

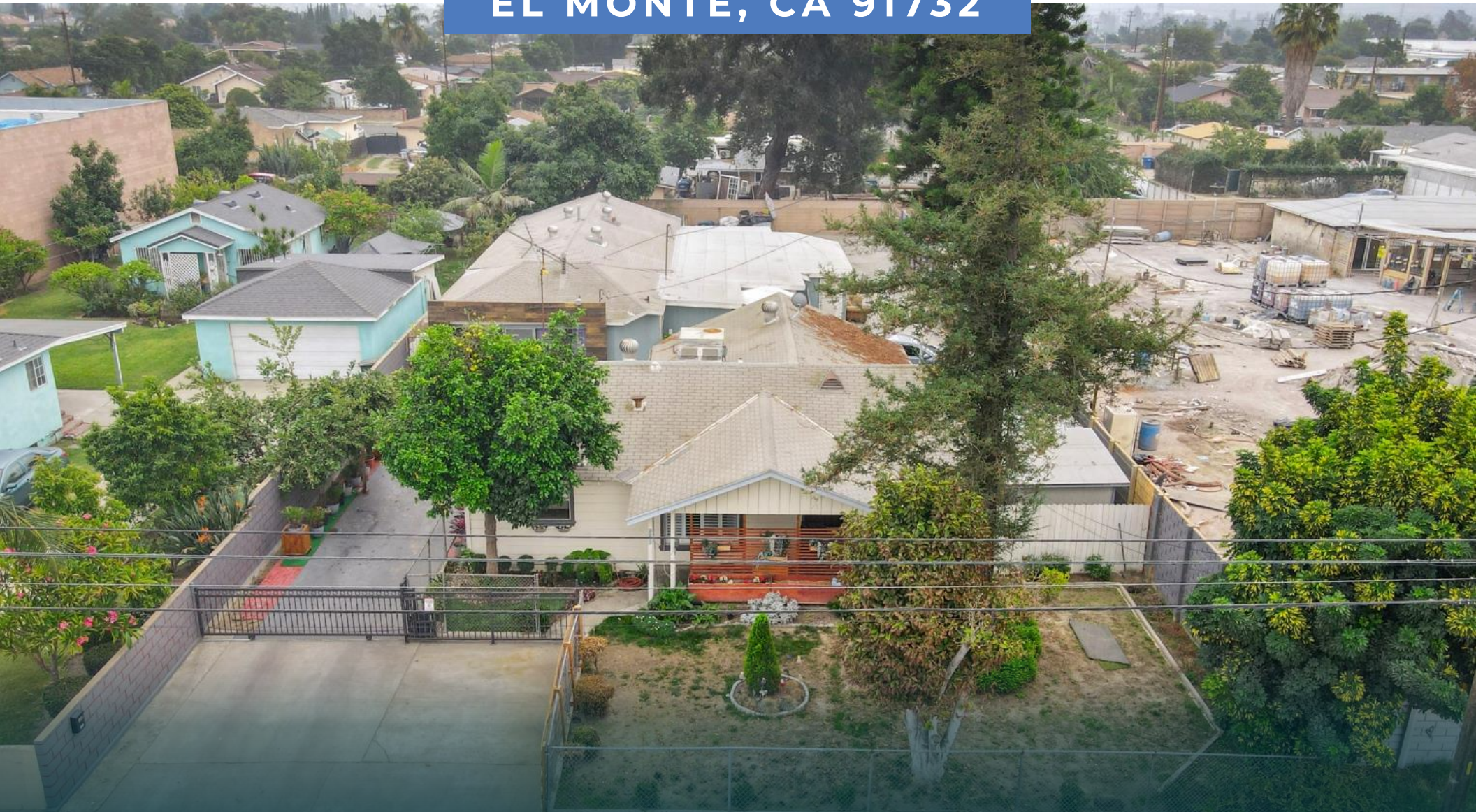


CHANG  
INVESTMENT  
GROUP

# 2252 DURFEE AVE



EL MONTE, CA 91732



Fully Renovated 2-Building Mixed/Multiuse in Prime El Monte



# 2252 DURFEE AVENUE ■ EL MONTE, CA 91732

Fully Renovated 2-Building Mixed/Multiuse in Prime El Monte

## STEVE CHANG

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CA DRE #02028509

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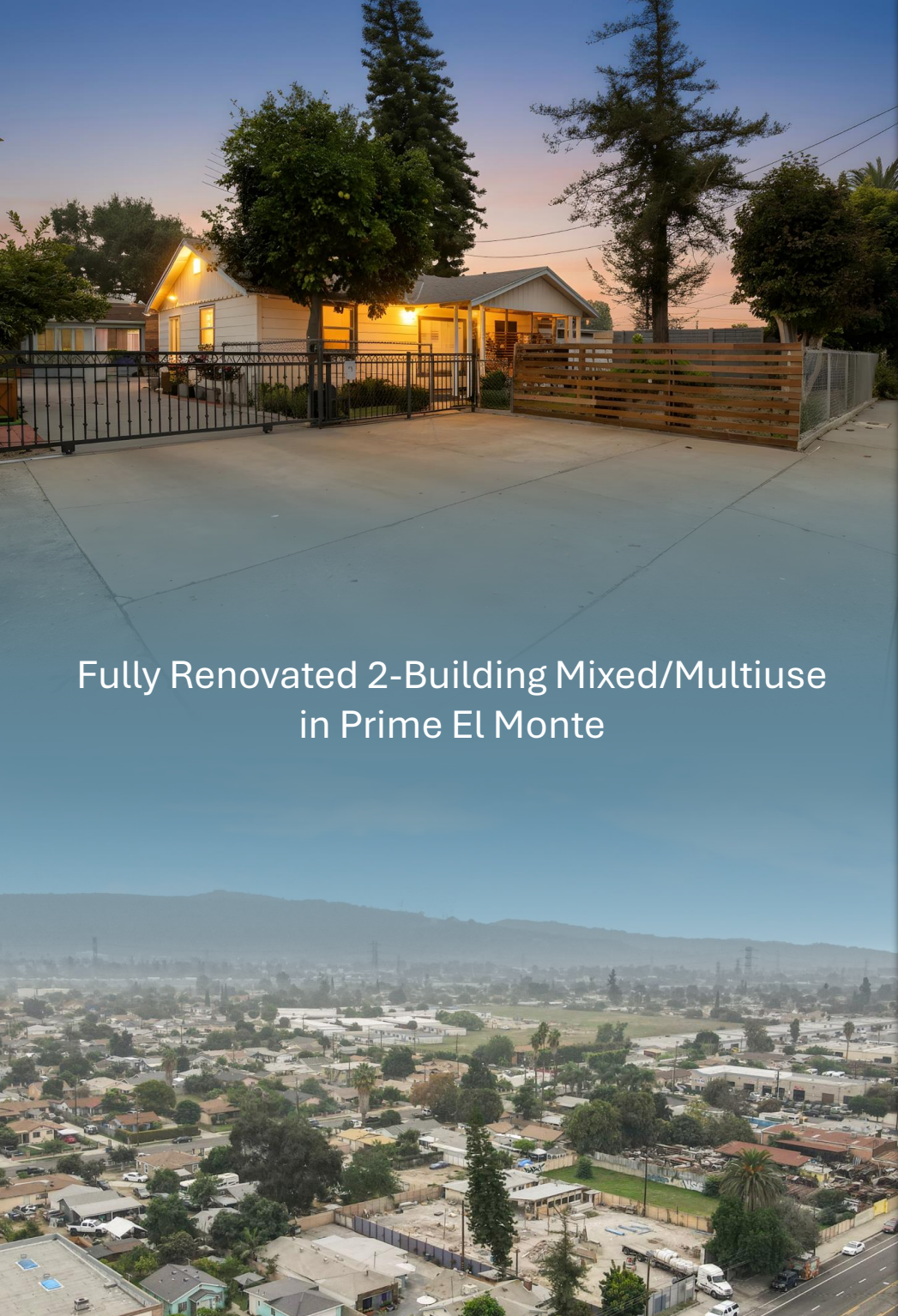
An aerial photograph of a residential neighborhood in El Monte, California. The image shows a dense collection of houses and buildings, with a large, flat-roofed industrial or commercial building in the foreground. In the background, a range of mountains is visible under a clear sky. The entire image is overlaid with a dark blue gradient.

# SECTION 1

## EXECUTIVE SUMMARY

Fully Renovated 2-Building Mixed/Multiuse in Prime El Monte





Fully Renovated 2-Building Mixed/Multiuse  
in Prime El Monte

PROPERTY SUMMARY

Price	\$1,650,000 (\$412.91/SF)
Zoning	Mixed/Multiuse (M/MU)
Permitted Uses	Live/workspace, medical/professional office, retail, restaurant/bakery/café, childcare/school, etc.
Additional Use Options	House can function as an office building; commercial building can be used for office, retail, storage, or dispatching center.
Zoning Reference	City of El Monte – Section 17.30.030 – Permitted Uses (Buyer to verify with City).
Residential Building	±1,248 SF (measured by owner), 3 bedrooms / 2 baths.
Commercial Building	±2,748 SF (measured).
Total Bldg & Lot Area	±3,996 SF (measured); ±13,150 SF Lot
Year Renovated	2023
Renovation Details	New paint, flooring, quartz countertops, kitchen & bathroom cabinets, kitchen appliances, bathroom fixtures, HVAC units & ductwork, electrical, and lighting.

# PROPERTY OVERVIEW

CHANG INVESTMENT GROUP is proud to exclusively present the opportunity to purchase this fully renovated 2-building Mixed/Multiuse property in the highly-sought-after City of El Monte in San Gabriel Valley, California. The property is well located nearby the intersection of Durfee Ave and Peck Rd, with easy access to the 10, 60, and 605 Freeways. The property works well as a single or multi-tenant/unit, perfect for an owner user to occupy entirely or partially, or an investor looking to generate excellent rental income and appreciation.

The Mixed/Multiuse M/MU Zoning allows a wide variety of usage, including live/workspace, medical/professional office, retail, restaurant/bakery/café, childcare/school, etc. The house can also be used as an office building, with the commercial building used as office, retail, storage, dispatching center, etc. Please see the attached M/MU Zoning District document from the City of El Monte - Section 17.30.030 – Permitted Uses (Buyer to verify with City of El Monte).

Fully renovated in 2023, the property is consisted of a  $\pm 1,248$  SF (measured by owner), 3 bedroom/2 bath residential house, and a  $\pm 2,748$  SF (measured) commercial building. The total building area of the 2 buildings is  $\pm 3,996$  SF (measured) on a  $\pm 13,150$  SF lot. The 2023 renovations include: new paint, flooring, quartz countertops, kitchen and bathroom cabinets, kitchen appliances, bathroom fixtures, HVAC units and ductwork, electrical and lighting, etc.

Please do not disturb the tenants, contact listing agent to schedule a tour. Buyer to verify all information herein including but not limited to building square footage and permits, Broker/Agent and Seller does not guarantee its accuracy.

## PROPERTY FEATURES

- Fully Renovated in 2023
- 2-building Mixed/Multiuse – 3 Bed/2 Bath house & Commercial Building
- Prime El Monte Location Nearby Peck Rd
- Perfect for Owner User or Investor
- M/MU Zoning Provides Versatile Usage - See Attached M/MU Zoning District Document
- 2023 Renovations Include: New Paint, Flooring, Quartz Countertops, Kitchen and Bathroom Cabinets, Kitchen Appliances, Bathroom Fixtures, HVAC Units and Ductwork, Electrical and Lighting, etc.
- Easy Access to 10, 60, 605 Freeways







Fully Renovated 2-Building Mixed/Multiuse in Prime El Monte

2252 Durfee Avenue





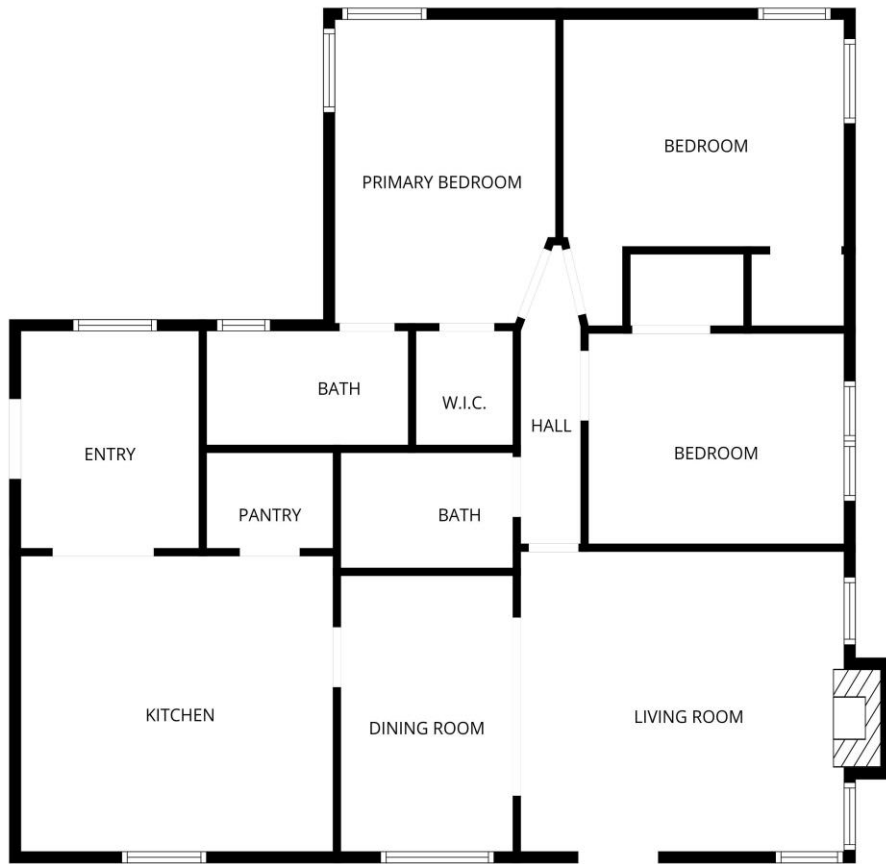
Fully Renovated 2-Building Mixed/Multiuse in Prime El Monte

2252 Durfee Avenue

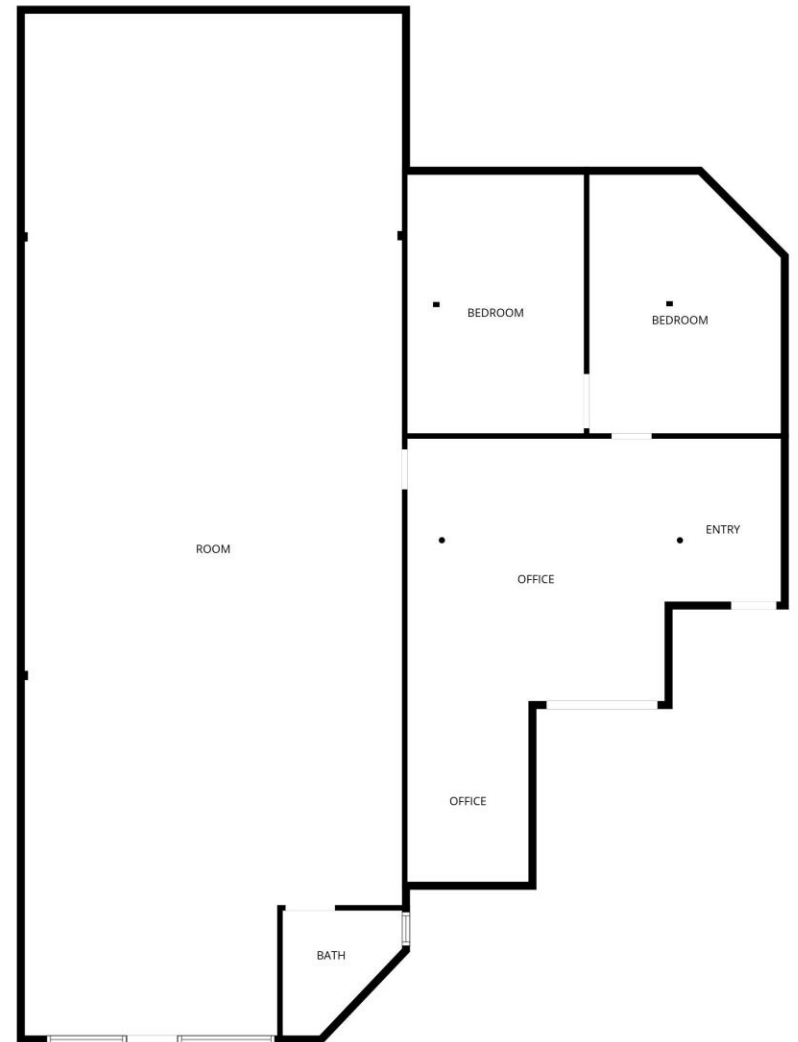


# FLOOR PLANS

## FRONT HOUSE



## COMMERCIAL



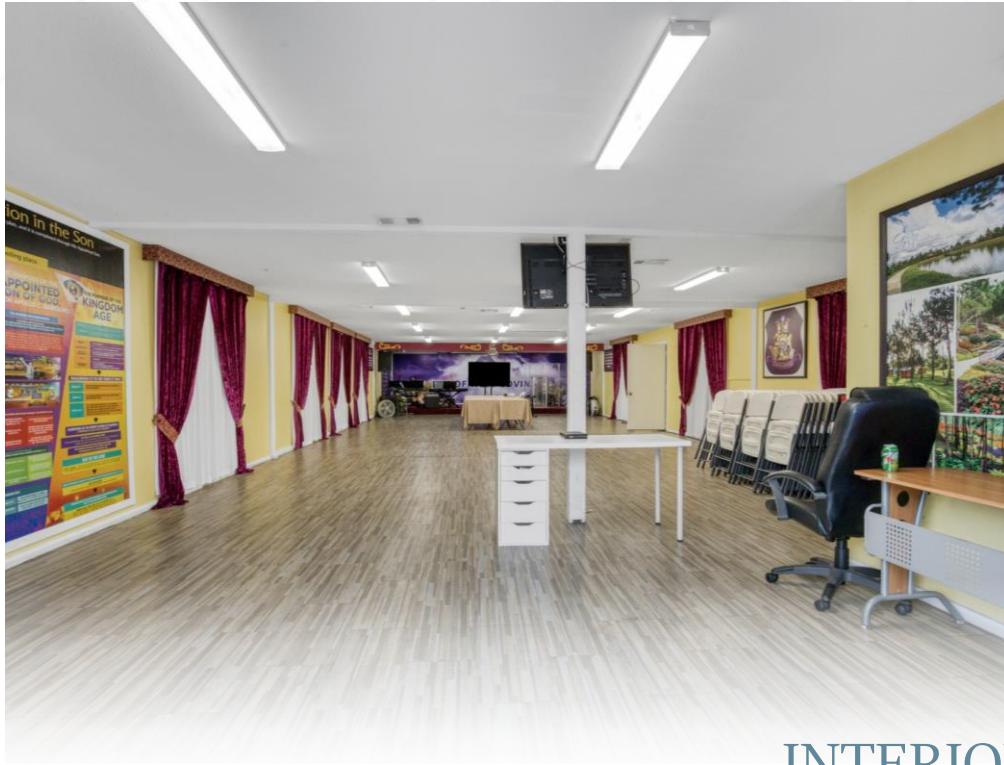




## INTERIOR LAYOUT







## INTERIOR LAYOUT





# 2252 DURFEE AVENUE

EL MONTE, CA 91732



**SUBJECT**



# SECTION 2

## MARKET COMPARABLES

Fully Renovated 2-Building Mixed/Multiuse in Prime El Monte



# El Monte CALIFORNIA

Located approximately 12 miles east of downtown Los Angeles, El Monte is the hub of the San Gabriel Valley, where two major freeways - Interstates 605 and 10 - intersect and is the ninth largest city (out of 88) in Los Angeles County with a population of approximately 120,000. The land uses within its 10 square mile area are 58% residential, 11% retail, 10% industrial, 7% office/retail, and 14% other of amenities.

## DEMOGRAPHICS



\$59,929

Median Household Income



108,682

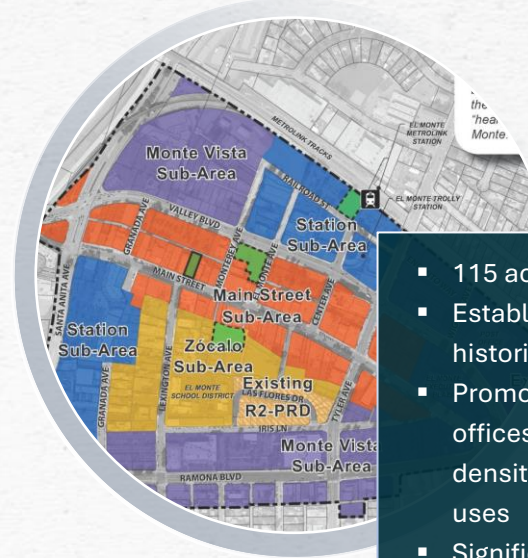
Population



29,540

Total Households

## Major Developments



### Downtown El Monte Specific Plan

- 115 acres within the Main Street Area
- Establish Main Street Area as the City's historic heart
- Promote a mix of retail, restaurants, offices, entertainment, hotels, high density residential, civic and cultural uses
- Significant transit hub with direct links to Downtown Los Angeles

### Flair Business Park

- 180 acres directly adjacent to the 10 freeway
- Attract national or regional offices, financial institutions, Fortune 500 companies and medical offices
- Supporting retail, service and hospitality uses





# HIGH BARRIER-TO-ENTRY -MARKET

Demand for single-family homes in the El Monte submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, El Monte has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in El Monte tends to be competitive, with properties often selling quickly at or above asking prices.



**\$59,929**

**Median Household Income**



**73 Days**

**Median Days On Market**



**\$800,000**

**Median Home Sale Price**



# Employment Hubs



## TOP REGIONAL EMPLOYERS

**15,000** El Monte City Elementary School District

**1,400** El Monte Union High School District

**1,000** Mountain View Elementary School District

**831** Longo Toyota-Lexus

# AREA HIGHLIGHTS

El Monte has maintained a reputation for a "business friendly attitude" by attracting commercial and retail businesses as well as international corporations through its Foreign Trade Zone

El Monte is also home to Longo Toyota, the number one auto dealer in the United States by sales and volume. Other major retail businesses include Home Depot, Sam's Club, and Sears Essentials.

Major industries include the Vons Distribution Warehouse, Wells Fargo Operations Center, and regional offices for East West and Cathay Banks.

Every day, hundreds of thousands of people from surrounding communities pass through El Monte via the various transportation corridors and hubs that exist within the city including the 10 and 605 freeways, the El Monte Station bus terminal, and the Metrolink commuter train line.

## ACCESSIBILITY



**METROLINK**



# El Monte





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