



sam's club



ARROYO HIGH SCHOOL

FOR SALE

**EL MONTE**

**ATTRACTIVE VALUE ADD OR  
OWNER/USER OPPORTUNITY  
(PENDING DRIVE-THRU POTENTIAL)**

10991 LOWER AZUSA RD.  
EL MONTE, CA 91731



±42,500 VPD

±7,722 SF/LAND (0.18 ACRES) | ±550 SF/BLDG (A-FRAME) | C-3 ZONING (GENERAL COMMERCIAL)



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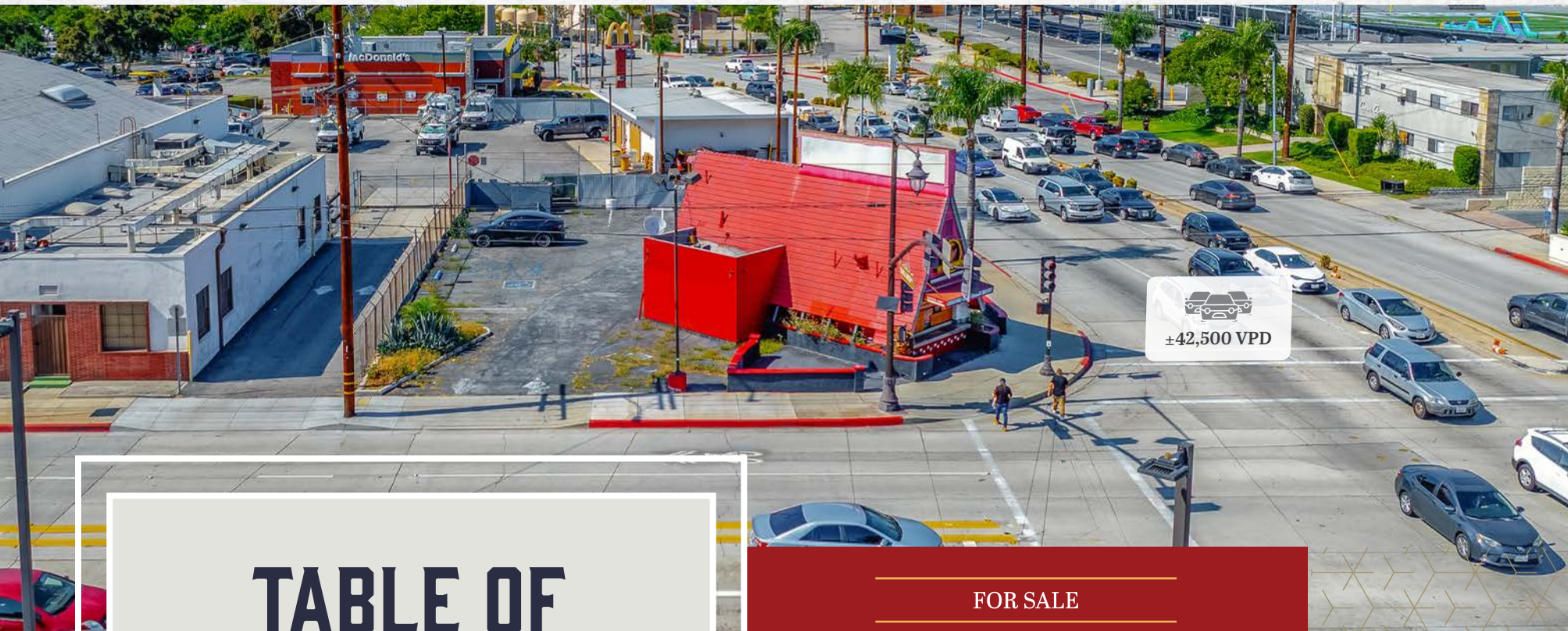
## **Disclaimer**

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FOR SALE

## EL MONTE VALUE ADD INVESTMENT OPPORTUNITY

10991 LOWER AZUSA RD.  
EL MONTE, CA 91731

### Contacts

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# EXECUTIVE SUMMARY

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FOR SALE

## EL MONTE VALUE ADD INVESTMENT OPPORTUNITY

10991 LOWER AZUSA RD.  
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## INVESTMENT HIGHLIGHTS



### ATTRACTIVE SAN GABRIEL VALLEY REPOSITION, REDEVELOPMENT OR OWNER/USER INVESTMENT OPPORTUNITY

Benefitting from neighboring nationally recognized tenants such as Sam's Club, McDonald's and Chase Bank, the property offers a value add or redevelopment opportunity, including for a potential new ±800 SF QSR Drive-Thru that has a 2024 submittal pending CUP with various City department submittals in process, including potential exempted CEQUA requirement.



### EXCELLENT VISIBILITY SIGNALIZED HARD CORNER LOCATION WITH STRONG TRAFFIC COUNTS

Well positioned at the signalized hard corner of Lower Azusa Rd. & Santa Anita Avenue, the property benefits from tremendous visibility from over ±42,500 VPD.



### TRANSFERABLE PENDING DRIVE-THRU APPLICATION

Assumable Drive-Thru application for ±829 SF Bldg. along with completed CEQUA Exempt, Air Quality, Noise and Trip Impact reports offers an expedited path for QSR redevelopment of the property.



### MAJOR TRADE AREA COMMUTER & RESIDENT THOROUGHFARES

With Lower Azusa Rd. connecting to the CA-605 Fwy. Interchange and Santa Anita Ave. connecting to both the CA-10 Fwy. and CA-210 Fwy. interchanges, the property benefits from both commuters and residents who use these major trade area thoroughfares on a daily basis.



### DENSE INFILL TRADE AREA

Solid El Monte trade area demographics. The surrounding 2-mile trade area contains ±98,021 residents with an annual household income of ±\$114,959. Immediate proximity to Sam's Club and Arroyo High School (± 1,750 Students) adds an additional traffic generator to the intersection, especially during the school year.

### Trade Area Snapshot Demo Summary

	1 MILE	2 MILES	3 MILES
Population	29,133	98,021	225,062
Daytime population	21,189	81,678	194,845
Avg. HH Income	\$107,804	\$114,959	\$117,021

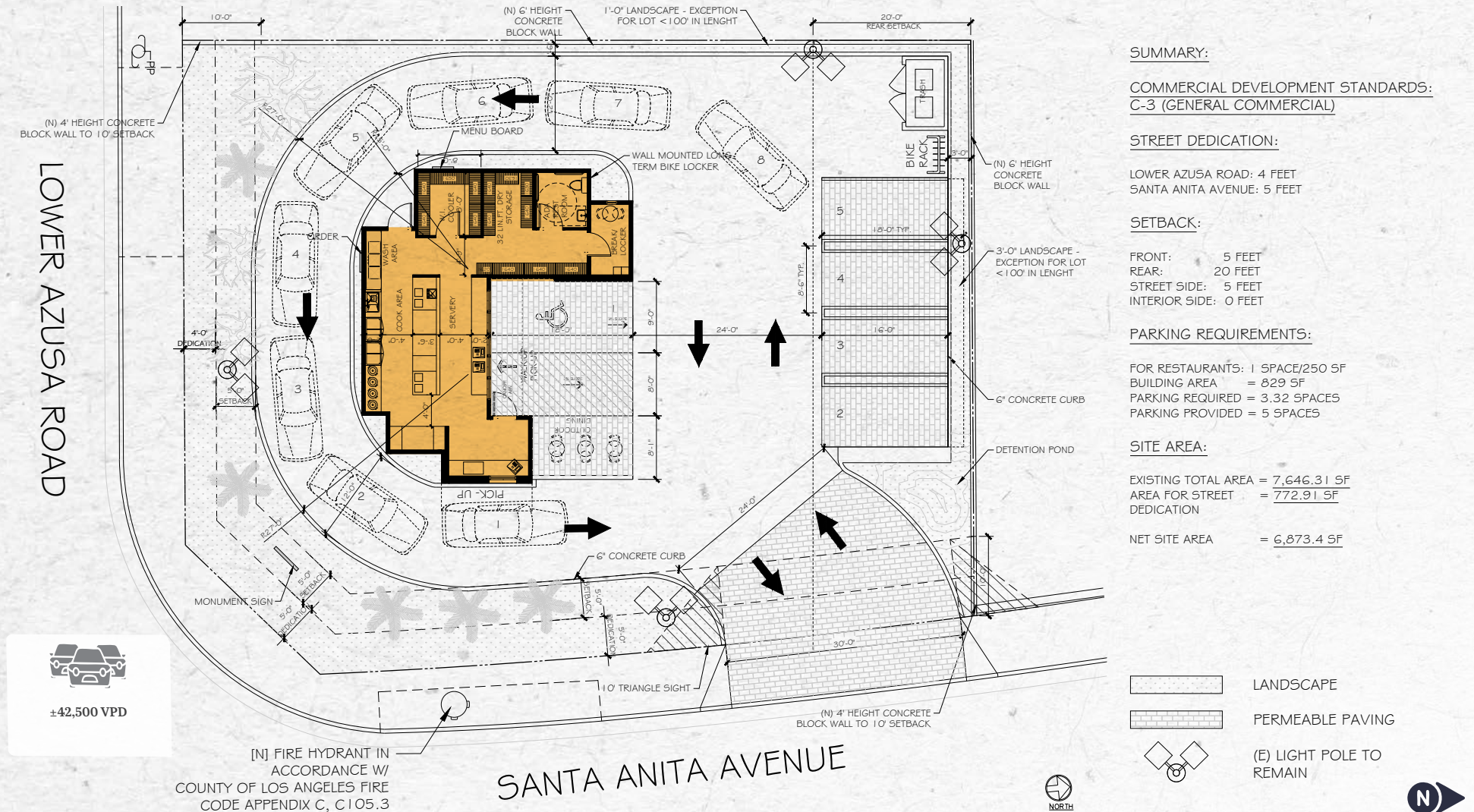
Source: Esri

Offering Price	\$1,125,000 (\$147/SF/Land)
Property	10991 Lower Azusa Rd., El Monte, CA 91731
Ownership	Fee Simple
Bldg. Area	±550 SF (A-Frame)
Land Area	7,717 SF (0.18 Acres)
Zoning	C-3 (General Commercial)
Occupancy	(0%)
Parking	Twelve (12) Stalls
Traffic Counts	±42,500 VPD (Lower Azusa Rd. & Santa Anita Ave.)
Frontage	±90' x 85' (Santa Anita Ave. & Lower Azusa Rd.)



## TRANSFERABLE PENDING DRIVE-THRU APPLICATION

Assumable Drive-Thru application for this ±829 SF Bldg. along with completed CEQUA Exempt, Air Quality, Noise and Trip Impact reports offers an expedited path for potential QSR redevelopment of the property.







# PROPERTY SUMMARY

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FOR SALE

## EL MONTE VALUE ADD INVESTMENT OPPORTUNITY

10991 LOWER AZUSA RD.  
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The El Monte, CA signalized corner property is well positioned at the NWC of Lower Azusa Rd. and Santa Anita Ave., two major thoroughfares for the trade area. With visibility from  $\pm 45,500$  VPD and proximity to Sam's Club, McDonald's and El Monte High School, the property offers an attractive value add or owner/user investment opportunity; including potential Drive-Thru currently under City review.

### Property Consists of:

- »  $\pm 550$  SF. Bldg. (A-Frame style- former restaurant)
- »  $\pm 7,717$  SF Land (0.18 Acres)
- » Access from Lower Azusa Rd. and Santa Anita Ave.
- » Parking -  $\pm 12$  Stalls
- » Zoning- C-3

General Commercial-D/T and Mixed Use by CUP 



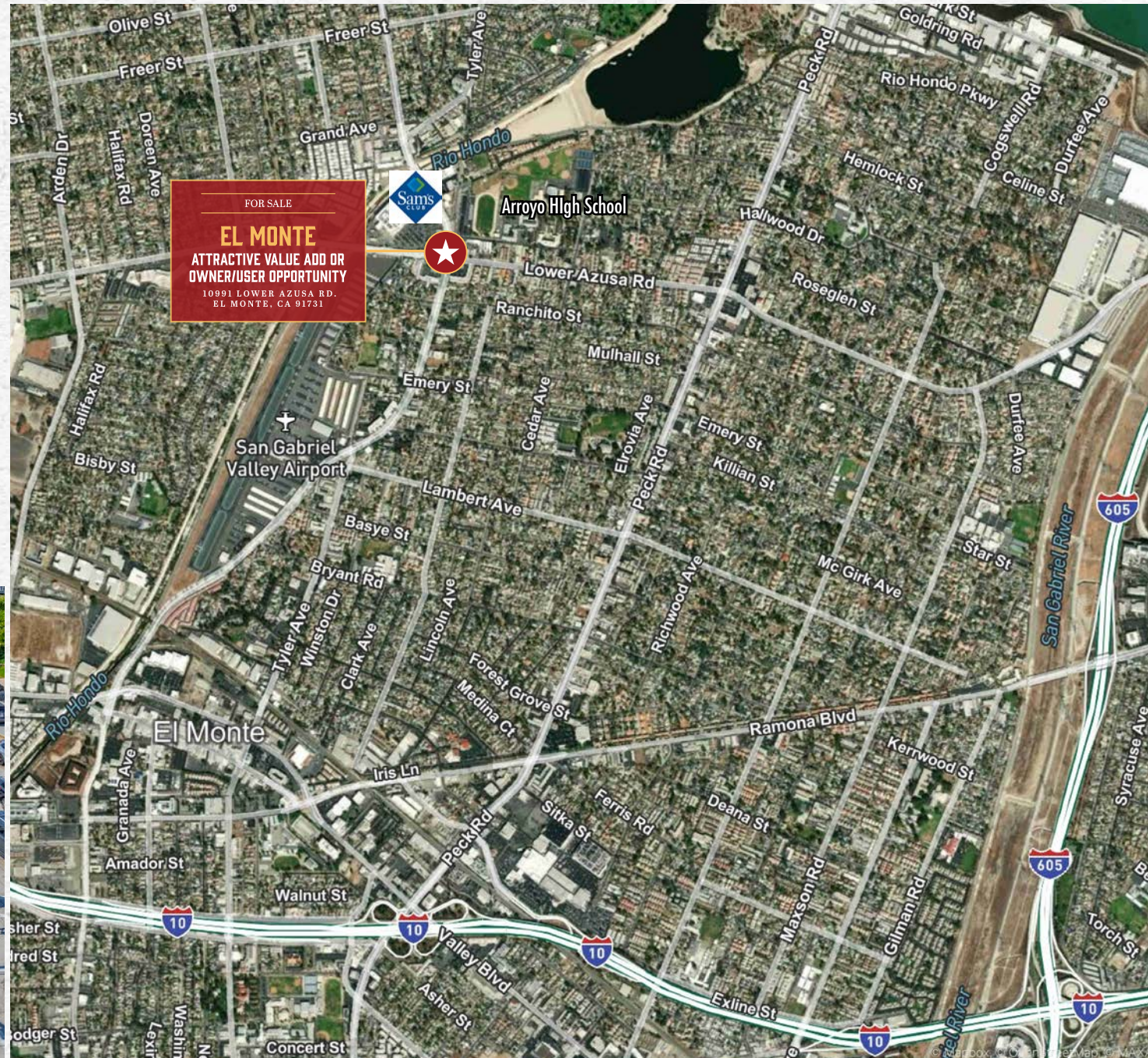


## Sample Permitted Uses

- » Restaurant
- » Grocery/Convenience Store
- » Coffeehouse
- » Medical/Dental Offices
- » Veterinary Service / Animal Grooming

## Sample Noted Cup Uses

- » Food / Beverage Drive-Thru
- » Vehicle Repair
- » Service Station
- » Vehicle Wash







# AREA OVERVIEW

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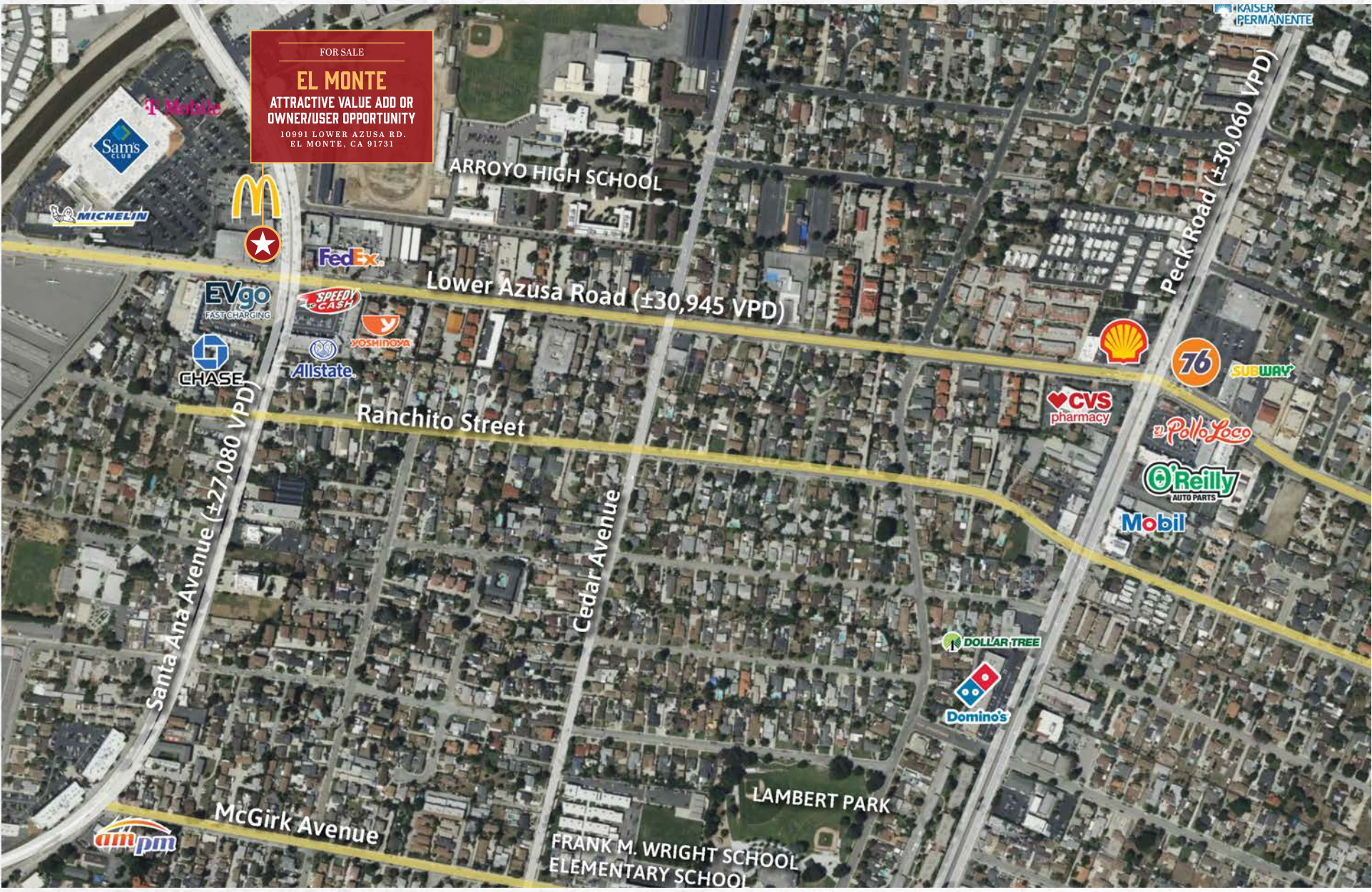
FOR SALE

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# AMENITY MAP

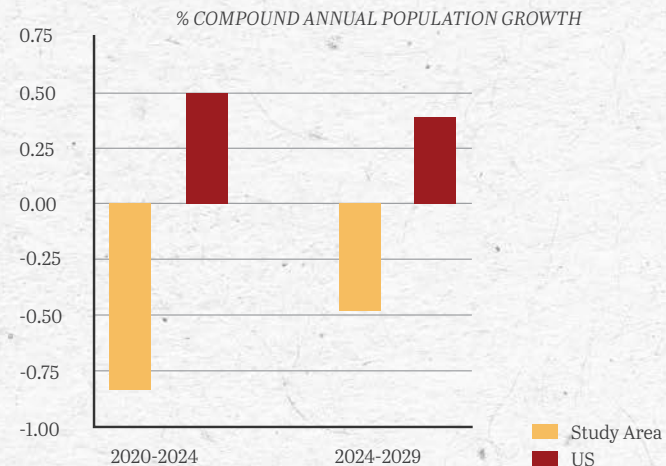
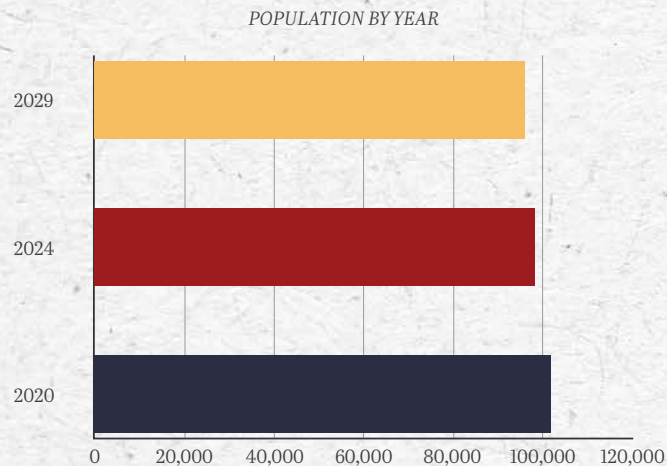


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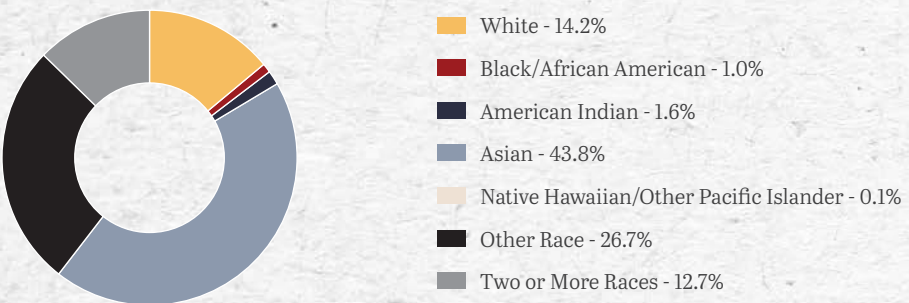


# AREA SUMMARY

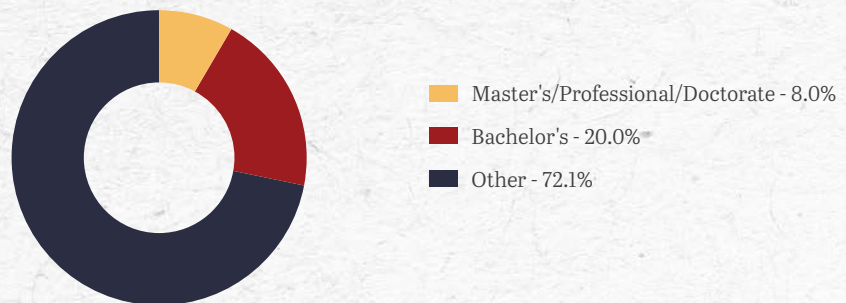
## Population



## Race & Ethnicity



## Education



## Income

**\$78,565**  
MEDIAN HOUSEHOLD INCOME

**\$32,892**  
PER CAPITA INCOME

**46.5%**  
HISPANIC/LATINO POPULATION (ALL RACES)

## Home Ownership

**52.8%**  
OWNER-OCCUPIED UNITS

## Employment

**23,753** EMPLOYEES    **3,133** BUSINESSES    **3.9%** RESIDENTIAL UNEMPLOYMENT RATE

Source: Esri



# AREA OVERVIEW

## El Monte

Located approximately 12 miles east of downtown Los Angeles, El Monte is the vibrant hub of the San Gabriel Valley, where two major freeways - Interstates 605 and 10 Fwys. - intersect and is the ninth largest city in Los Angeles County, with an ethnically diverse population with Hispanic/Latino making up the majority followed by Asian and other ethnicities from there.

El Monte offers urban living with ease of access to the neighboring foothills of the San Gabriel Mountains as well as convenient access to both the Inland Empire and the greater City of Los Angeles.



**35 Minutes**

FROM BOTH ONTARIO AND  
BURBANK AIRPORTS



**±98,021**

RESIDENTS W/ 95.8% EMPLOYED



**±46.5%**

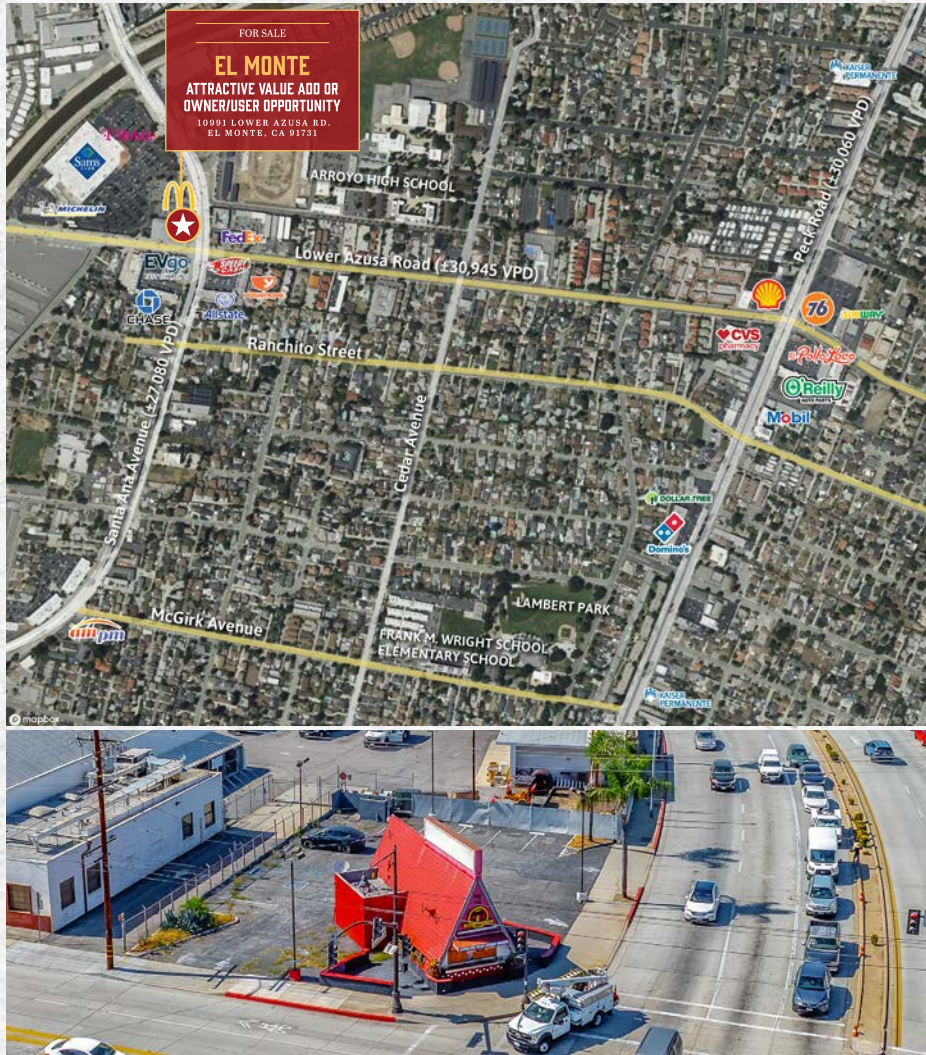
LATINO POPULATION



# ECONOMY

El Monte 2025 Businesses	3,391
El Monte 2025 Employees	26,843

\*source: CBRE Fast Reports



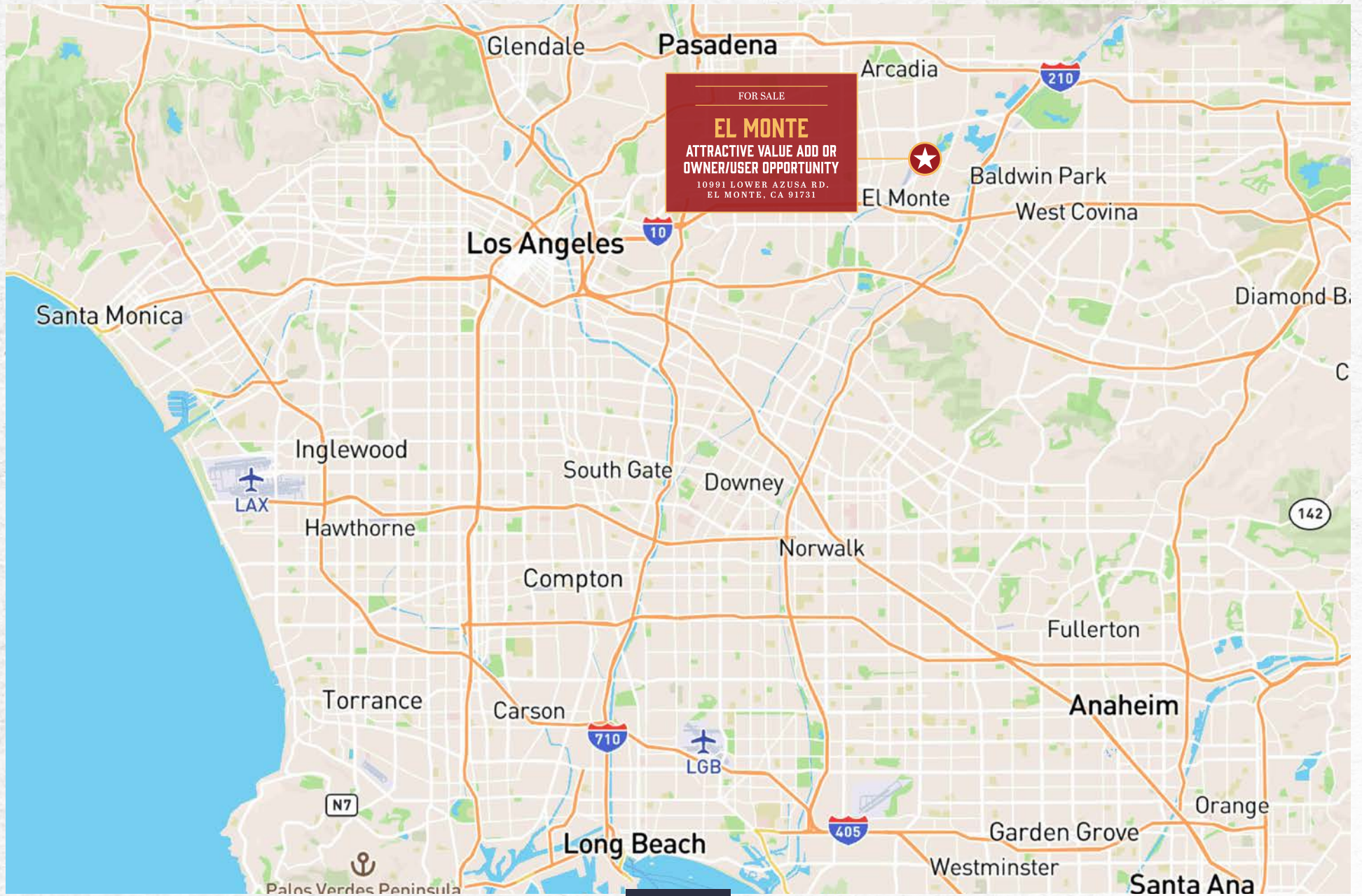
## Business Summary (SIC)

El Monte city, CA	Businesses	Employees	Sales
Total (01-99)	3,391	26,843	\$5,938,541,000,000
Agriculture and Mining (01-14)	24	117	\$14,589,000,000
Construction (15-17)	140	574	\$116,752,000,000
Manufacturing (20-39)	120	1,681	\$267,092,000,000
Transportation (40-47)	145	911	\$149,467,000,000
Communication (48)	37	271	\$180,587,000,000
Utility (49)	8	629	\$156,523,000,000
Wholesale Trade (50-51)	172	1,448	\$1,791,655,000,000
Retail Trade (52-59)	773	6,627	\$1,863,590,000,000
Home Improvement (52)	32	410	\$146,781,000,000
General Merchandise (53)	33	362	\$70,007,000,000
Food Stores (54)	127	911	\$187,734,000,000
Auto Dealer and Gas Station (55)	99	1,847	\$1,084,929,000,000
Apparel and Accessory (56)	44	142	\$26,147,000,000
Furniture and Home Furnishings (57)	56	273	\$59,013,000,000
Eating and Drinking (58)	243	2,149	\$154,209,000,000
Miscellaneous Retail (59)	139	533	\$134,770,000,000
Finance and Insur and Real Estate (60-67)	268	1,409	\$460,852,000,000
Banks (60-61)	55	728	\$243,280,000,000
Securities Broker (62)	51	160	\$79,166,000,000
Insurance (63-64)	51	136	\$32,094,000,000
Real Estate and Holding (65-67)	111	385	\$106,312,000,000
Service (70-89)	1,242	11,441	\$937,434,000,000
Hotel and Lodging (70)	14	185	\$20,580,000,000
Auto Services (75)	174	583	\$73,086,000,000
Movie and Amusement (78-79)	41	772	\$80,012,000,000
Health Services (80)	203	2,303	\$299,673,000,000
Legal Services (81)	45	161	\$40,388,000,000
Education and Library (82)	68	3,067	\$0
Other Service (72-89SEL)	697	4,370	\$423,695,000,000
Government (91-97)	59	1,713	\$0
Unclassified Establishments (99)	403	22	\$0

Source: Esri



## REGIONAL MAP

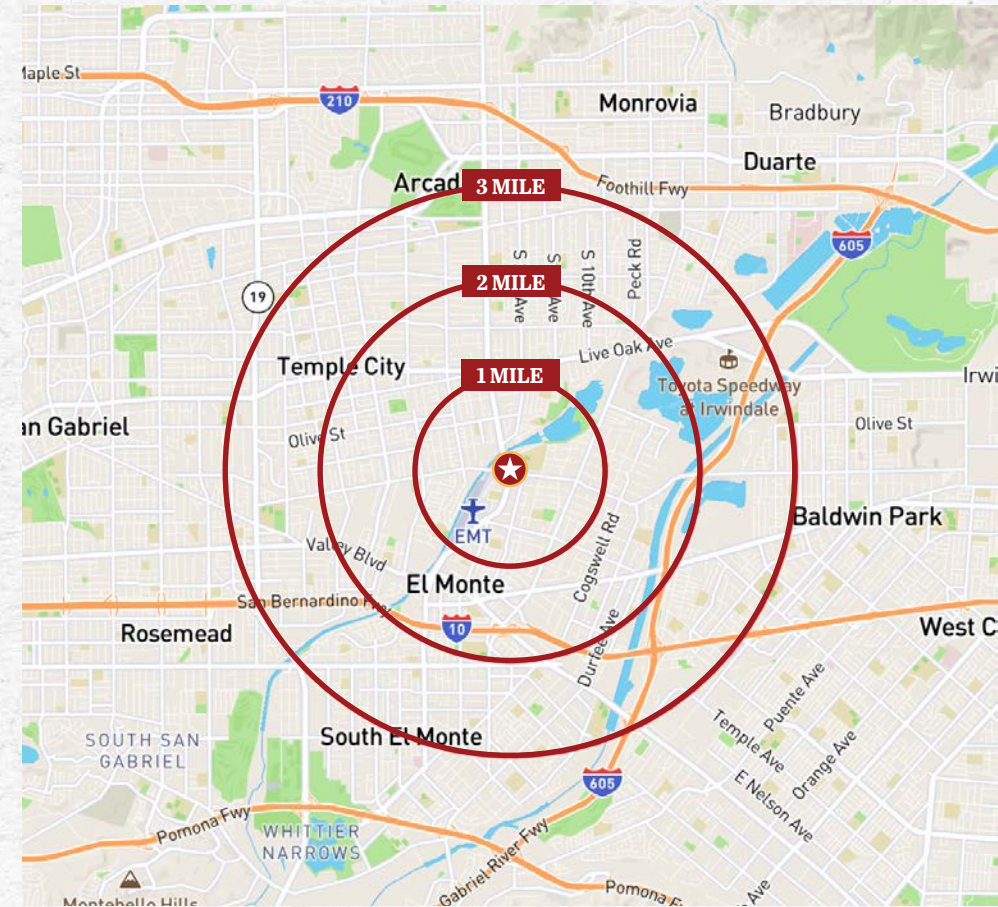




# DEMOGRAPHIC COMPREHENSIVE

POPULATION	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	29,133	98,021	225,062
2029 Population - Five Year Projection	28,352	96,424	221,425
2020 Population - Census	30,404	101,468	233,562
2010 Population - Census	31,034	103,443	238,986
2020-2024 Annual Population Growth Rate	-0.81%	-0.66%	-0.70%
2024-2029 Annual Population Growth Rate	-0.54%	-0.33%	-0.33%
HOUSEHOLDS	1 MILE	2 MILES	3 MILES
2024 Households - Current Year Estimate	9,153	29,925	67,204
2029 Households - Five Year Projection	9,112	30,147	67,773
2020 Households - Census	9,225	29,631	66,820
2010 Households - Census	9,187	29,044	65,094
2020-2024 Compound Annual Household Growth Rate	-0.15%	0.19%	0.11%
2024-2029 Annual Household Growth Rate	-0.09%	0.15%	0.17%
2024 Average Household Size	3.13	3.22	3.31
HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
2024 Average Household Income	\$107,804	\$114,959	\$117,021
2029 Average Household Income	\$121,431	\$130,185	\$132,712
2024 Median Household Income	\$79,759	\$81,516	\$84,063
2029 Median Household Income	\$89,785	\$94,029	\$97,885
2024 Per Capita Income	\$33,446	\$35,264	\$35,042
2029 Per Capita Income	\$38,528	\$40,890	\$40,735
HOUSING UNITS	1 MILE	2 MILES	3 MILES
2024 Housing Units	9,430	30,979	69,699
2024 Vacant Housing Units	277	1,054	2,495
2024 Occupied Housing Units	9,153	29,925	67,204
2024 Owner Occupied Housing Units	5,012	15,765	34,366
2024 Renter Occupied Housing Units	4,141	14,160	32,838
EDUCATION	1 MILE	2 MILES	3 MILES
2024 Population 25 and Over	21,454	70,779	159,978
HS and Associates Degrees	11,318	34,543	73,911
Bachelor's Degree or Higher	5,826	20,908	48,338
PLACE OF WORK	1 MILE	2 MILES	3 MILES
2024 Businesses	647	3,126	8,266
2024 Employees	5,408	23,766	61,461

Source: Esri







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### Contacts

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