



Vacant Land For Sale

3618 BALDWIN AVENUE, EL MONTE, CA 91731

AVAILABLE

- Size: ±10,890 SF parcel
- Sale Price: \$900,000
- Restrictions: No grocery stores, convenience stores, or gas stations.

PROPERTY HIGHLIGHTS

- Parcel is adjacent to a convenience store/gas station.
- Located just off the 10 Freeway.
- ±112,766 residents within a two-mile radius.
- ±37,778 CPD at Valley Blvd and Baldwin Ave.

Prospective tenants are hereby advised that all uses are subject to City approval

NEIGHBORING TENANTS



Parcel Boundaries

DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
POPULATION			
2024 Estimated Population	9,147	28,812	112,766
2029 Projected Population	8,751	27,946	109,700
2020 Census Population	9,291	29,936	117,901
2010 Census Population	10,048	30,924	121,159
Projected Annual Growth 2024 to 2029	-0.9%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	-0.6%	-0.5%	-0.5%
2024 Median Age	38.7	38.4	38.8
HOUSEHOLDS			
2024 Estimated Households	2,721	8,067	32,345
2029 Projected Households	2,640	7,949	31,944
2020 Census Households	2,770	8,201	32,761
2010 Census Households	2,743	7,800	31,607
Projected Annual Growth 2024 to 2029	-0.6%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
RACE & ETHNICITY			
2024 Estimated White	17.6%	16.2%	17.3%
2024 Estimated Black or African American	2.2%	1.7%	1.6%
2024 Estimated Asian or Pacific Islander	34.4%	36.8%	39.3%
2024 Estimated American Indian or Native Alaskan	1.5%	1.8%	1.6%
2024 Estimated Other Races	44.2%	43.4%	40.2%
2024 Estimated Hispanic	56.5%	54.3%	50.5%
INCOME			
2024 Estimated Average Household Income	\$87,775	\$91,344	\$96,994
2024 Estimated Median Household Income	\$64,950	\$72,166	\$76,115
2024 Estimated Per Capita Income	\$26,172	\$25,689	\$27,927
EDUCATION			
2024 Estimated High School Graduate	27.2%	27.4%	25.8%
2024 Estimated Some College	15.4%	14.8%	15.1%
2024 Estimated Associates Degree Only	5.6%	5.4%	5.8%
2024 Estimated Bachelors Degree Only	15.5%	13.6%	15.7%
2024 Estimated Graduate Degree	2.6%	4.3%	5.7%
BUSINESS			
2024 Estimated Total Businesses	283	1,752	5,865
2024 Estimated Total Employees	2,559	13,485	41,379
2024 Estimated Employee Population per Business	9.0	7.7	7.1
2024 Estimated Residential Population per Business	32.3	16.4	19.2



LOCATION

