FOR LEASE

INDUSTRIAL SPACE IN THE HEART OF SOUTH EL MONTE

1430-1433 CHICO AVE

DEVON PETERS

Vice President 310.728.9339 devon.peters@compass.com DRE 01948811

GREG ENGEL

Senior Vice President M: 323.274.2115 greg.engel@compass.com DRE 01428024



SOCAL COMMERCIAL GROUP

COMPASS COMMERCIAL

TABLE OF CONTENTS



FINANCIAL SUMMARY	3	
PROPERTY SUMMARY	4	
 DEMOGRAPHICS	5	
PROPERTY PHOTOS	6-13	
CONTACT	14	
	(1) (1) (1) (1)	
THE STATE OF THE S		

1430-1433 CHICO AVE | SOUTH EL MONTE, CA

FINANCIAL SUMMARY

PROPERTY DATA

INVESTMENT DATA

9,008 SF

\$1.24/SF

BUILDING SIZE

PER MONTH

800 SF

8

DEDICATED OFFICE SPACE

PARKING SPACES

1955

YEAR BUILT







PROPERTY SUMMARY

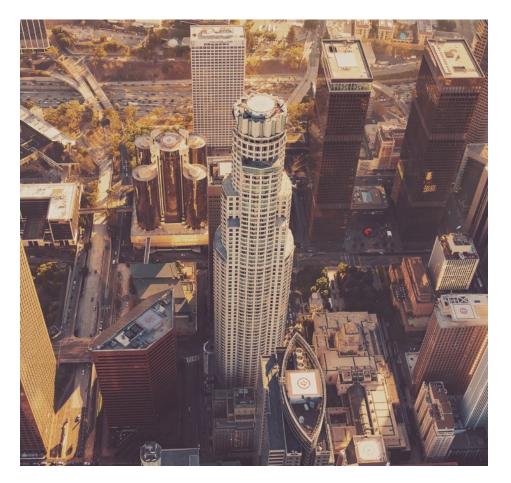
Large open floor plan with external High Dock. Property features 600 amp 480 volt 3 phase power with 18 ft high ceiling and 12 x 14 ft ground level roll up door. Property features additional outdoor storage (2,000 approx.) which may be leased for an additional charge. 8 parking spaces.



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION			
2020 Population	8,339	66,317	179,653
2024 Population	7,513	61,418	167,309
2029 Population Projection	7,168	58,968	160,833
Annual Growth 2020-2024	-2.5%	-1.8%	-1.7%
Annual Growth 2024-2029	-0.9%	-0.8%	-0.8%
2020 Households	2,112	17,727	49,835
2024 Households	1,886	16,260	45,935
2029 Household Proection	1,764	15,567	44,027
Annual Growth 2020-2024	-0.5%	-0.5%	-0.4%
Annual Growth 2024-2029	-1.0%	-0.9%	-0.8%
Avg. Household Size	3.8	3.6	3.5
Avg. Household Vehicles	2	2	2
HOUSING INCOME			
Avg. Household Income	\$76,519	\$80,368	\$85,838
Median Household Income	\$60,637	\$62,561	\$66,050
\$25,000 - \$50,000	418	3,648	9,667
\$75,000 - \$100,000	259	2,171	5,968
\$125,000 - \$150,000	108	1,004	2,986
\$200,000+	81	784	2,745

3,363	7,324
28,109	64,873
	28,109





















FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:



DEVON PETERS Vice President 310.728.9339 devon.peters@compass.com greg.engel@compass.com DRE 019488<u>11</u>



GREG ENGEL Senior Vice President M: 323.274.2115 DRE 01428024

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.

COMPASS COMMERCIAL

