



SPERRY

COMMERCIAL GATEWAY GROUP

2740

2740 POTRERO AVE
EL MONTE, CA 91733

For Sale



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SCHNEIDER

**SUPERIOR
GROCERS**

**For
Sale**

**20,500 SF
36,623 SF Lot**

Garvey Ave



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**SUPERIOR
GROCERS**

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20,500 SF
36,623 SF Lot

SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

2740-2738 Potrero Ave — Industrial Property For Sale (Two Buildings)

Industrial property for sale consisting of two buildings with approximately 20,500 SF of warehouse space situated on a 36,623 SF lot, featuring three (3) walk-in doors.

- TWO-BUILDING INDUSTRIAL PROPERTY FOR SALE
- ±20,500 SF TOTAL WAREHOUSE SPACE
- 36,623 SF LOT
- THREE (3) WALK-IN DOORS
- INDUSTRIAL USE / WAREHOUSE CONFIGURATION

OFFERING SUMMARY

Sale Price:	\$3,999,999
Number of Units:	2
Lot Size:	36,623 SF
Building Size:	20,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,077	2,634	7,296
Total Population	4,204	10,178	27,755
Average HH Income	\$74,529	\$80,534	\$79,867

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LOCATION DESCRIPTION

2740-2738 Potrero Ave sits just off Garvey Ave, a major east-west commercial corridor with consistent heavy traffic, strong visibility, and nearby retail/industrial activity. The site benefits from quick access to surrounding San Gabriel Valley cities and regional freeway routes, making it a convenient last-mile / service-oriented location

Additional Photos





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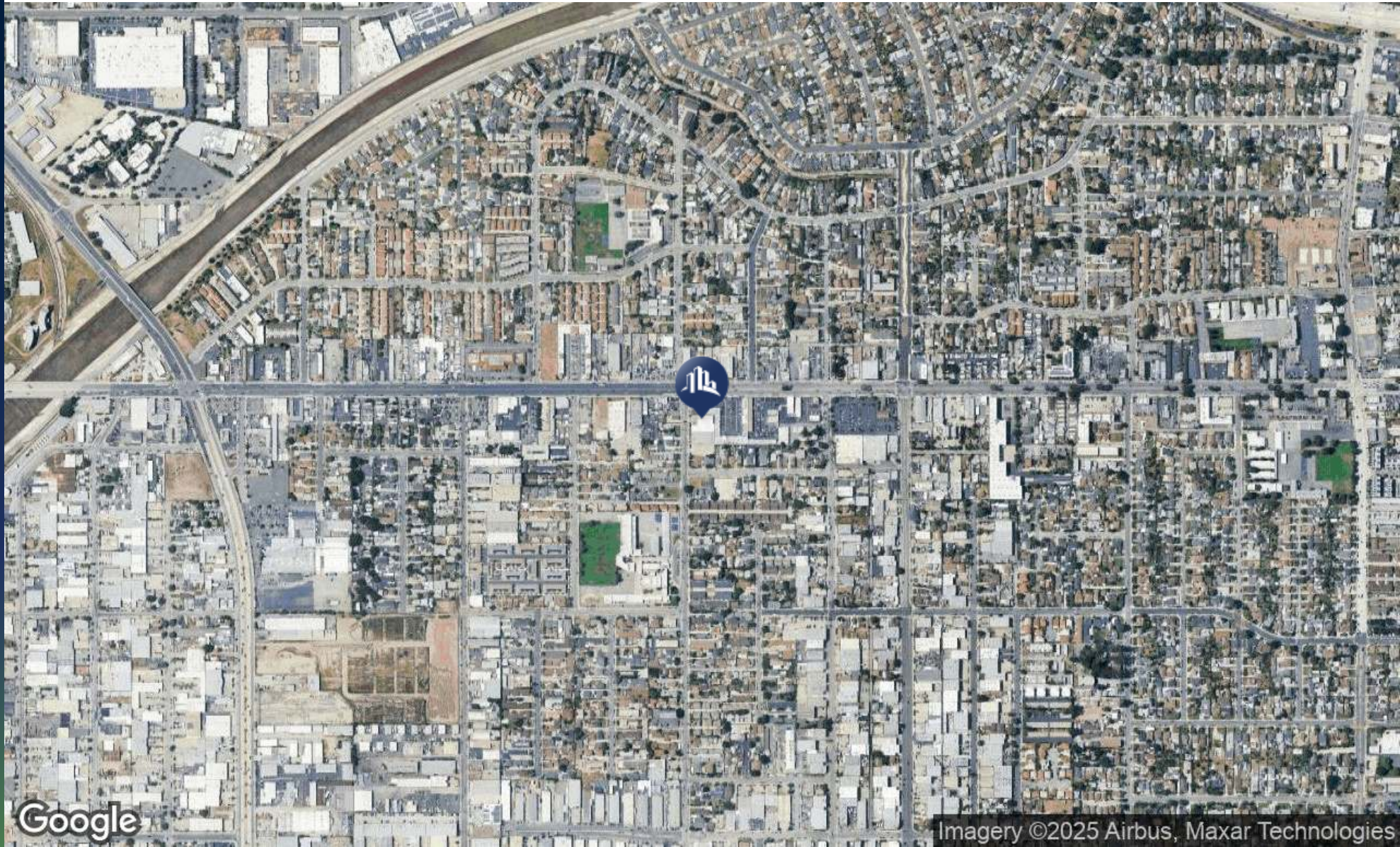
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SECTION 2

LOCATION INFORMATION

Aerial Map





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Garvey Ave

SECTION 3

DEMOGRAPHICS

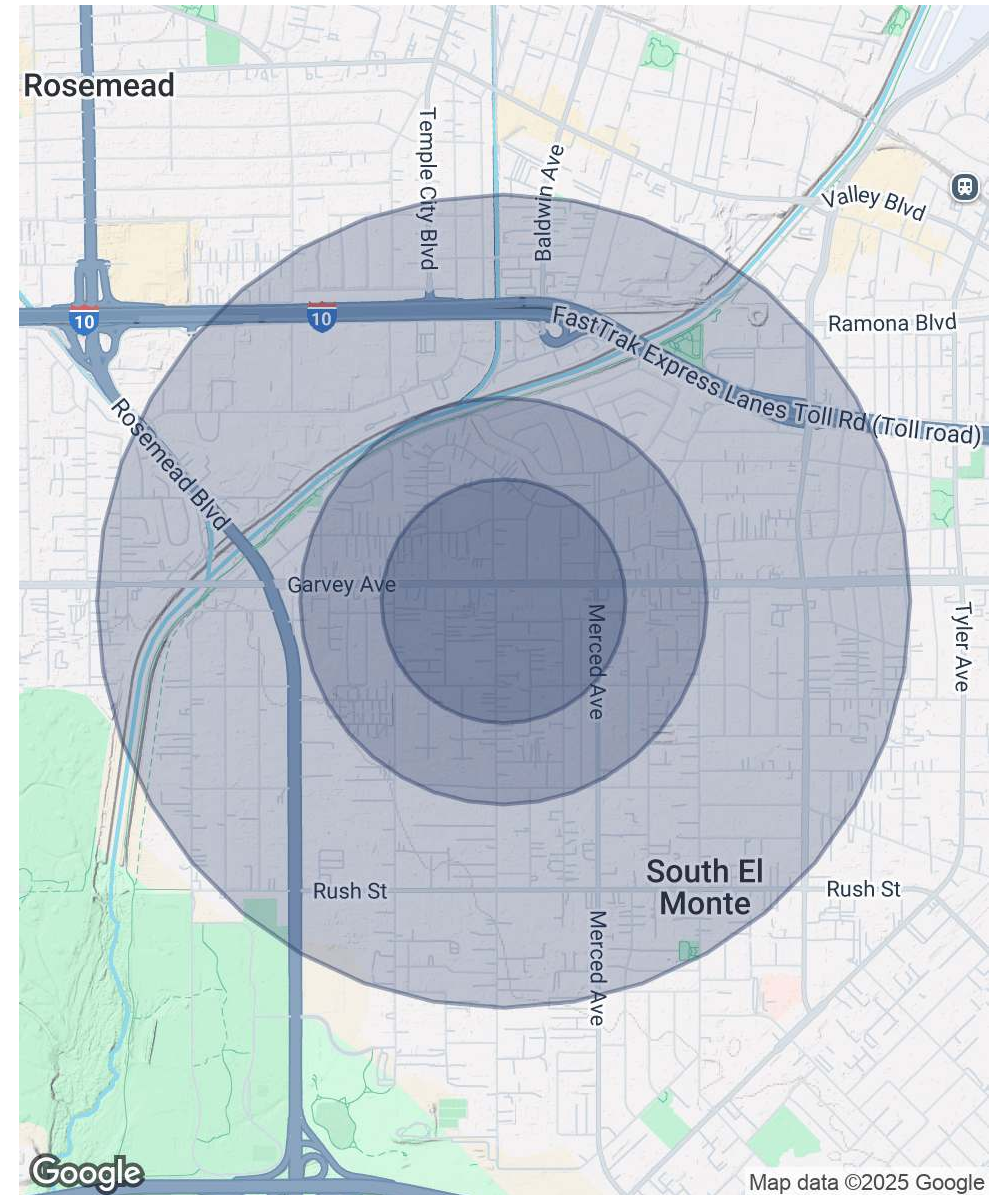
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,204	10,178	27,755
Average Age	38	38	39
Average Age (Male)	38	38	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,077	2,634	7,296
# of Persons per HH	3.9	3.9	3.8
Average HH Income	\$74,529	\$80,534	\$79,867
Average House Value	\$607,901	\$618,369	\$634,504

Demographics data derived from AlphaMap



Map data ©2025 Google