

AVAILABLE FOR SALE

3265 FRAZIER STREET | BALDWIN PARK, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LISTING DATA:

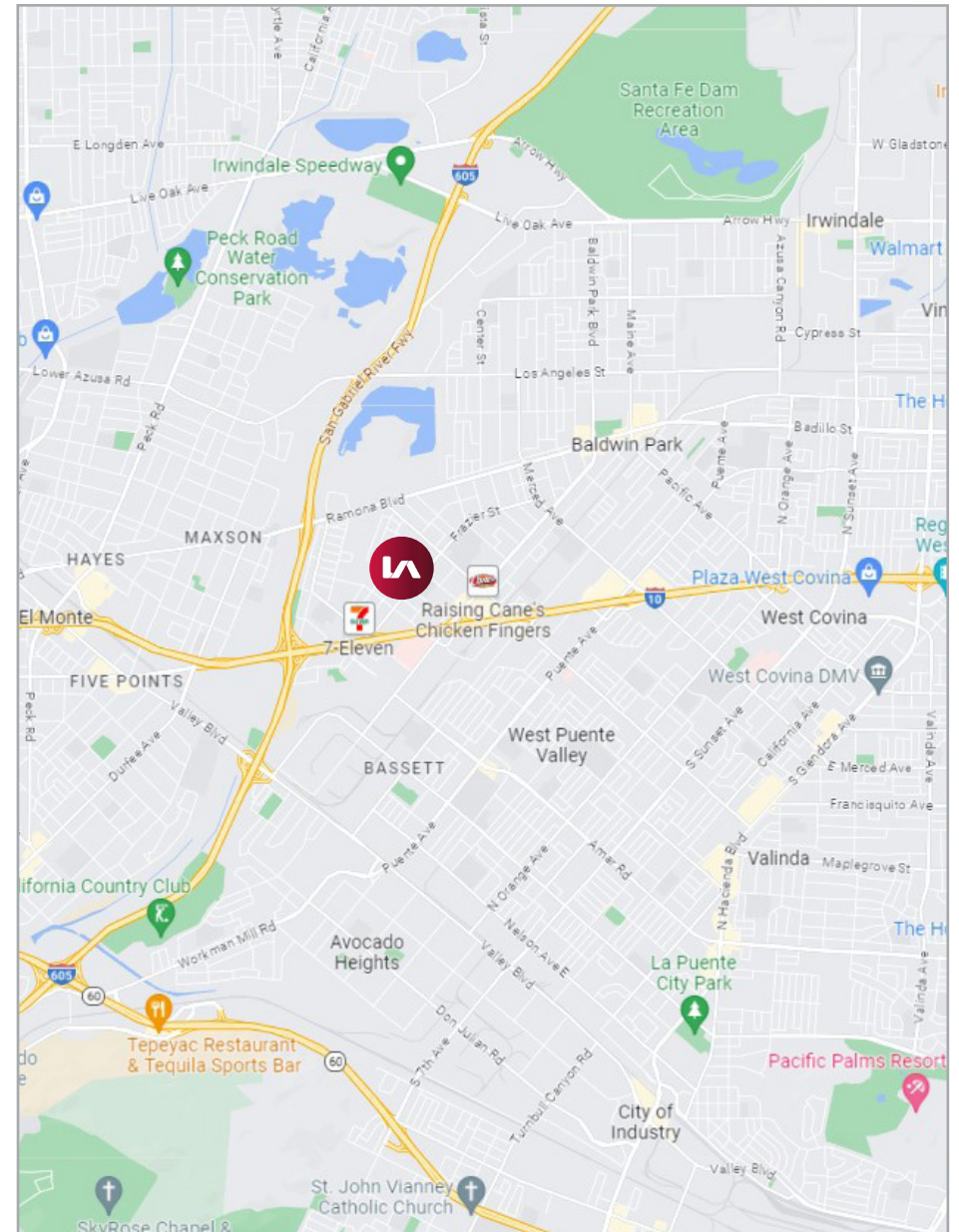
- 16,518± SF or 0.38± Acres
- R3 Zoning (Multi-Family Residential)
- 1/2 a Mile Away from I-10 Westbound via Garvey Avenue
- Can be Delivered Vacant Upon Close of Escrow

ECONOMIC DATA:

- Asking Price: \$850,000
- 24 Hours Notice Required to Tour

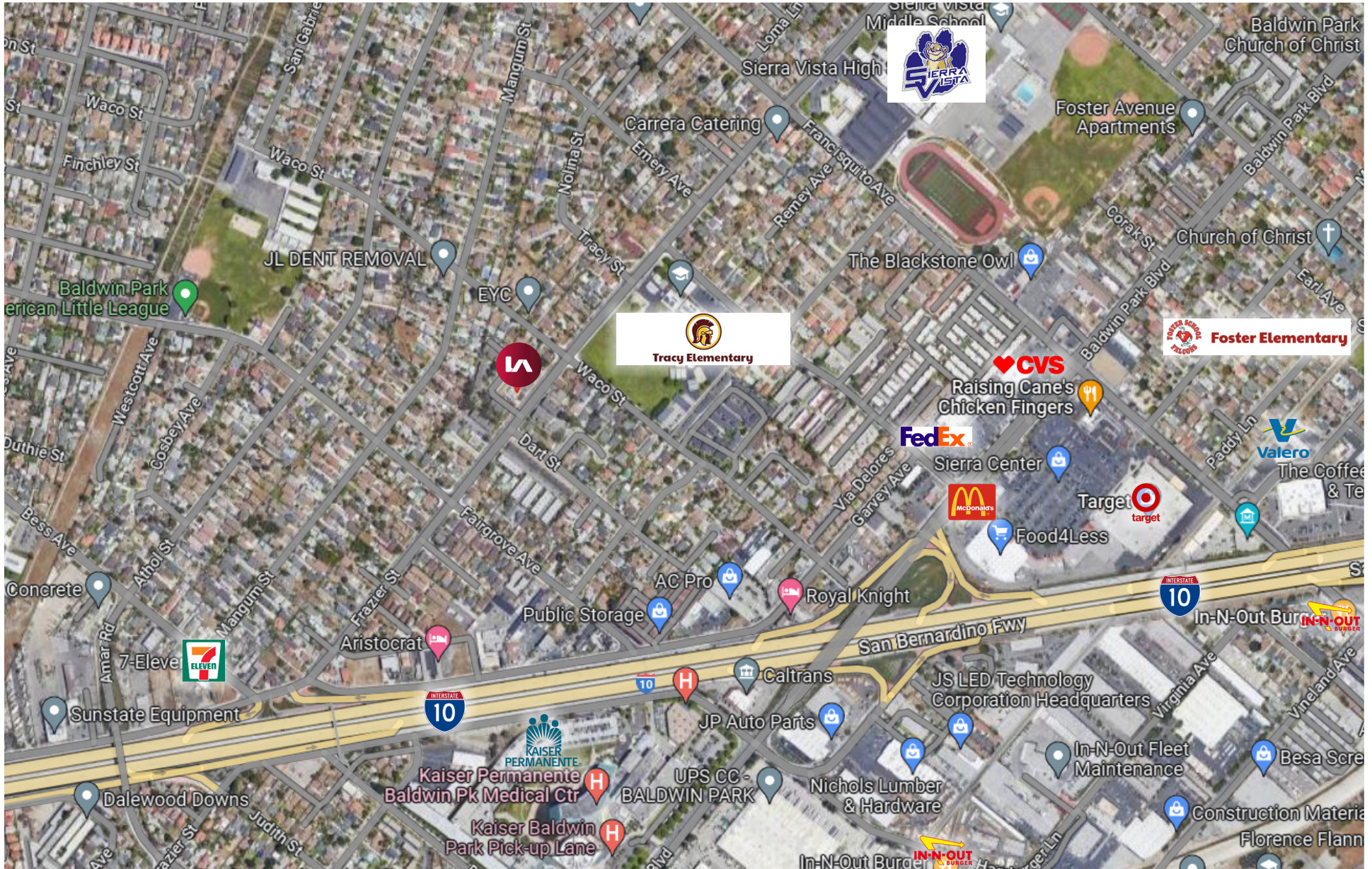
DO NOT DISTURB TENANT

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2010 Population	24,939	242,522	509,706
2022 Population	24,545	235,054	496,433
2027 Population Projection	24,092	230,024	486,277
2010 Households	5,527	57,734	131,301
2022 Households	5,414	55,574	127,262
2027 Household Projection	5,308	54,298	124,514
Total Specified Consumer Spending (\$)	\$209.3M	\$2.1B	\$4.9B
Avg Household Income	\$83,291	\$81,687	\$91,908
Median Household Income	\$69,574	\$66,245	\$72,937



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