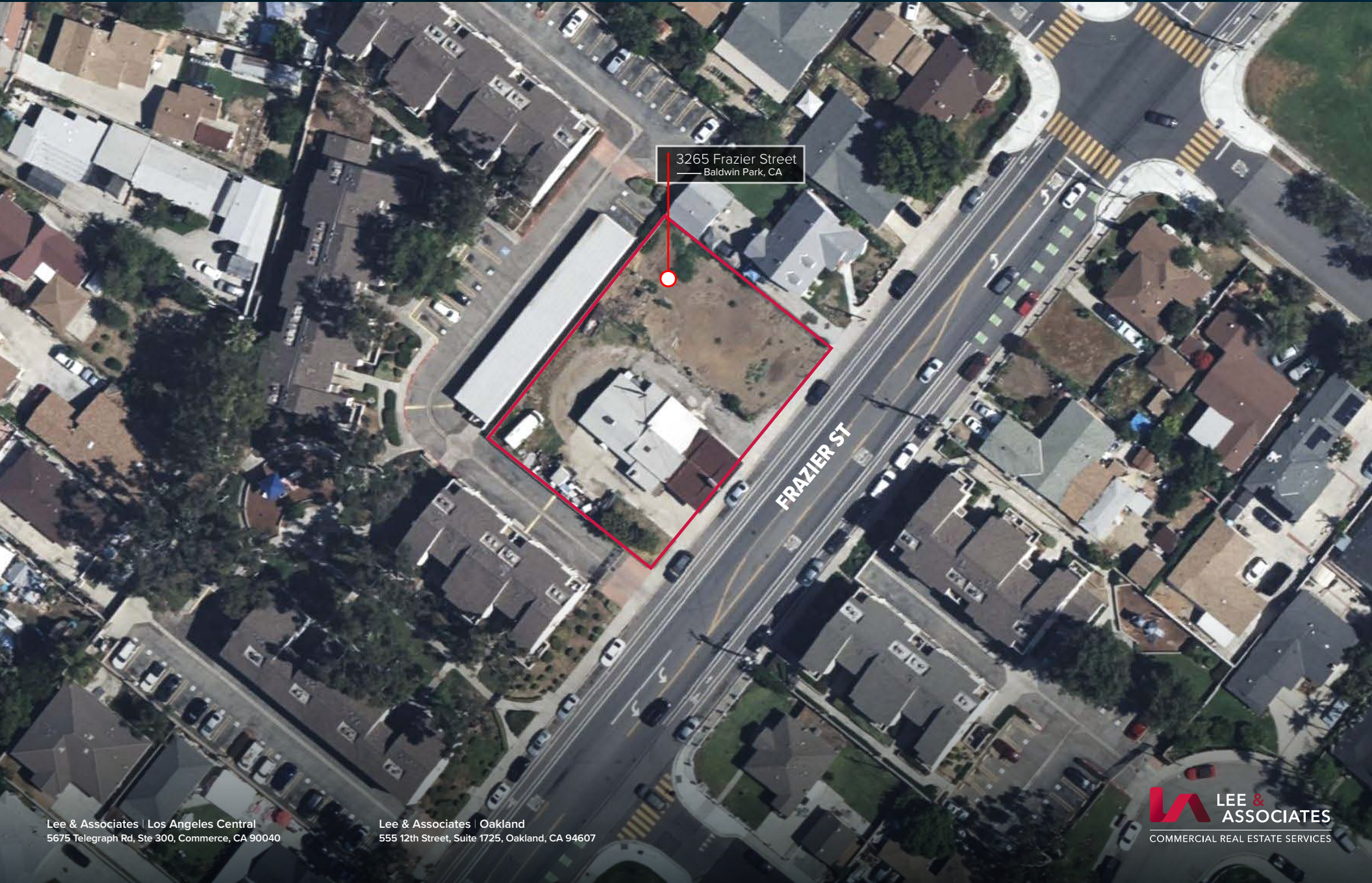


FOR SALE

±16,518 SF of Land

3265 Frazier St | Baldwin Park, CA



3265 Frazier Street
Baldwin Park, CA

FRAZIER ST

3265 Frazier St Baldwin Park, CA

PROPERTY DESCRIPTION

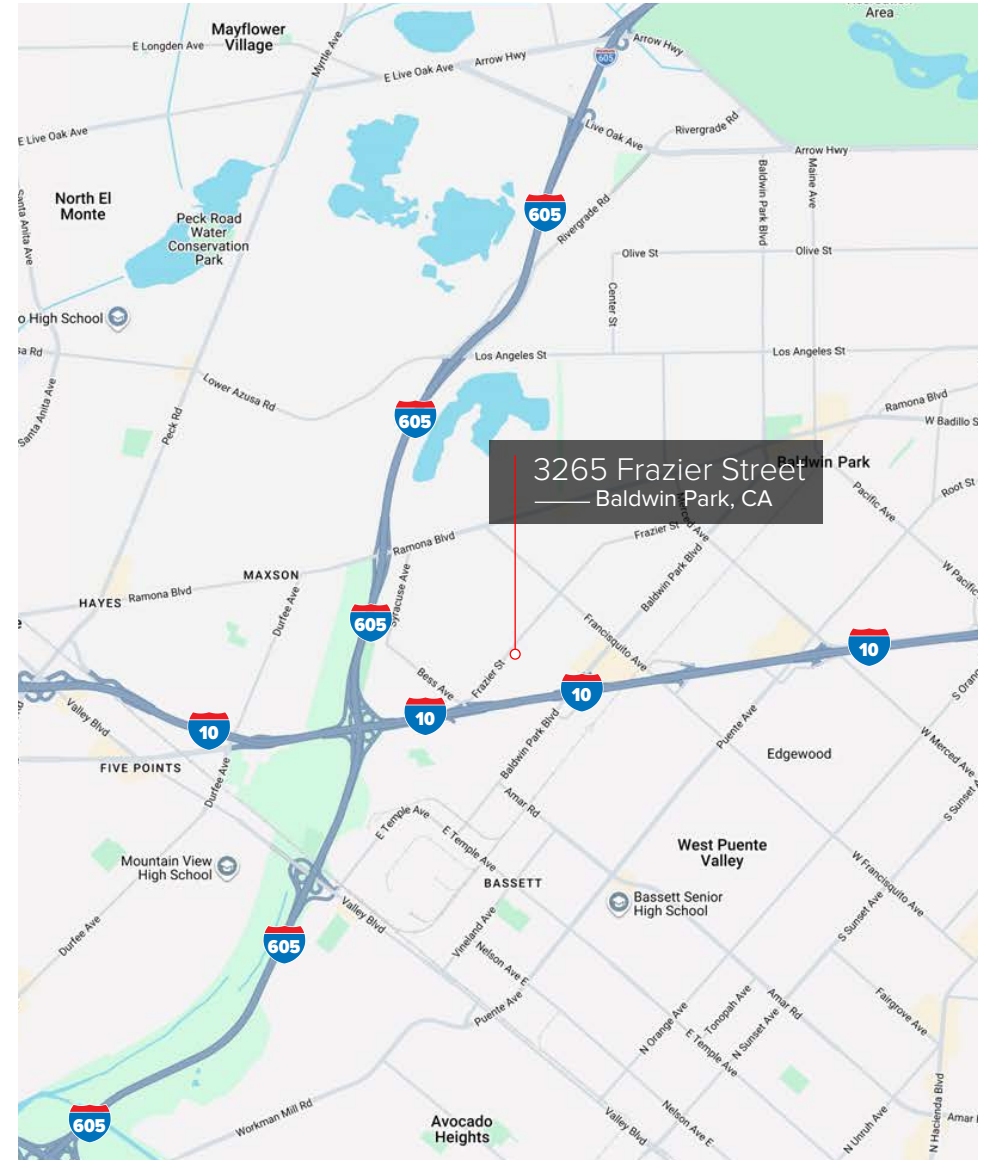
Land Size:	±16,518 SF or 0.38± Acres
Zoning:	R3 Zoning (Multi-Family Residential)
Location:	1/2 a Mile Away from I-10 Westbound via Garvey Avenue
Can be Delivered Vacant Upon Close of Escrow	

ASKING PRICE

Sale:	\$850,000 (\$51.45/ Land SF)
24 Hours Notice Required to Tour	
DO NOT DISTURB TENANT	

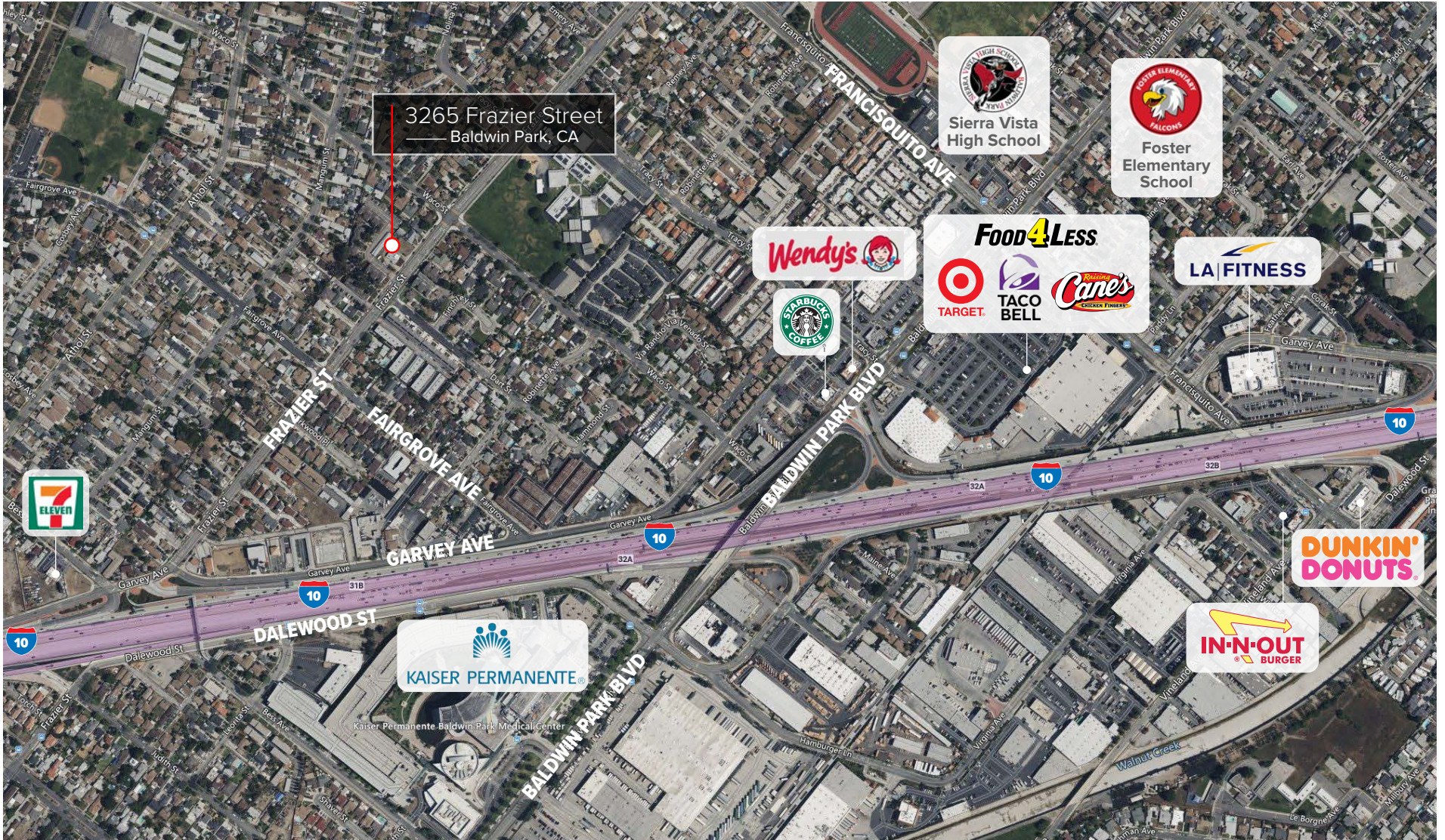
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	24,049	217,885	486,711
Average HH Income:	\$111,011	\$107,757	\$120,704
Median HH Income:	\$89,843	\$84,821	\$93,538
Total Households:	6,189	59,265	141,459
Total Housing Units:	6,638	63,524	152,018
Employees:	7,086	62,457	180,492



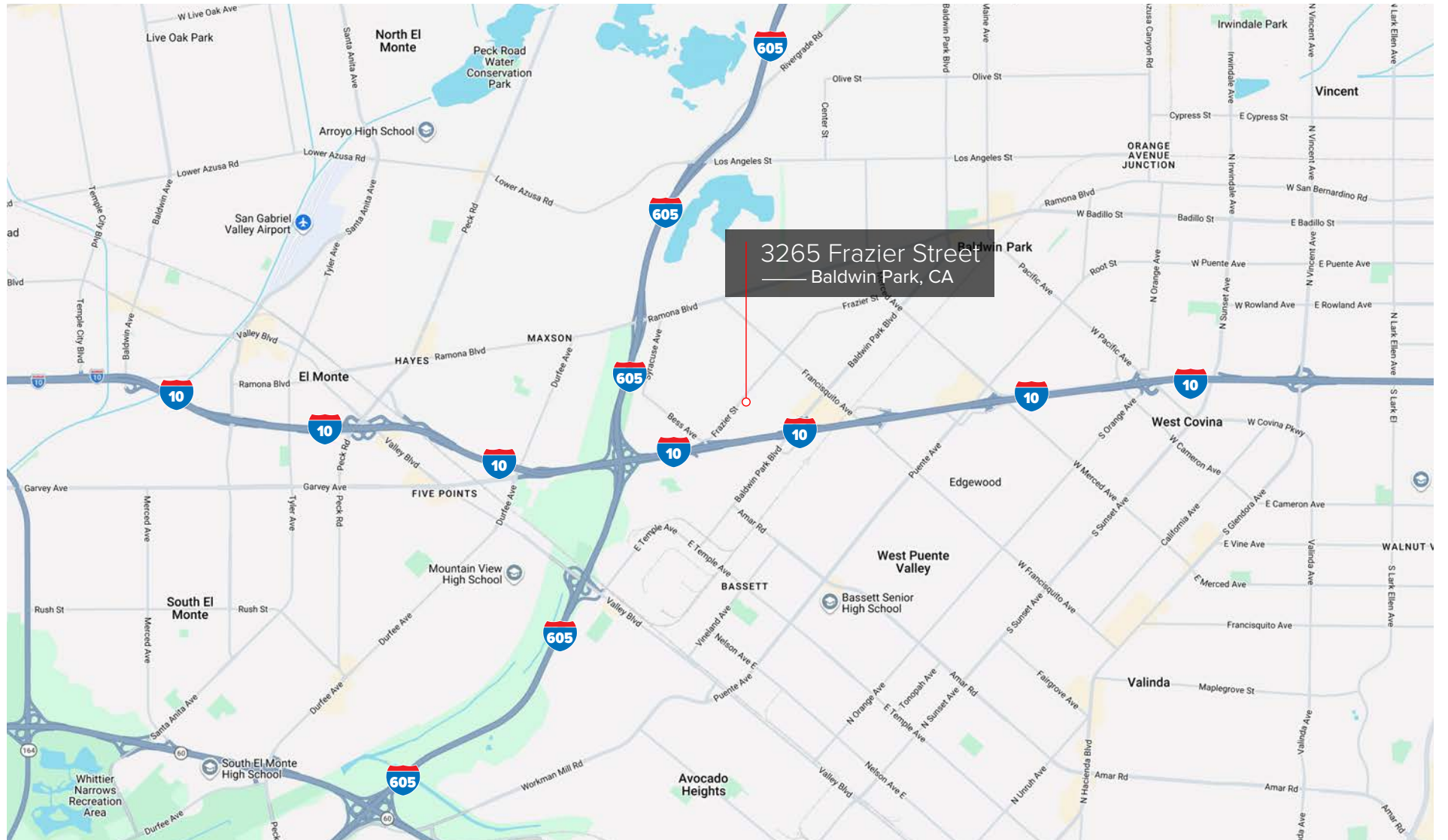
3265 Frazier St Baldwin Park, CA

LOCATION AERIAL



3265 Frazier St Baldwin Park, CA

LOCATION MAP



3265 FRAZIER STREET | BALDWIN PARK, CA

OFFERING MEMORANDUM



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