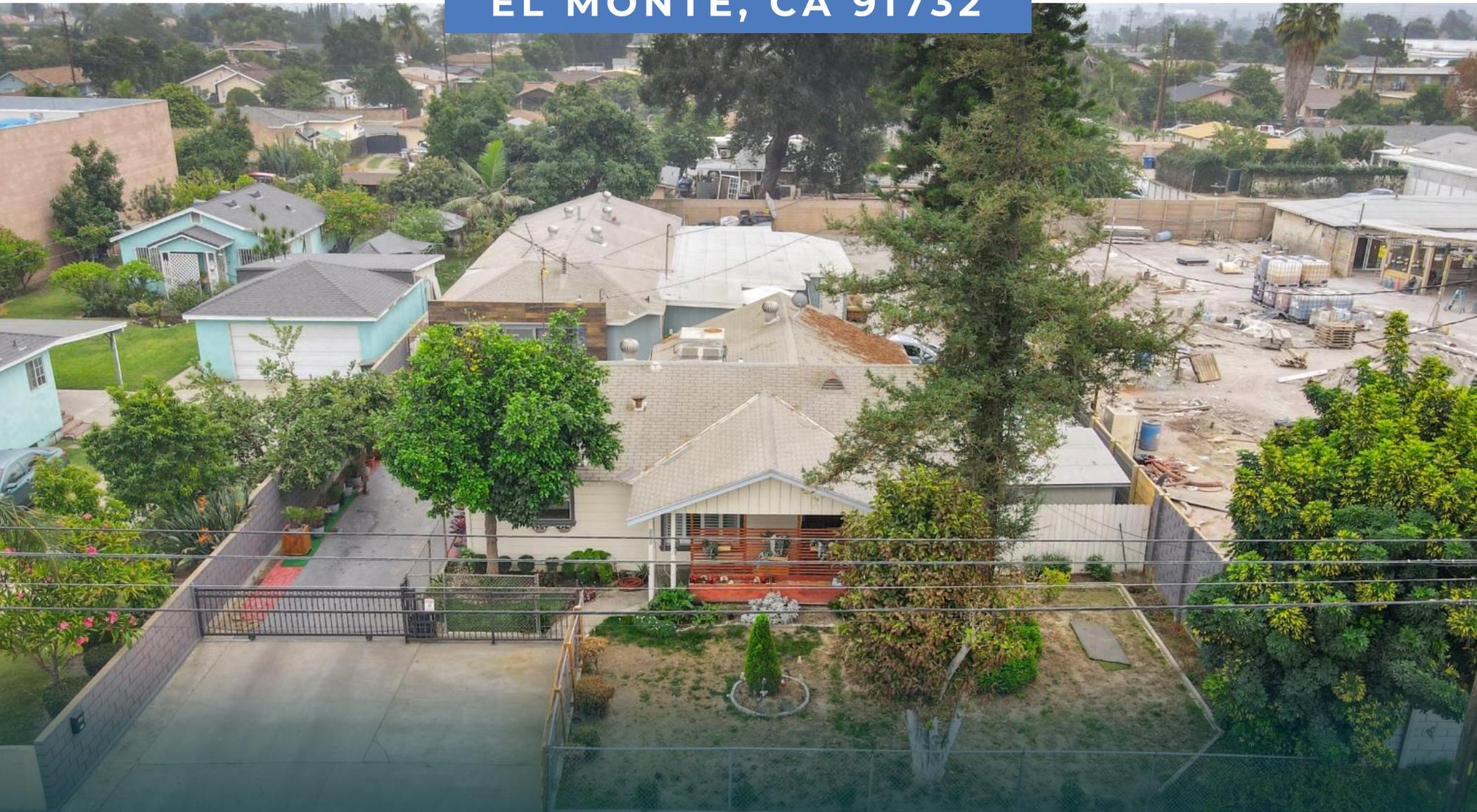




# 2252 DURFEE AVE



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

Founder & Managing Director

**626.381.9885 Direct**

**626.491.2668 Mobile**

[steve@changinvestmentgroup.com](mailto:steve@changinvestmentgroup.com)

CA DRE #02028509

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



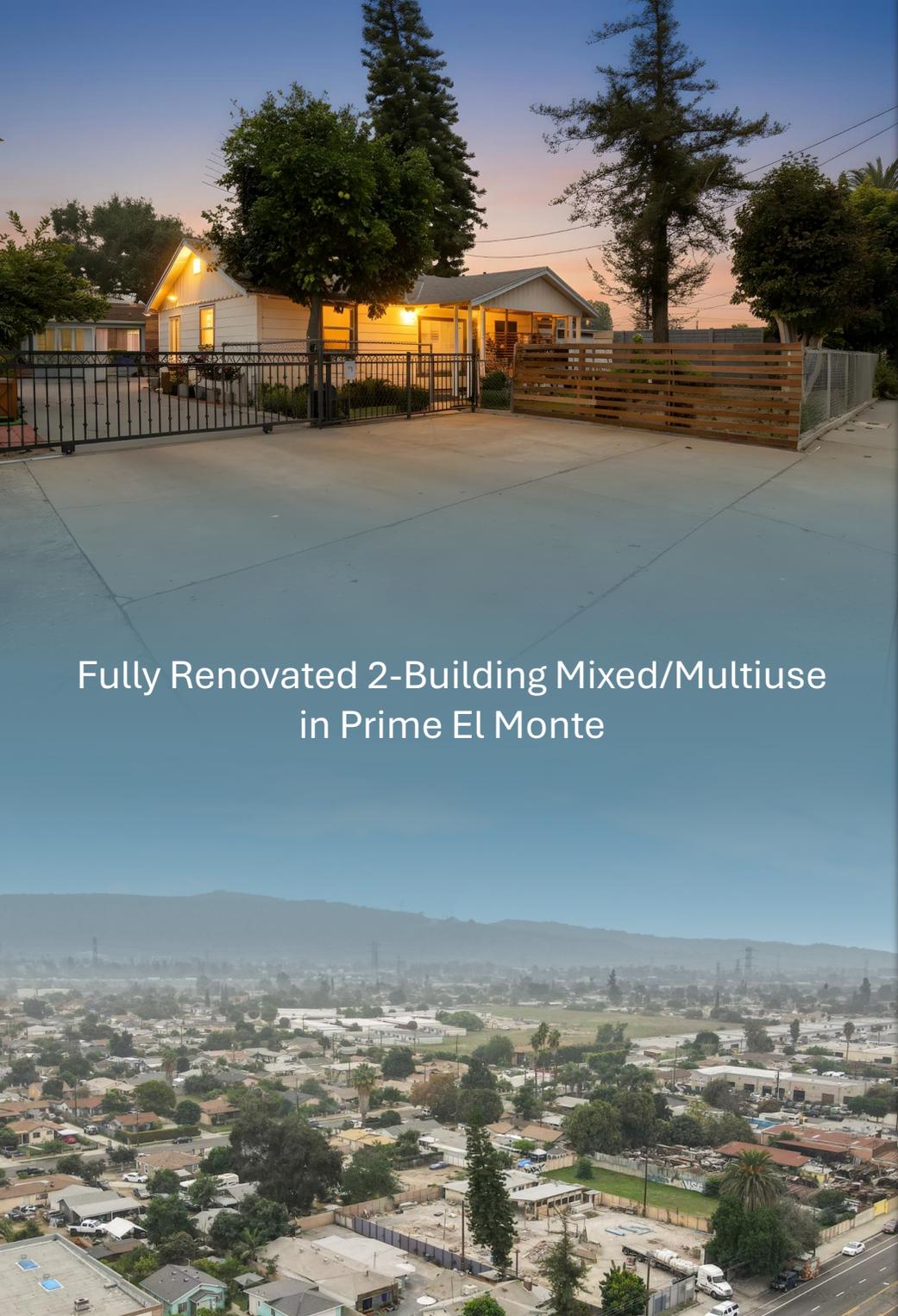
CHANG  
INVESTMENT  
GROUP



# 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

<b>New Price</b>	\$1,550,000 (\$387.89/SF)
<b>Zoning</b>	Mixed/Multiuse (M/MU)
<b>Permitted Uses</b>	Live/workspace, medical/professional office, retail, restaurant/bakery/café, childcare/school, etc.
<b>Additional Use Options</b>	House can function as an office building; commercial building can be used for office, retail, storage, or dispatching center.
<b>Zoning Reference</b>	City of El Monte – Section 17.30.030 – Permitted Uses (Buyer to verify with City).
<b>Residential Building</b>	±1,248 SF (measured by owner), 3 bedrooms / 2 baths.
<b>Commercial Building</b>	±2,748 SF (measured).
<b>Total Bldg &amp; Lot Area</b>	±3,996 SF (measured); ±13,150 SF Lot
<b>Year Renovated</b>	2023
<b>Renovation Details</b>	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 ±1,248 SF (measured by owner), 3 bedroom/2 bath residential house, and a ±2,748 SF (measured) commercial building. The total building area of the 2 buildings is ±3,996 SF (measured) on a ±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

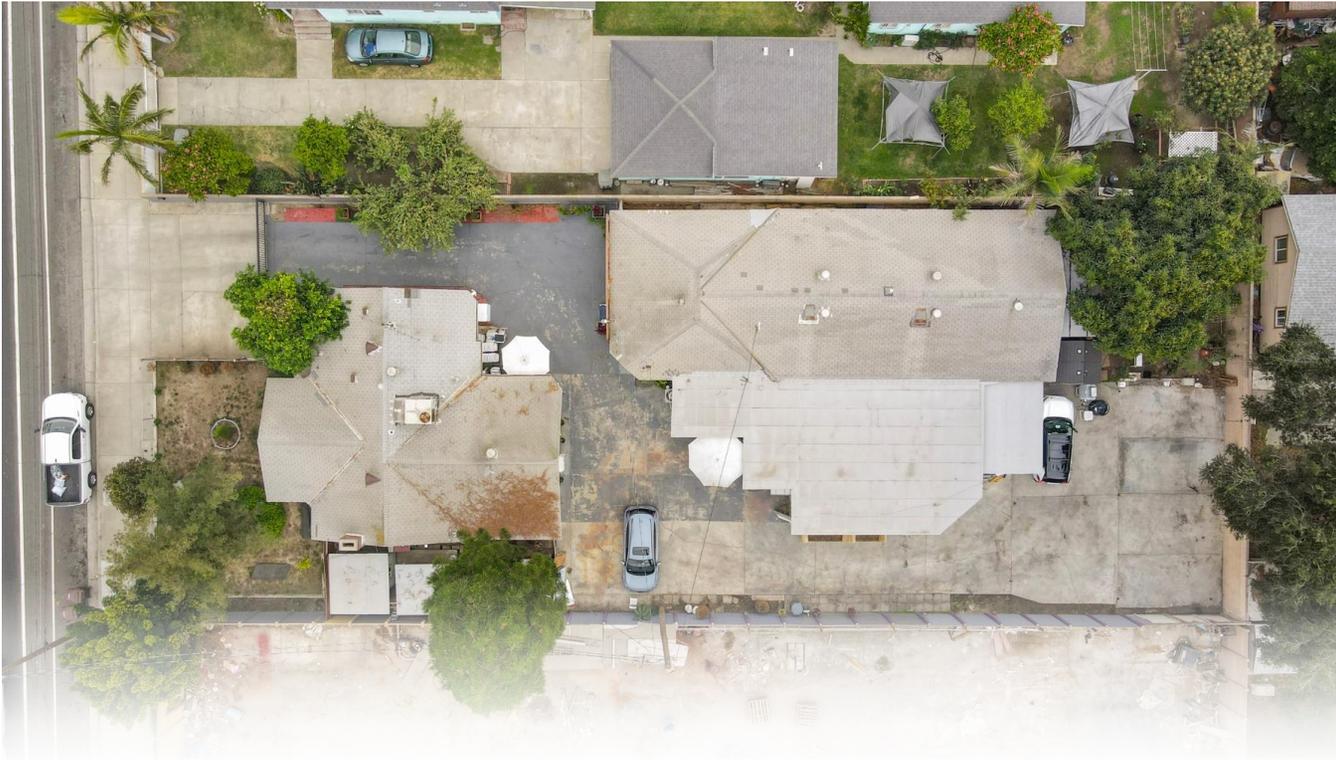
- Fully Renovated in 2023
- 2-building Mixed/Multiuse – 3 Bed/2 Bath house & Commercial Building
- Prime El Monte Location Nearby Peck Rd
- Perfect for Owner User or Investor
- M/MU Zoning Provides Versatile Usage - See Attached M/MU Zoning District Document
- 2023 Renovations Include: New Paint, Flooring, 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

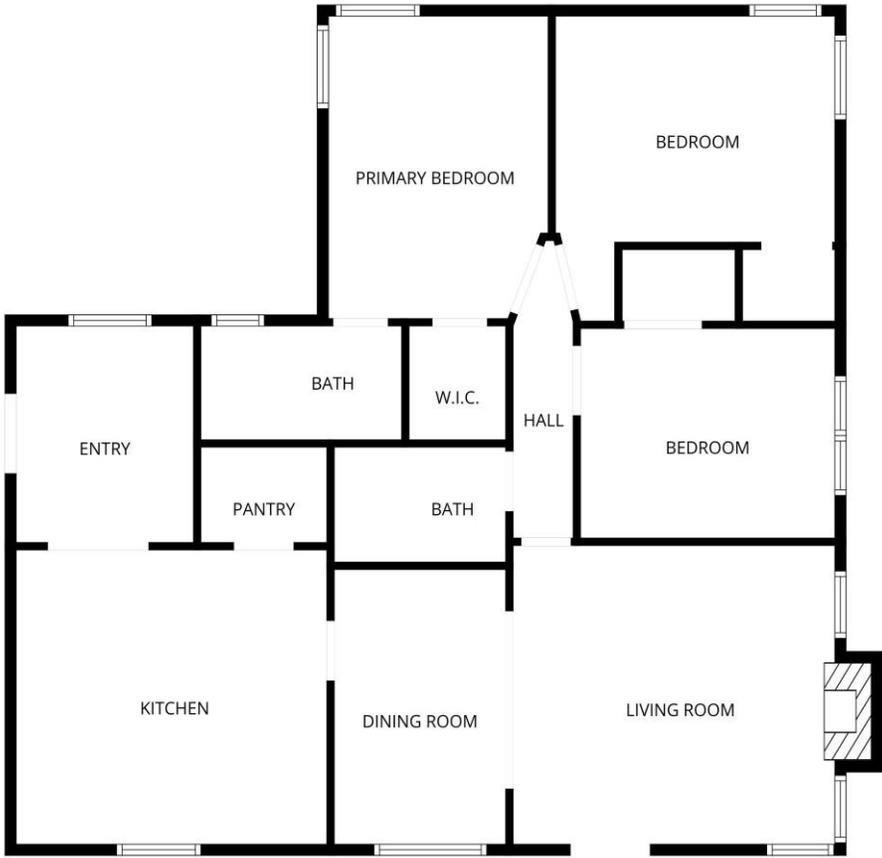


Fully Renovated 2-Building Mixed/Multiuse in Prime El Monte

2252 Durfee Avenue

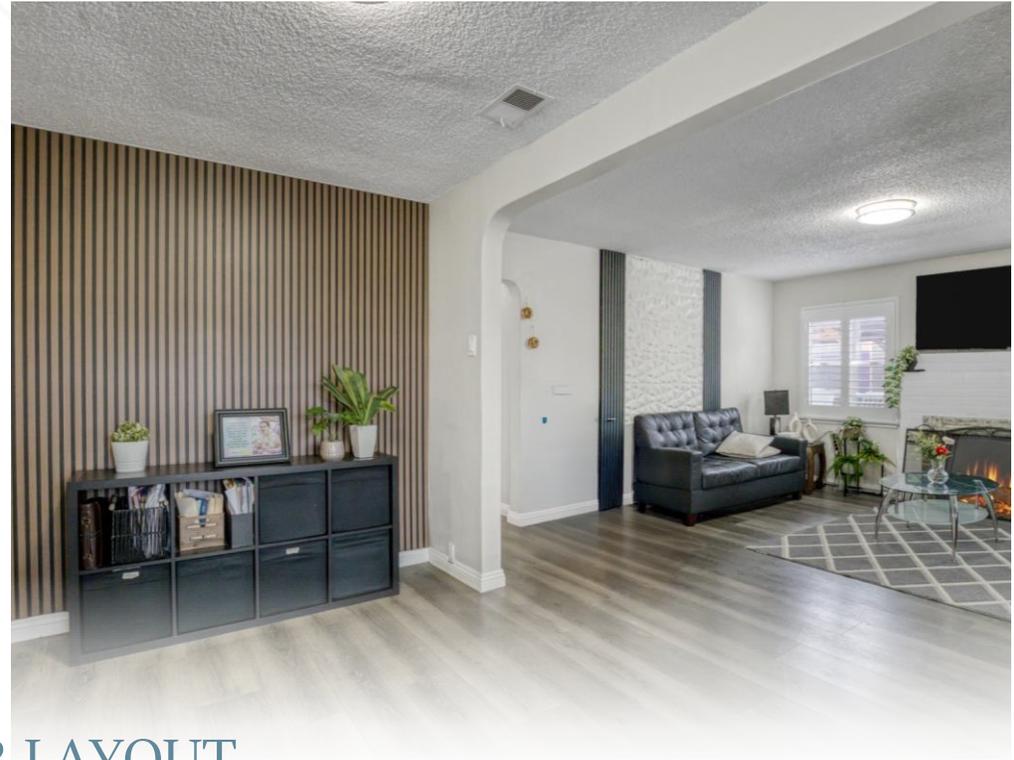
# FLOOR PLANS

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

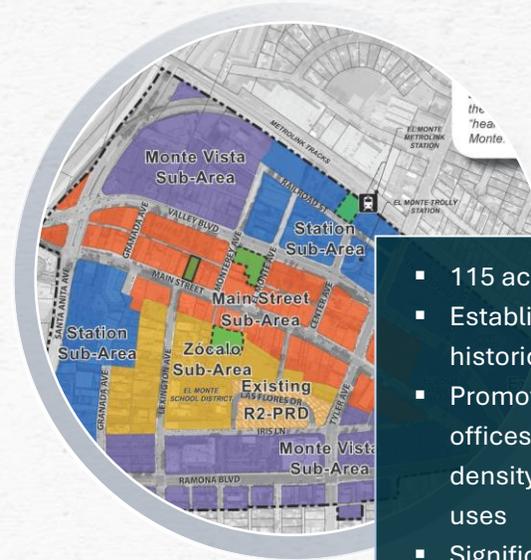
Population



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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