

FOR LEASE

1430-1433 CHICO AVE

SOUTH EL MONTE, CA 91732

INDUSTRIAL SPACE IN THE HEART
OF SOUTH EL MONTE



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GROUP

COMPASS
COMMERCIAL

1430-1433 CHICO AVE | SOUTH EL MONTE, CA

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FINANCIAL SUMMARY

PROPERTY DATA

9,008 SF

BUILDING SIZE

800 SF

DEDICATED OFFICE SPACE

1955

YEAR BUILT

INVESTMENT DATA

\$1.24/SF

PER MONTH

8

PARKING SPACES





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
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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%

HOUSEHOLDS

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

	1 MILE	2 MILES	3 MILES
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PLACE OF WORK

2023 Businesses	786	3,363	7,324
2023 Employees	5,517	28,109	64,873





1433

SPEED
LIMIT
5













EXIT

WELDING
AREA

EXIT



FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 1430-1433 Chico Ave, South El Monte, CA (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed or implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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

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