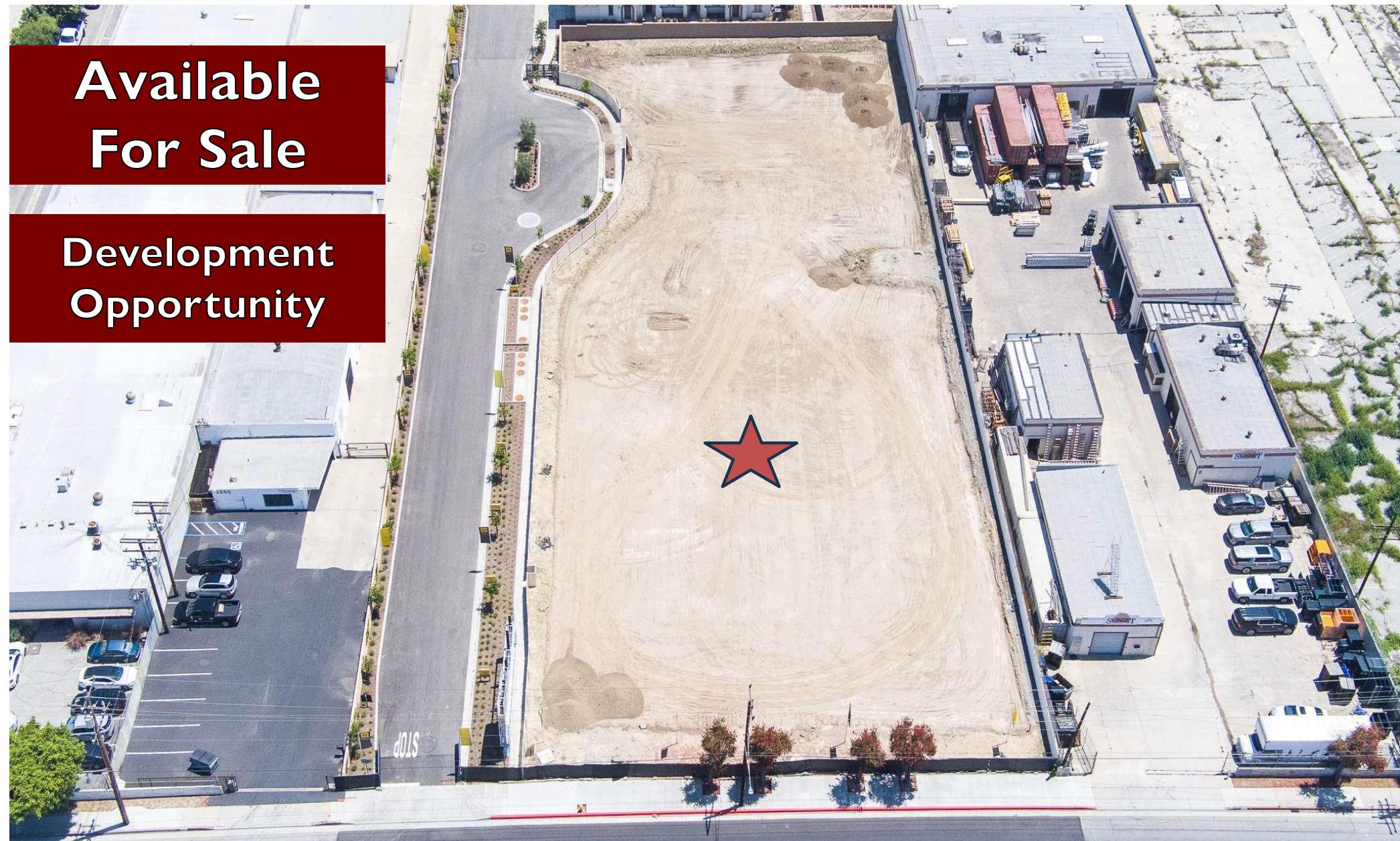


Available
For Sale

Development
Opportunity



2540 Rosemead Boulevard
South El Monte, CA

K
kosmont
realty

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Demographics & Data

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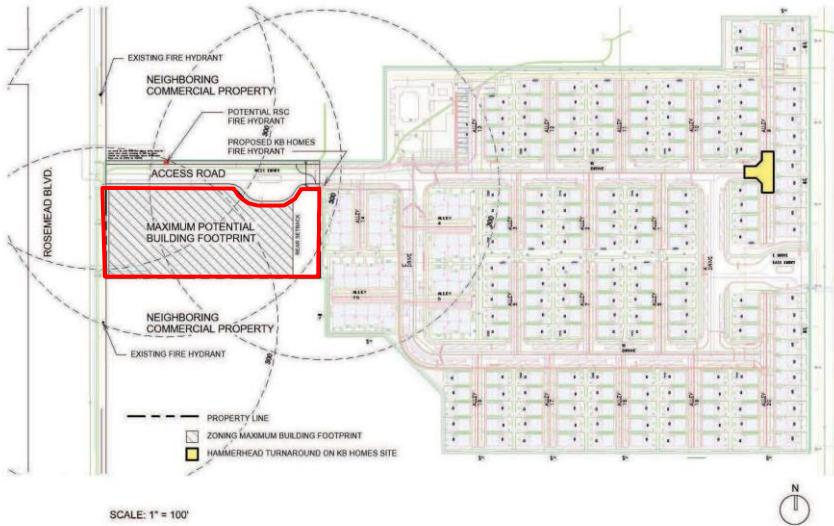
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This is a confidential Offering Memorandum and is provided solely for your limited use and benefit in evaluating this opportunity.

DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the properties. The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the properties. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the properties for your needs. Development entitlements and zoning subject to City approval.



PREMIER DEVELOPMENT OPPORTUNITY IN THE SAN GABRIEL VALLEY

Kosmont Real Estate Services, dba Kosmont Realty (“KR”) is pleased to offer for sale a property located at 2540 Rosemead Blvd (“Property”), which provides a unique opportunity to acquire and develop an infill lot on a heavily trafficked commercial corridor in the City of South El Monte – a vibrant and thriving community in the heart of the San Gabriel Valley.

The Property is ~1.23 acres and is currently vacant, unimproved land. The Property is zoned Commercial and Manufacturing (C-M). The companion site plan identified herein illustrates how the Property will co-exist with the adjacent planned KB Home housing development project comprised of approximately 200 single-family and townhome units.

The Property is surrounded by strong trade area demographics with excellent access to major freeways (I-605, SR-60, I-10, I-105, SR-91, and I-210 freeways) and close proximity to Downtown Los Angeles.

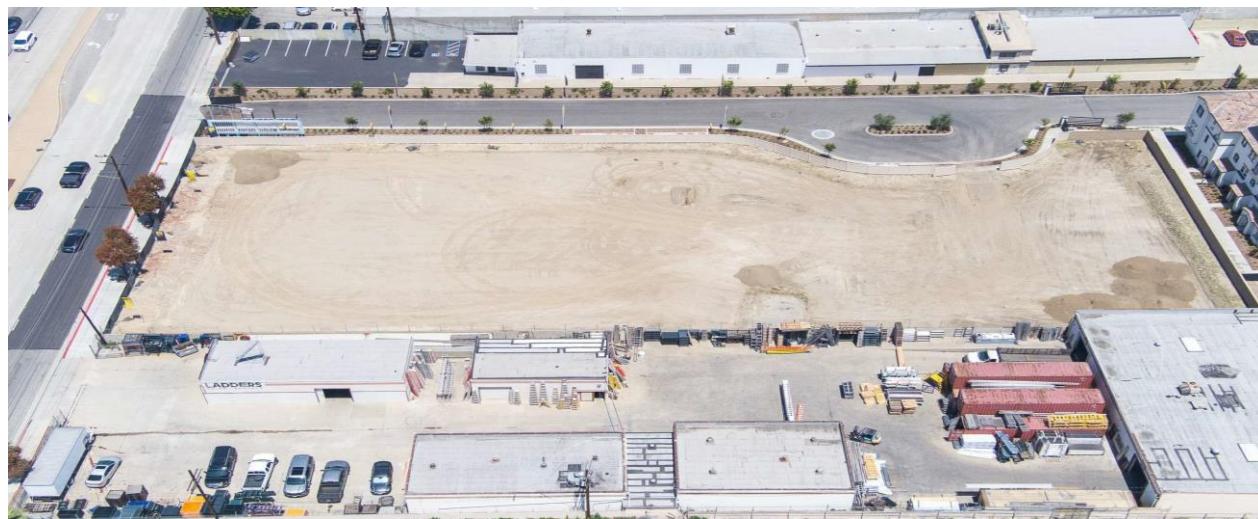
All questions, inquiries and requests for additional due diligence information regarding the Property should be directed to the representatives identified in this offering memorandum.

ADDRESS	2540 Rosemead Blvd, South El Monte
APN	8102-037-025, -028 *
ASKING PRICE	\$3,900,000.00
LAND AREA	~1.23 Acres (~53,560 SF)
ZONING	Commercial-Manufacturing zoned; possible retail / housing mixed-use opportunity**

* Property original APNS: 8102-037-022,021

** A mixed-use retail and housing development project
may require city zone and entitlement approvals

PROPERTY AERIAL & STREET VIEW PHOTOS



\$ 3.9 M**Asking Price****~1.23 AC****Gross Land Area****~52,000****Traffic Counts (ADT)****PROPERTY OVERVIEW**

ADDRESS 2540 Rosemead Blvd, South El Monte
APN 8102-037-025, -028
COUNTY Los Angeles
CITY City of South El Monte

PROPERTY SIZE/ZONING

LAND AREA ~1.23 Acres
LOT SF ~53,560
ZONING Commercial-Manufacturing
GENERAL PLAN Commercial-Manufacturing

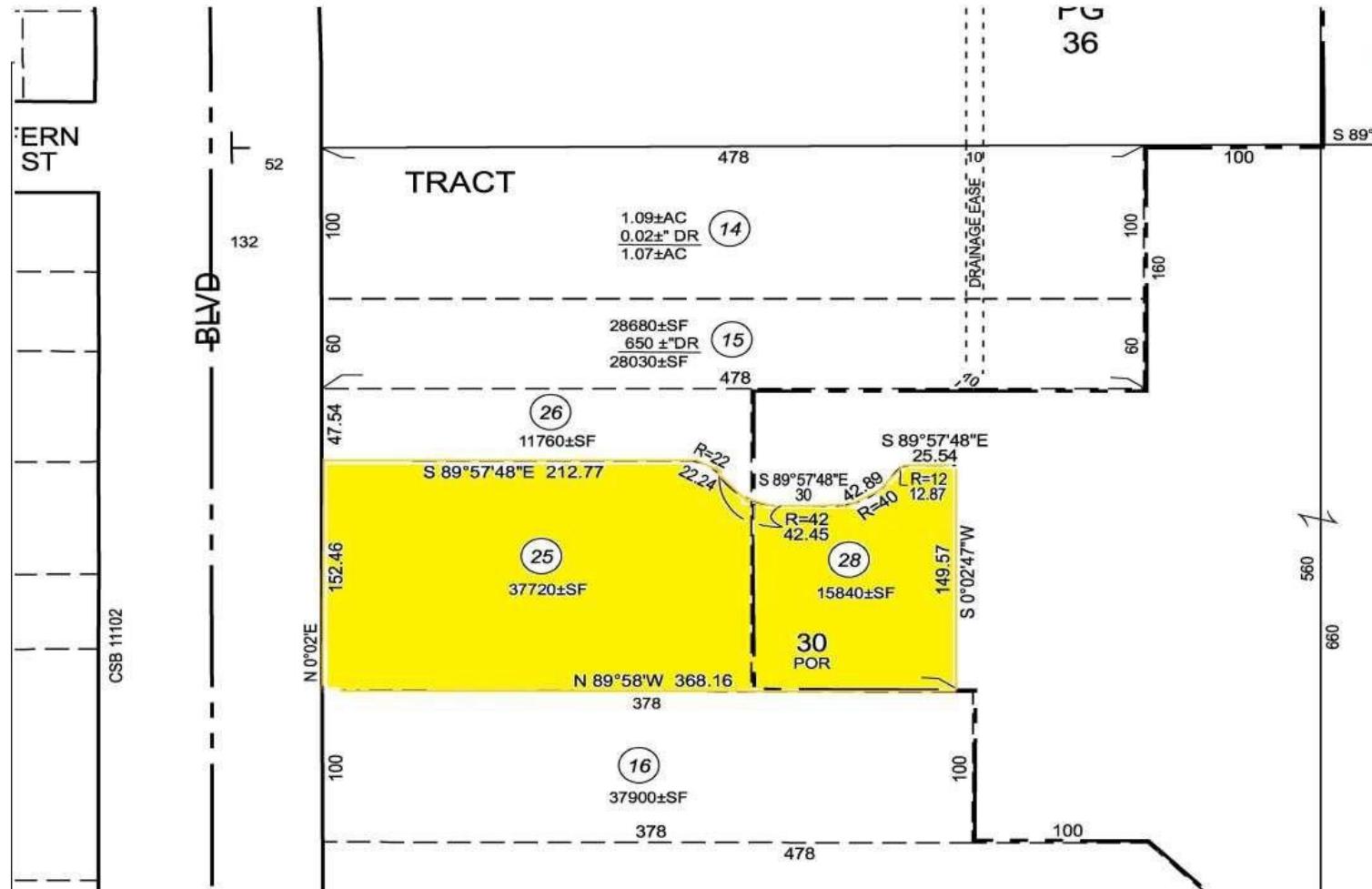
OTHER INFORMATION

CURRENT USE Vacant
SALE TYPE "As-Is"/"Where-Is"
NOTES: Property subject to Temporary Construction Easement, and Joint Use Easement and Maintenance Agreement. The property is in an Opportunity Zone.

ASSESSOR'S PARCEL MAP

APN:8102-037-025,-028
[Note: Original APNs:
8102-037-022,-021]

* A lot line adjustment was recorded in the official records of Los Angeles County (instrument No. 2023-0068298) on February 2, 2023, to create a separate legal parcel consisting of 1.23 net acres.



CITY GENERAL
PLAN 2020 MAPCity of
South El Monte

General Plan

- █ Low Density Residential
- █ Medium-Density Residential
- █ Mixed Use
- █ Commercial
- █ Commercial-Manufacturing
- █ Industrial
- █ Public Facilities
- █ City Boundary

Note: City zoning map reflects an R-3 (Multi Family Residential) zone for the Property. However, the City recently changed the zoning for the Property to Commercial-Manufacturing. Contact City for further information.





The City of South El Monte, located in the County of Los Angeles, is an affordable and business-friendly city with stable quality neighborhoods. The City also enjoys an outstanding business area profile and is just 15 miles southeast of downtown Los Angeles.

South El Monte is a diverse community with a mix of industrial, residential, retail and office uses as well as a variety of quality recreational activities available in near by Whittier Narrows Park. This property is adjacent to the KB Home residential development, which will provide for approximately 200 single-family and townhome housing units for families in the region.

The City also offers strong trade area demographics, excellent access to major freeways (I-10, SR-60, and I-605 freeways), top regional industrial manufacturing businesses, educational institutions (Rio Hondo Community College, Cal-State Los Angeles, and Cal Poly Pomona), major airports (Los Angeles International Airport, Burbank, and Ontario Airports), and a convenient Metro bus transportation service.

REGIONAL MAP

ADDRESS:
2540 Rosemead Blvd
South El Monte, CA



LOCAL AREA OVERVIEW

LOCAL RETAIL AND OTHER AMENITIES

01 Superior Grocers, Marshalls, Starbucks, Little Caesars

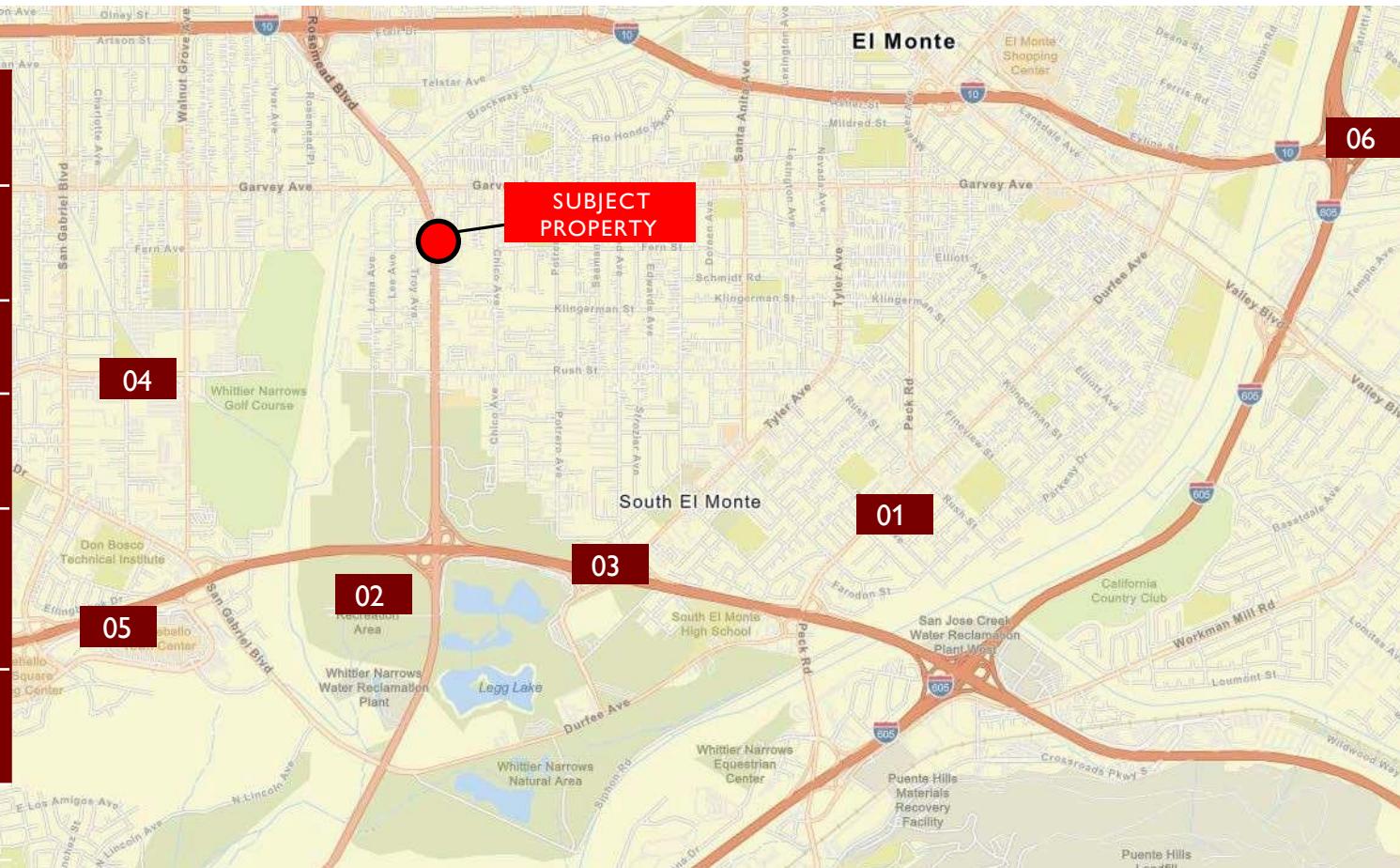
02 Whittier Narrows Park, American Military Museum

03 Ramada by Wyndham

04 Walmart Supercenter, Panda Express, Wells Fargo Bank

05 The Shops at Montebello, Costco, Montebello Town Square

06 Kaiser Permanente Medical Center

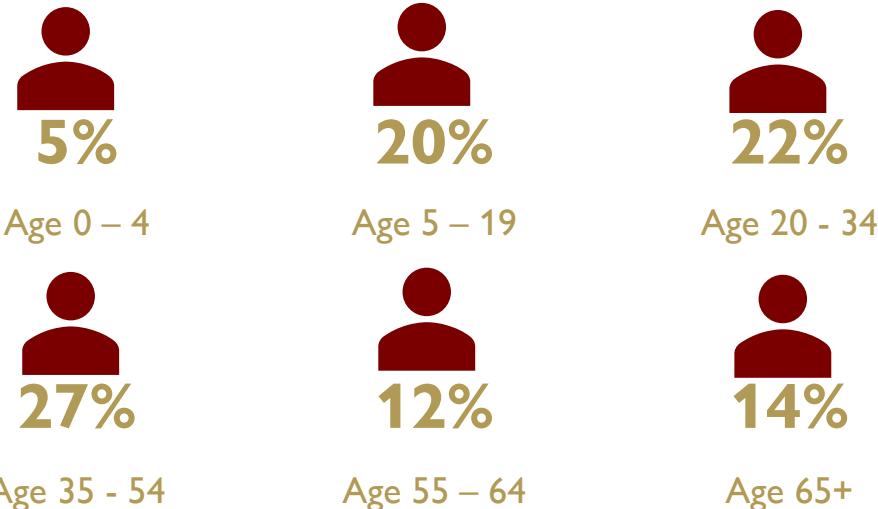


LOCAL AREA OVERVIEW

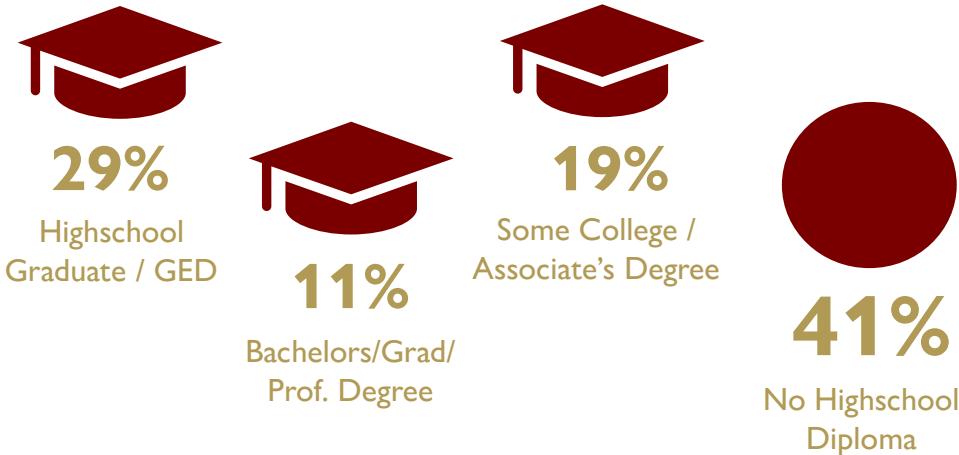
DEMOGRAPHICS

	CITY	1 MILE	3 MILES	5 MILES
Population	19,240	19,370	210,960	572,490
Households	4,980	5,360	61,660	179,860
Median Age	37.1	38.5	40.4	41.1
Income and Home Values				
Avg. HH Income	\$86,600	\$86,500	\$96,900	\$110,900
Med. Home Value	\$624,300	\$676,200	\$782,300	\$821,300

POPULATION BY AGE (CITY)

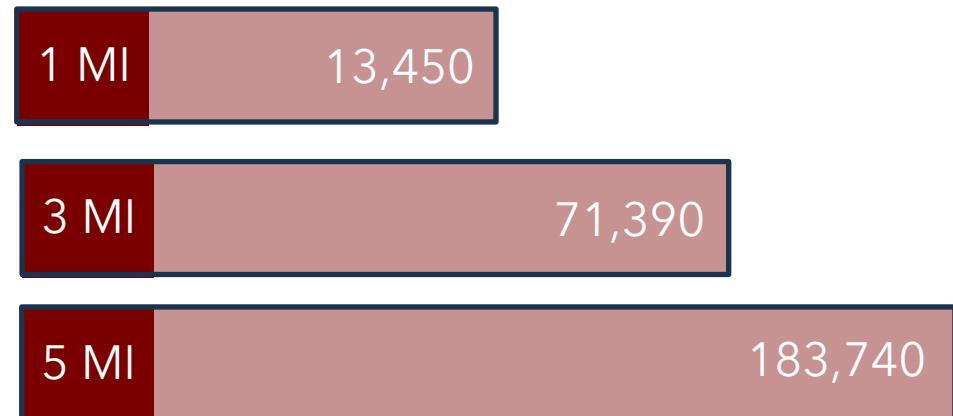


EDUCATION (CITY)



Source: ESRI Business Analyst (2025)

EMPLOYEES



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