

# ENGEL&VÖLKERS®

## COMMERCIAL



### For Lease – 25,919 SF Construction Yard

2238–2246 N DURFEE AVENUE | EL MONTE | CA 91732  
ASKING RENT: \$6.00/SF/YEAR NNN



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# Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 2238–2246 N Durfee Avenue, El Monte, CA 91732. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Burbank. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

**By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Burbank, you agree:**

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers Burbank expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers Burbank or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers Burbank has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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## Property Overview

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Outstanding opportunity to lease a ±25,919 SF M-1 zoned construction yard in a prime El Monte industrial location. The property offers secure, functional yard space ideal for contractors, equipment storage, fleet parking, or material staging, and includes an on-site structure that may be used for administrative or office purposes.

The site is fully fenced and gated with ample room for truck maneuvering and storage. Conveniently located near the I-10, I-605, and SR-60 Freeways, the property provides excellent regional access throughout the San Gabriel Valley and Greater Los Angeles area.



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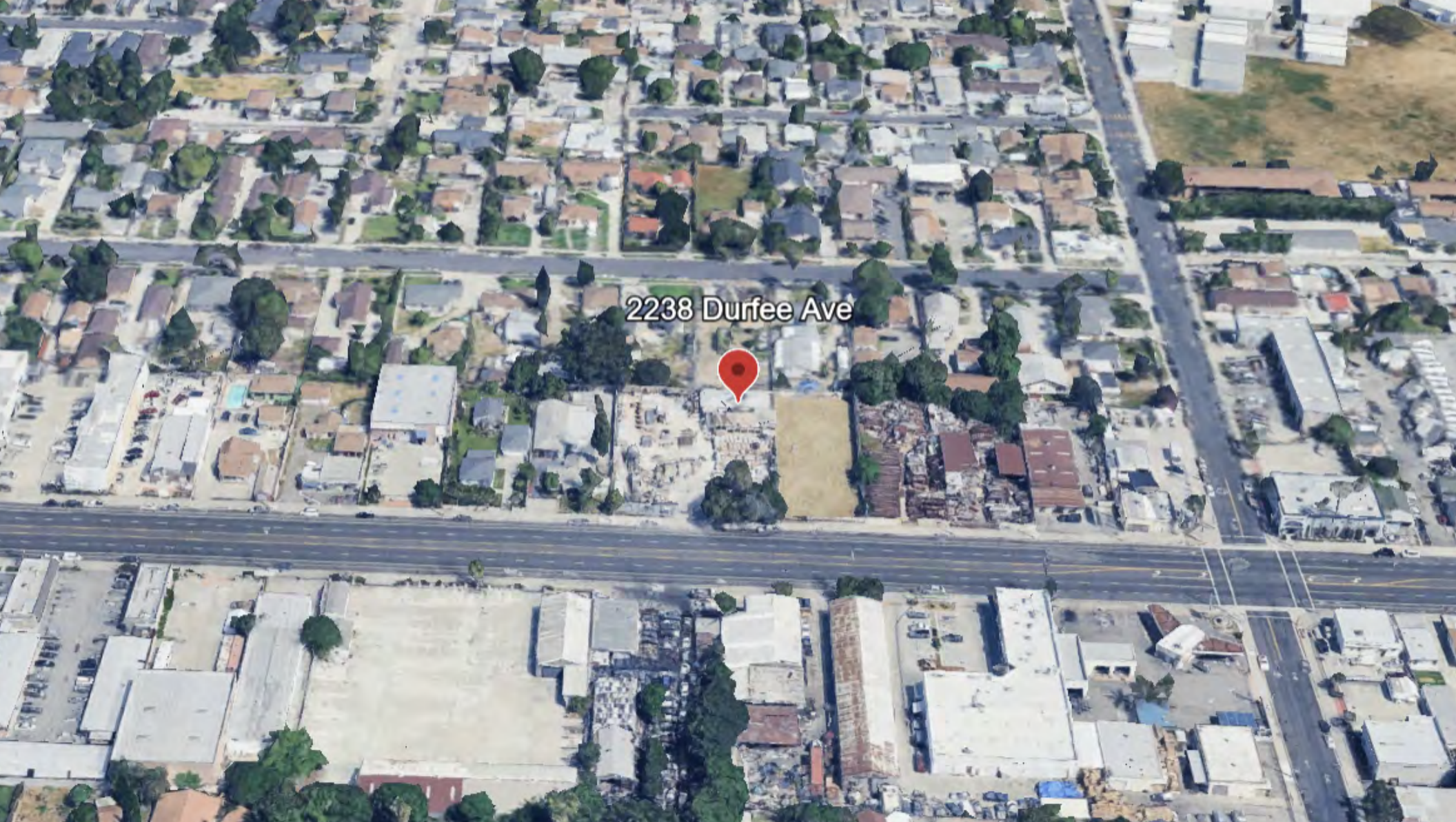


2238–2246 N Durfee Avenue, El Monte, CA

## Property Details

- Lot Size: ±25,919 SF
- Zoning: M-1 (Light Manufacturing)
- Asking Rent: \$6.00/SF/Year NNN
- Fully fenced and gated yard
- Gated entrances for easy ingress/egress
- On-site structure suitable for administrative/office use
- Paved surface with truck-friendly circulation
- Ideal for construction, storage, or service-related operations
- Excellent access to I-10, I-605 & SR-60 Freeways
- A rare M-1 zoned yard with office potential - perfect for users seeking a versatile and centrally located industrial site in the heart of El Monte.





2238 Durfee Ave



## Map - Overview

2238–2246 N DURFEE AVENUE, EL MONTE, CA





## Market Overview

2238-2246 N DURFEE AVENUE, EL MONTE, CA





## County Overview

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**Los Angeles County**, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.





## City Overview

El Monte combines strong workforce accessibility with central San Gabriel Valley connectivity. Bordered by Arcadia, Rosemead, South El Monte, Baldwin Park, and Temple City, the city offers quick access to I-10 and I-605, linking directly to Downtown Los Angeles and major regional job centers.

Anchored by active retail and service corridors along Valley Boulevard, Peck Road, and Garvey Avenue, El Monte supports a balanced mix of neighborhood retail, light industrial, and multifamily uses—creating steady daytime activity and durable tenancy.

With limited new supply and consistent demand, the market maintains historically low vacancy and reliable occupancy across cycles. Economic stability is reinforced by Greater El Monte Community Hospital, local school districts, and nearby logistics employers.

A regional transit hub with Metrolink, Foothill Transit, and major freeway access, El Monte continues to attract investors seeking affordability, long-term stability, and proximity to Los Angeles' expanding employment core.



## Transportation

**2238–2246 N Durfee Avenue, El Monte** is centrally positioned within the San Gabriel Valley, offering direct regional access for employees, customers, and residents. Located just minutes from major freeways and transit corridors, the site benefits from excellent mobility and commuter connectivity.

**Airports:** Los Angeles International (LAX), Hollywood Burbank (BUR), and Ontario International (ONT) Airports all serve the area, providing efficient access for regional and national travel.

**Rail:** The El Monte Metrolink Station offers direct service to LA Union Station and the Inland Empire. The nearby Metro E Line (East L.A. Extension) provides light-rail access to Downtown Los Angeles and connecting regional hubs.

**Bus service:** Frequent Metro and Foothill Transit routes operate along Valley Blvd., Peck Rd., and Garvey Ave., linking riders to regional job centers, schools, and shopping destinations throughout the SGV.

**Highways/Bike:** Immediate access to I-10, I-605, and SR-60 ensures quick east–west and north–south mobility. Local bike-friendly corridors connect to the Rio Hondo and San Gabriel River Trail systems.

**Commuting patterns:** The area is largely drive-oriented, with convenient rail and bus alternatives supporting car-light commuters from surrounding cities including Rosemead, Baldwin Park, Temple City, and South El Monte.





## Area Attractions & Economic Drivers

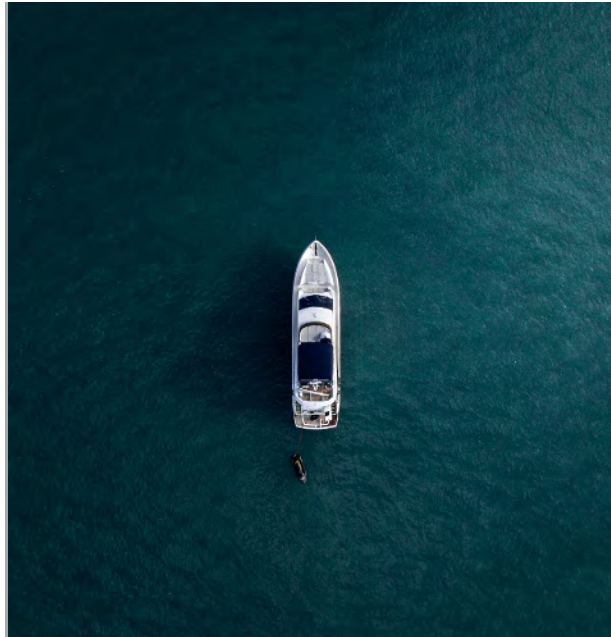
Centrally located in the San Gabriel Valley, El Monte offers a dynamic mix of commercial, residential, and institutional uses that support strong daytime activity and steady local demand. The city's key corridors—Valley Boulevard, Garvey Avenue, and Peck Road—feature a diverse range of neighborhood retail, restaurants, auto service, and logistics businesses serving both local and regional markets. Major employers include El Monte City School District, El Monte Union High School District, Greater El Monte Community Hospital, and regional distribution and transportation firms that leverage the city's prime freeway access. Education anchors such as Rio Hondo College and nearby Mt.

San Antonio College add to the consistent student and workforce population. Community amenities like Arceo Park, Whittier Narrows Recreation Area, and the San Gabriel River Trail contribute to local quality of life, while proximity to Downtown Los Angeles, Pasadena, and Monterey Park expands access to shopping, dining, and cultural destinations. With its central SGV location, established employment base, and active redevelopment along major corridors, El Monte continues to serve as a key economic driver for the region—offering a balance of affordability, accessibility, and opportunity for both residents and businesses.





Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.



The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the America: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.



The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.



# ENGEL & VÖLKERS<sup>®</sup>

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## El-Monte Construction Yard Opportunity

PRESENTED BY JUAN CARLOS ARGUETA & NATASHA AASADORE



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