

OFFERING MEMORANDUM

2540 ROSEMEAD BOULEVARD

SOUTH EL MONTE, CA

ROSEMEAD BLVD

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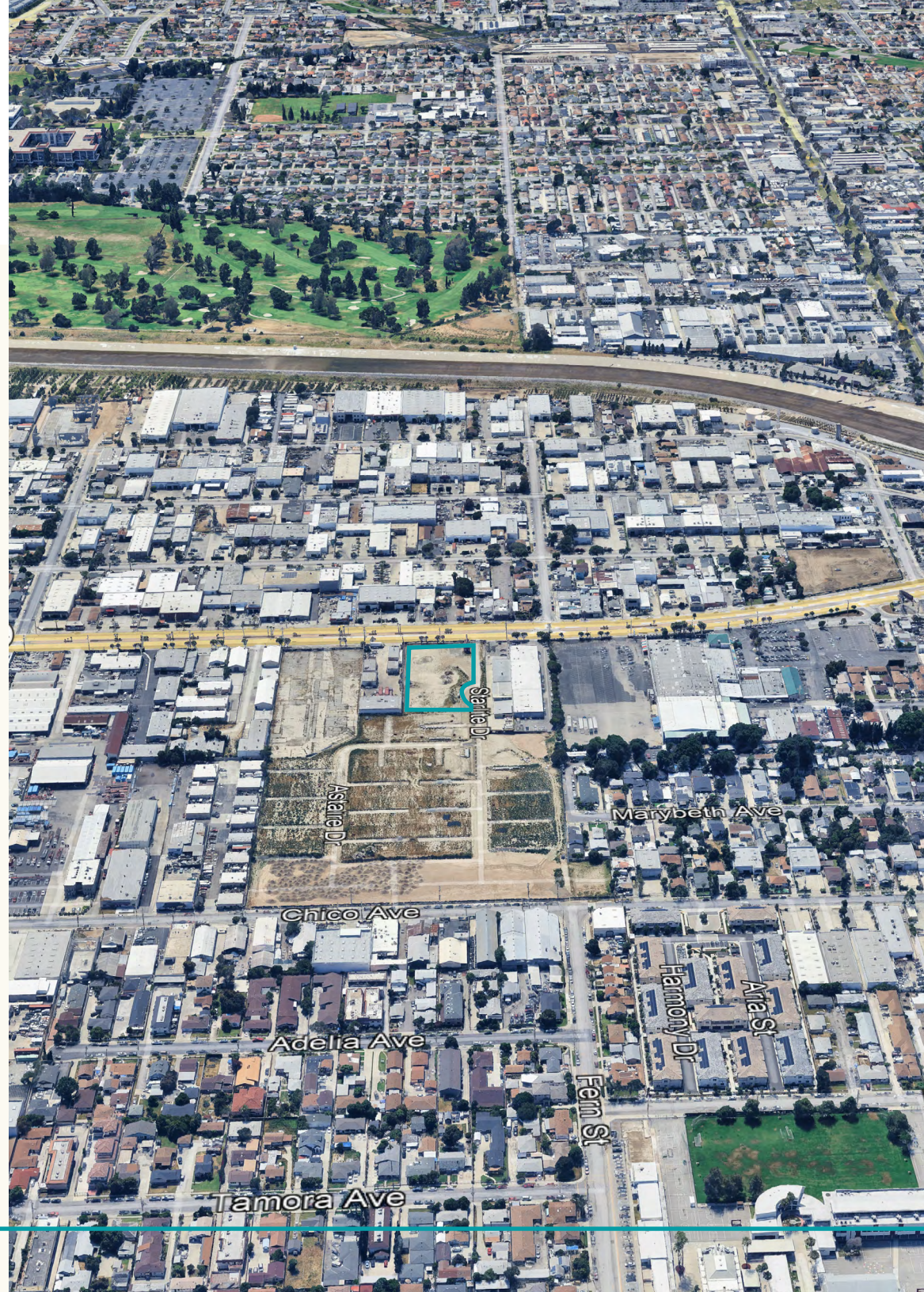
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OFFERING MEMORANDUM



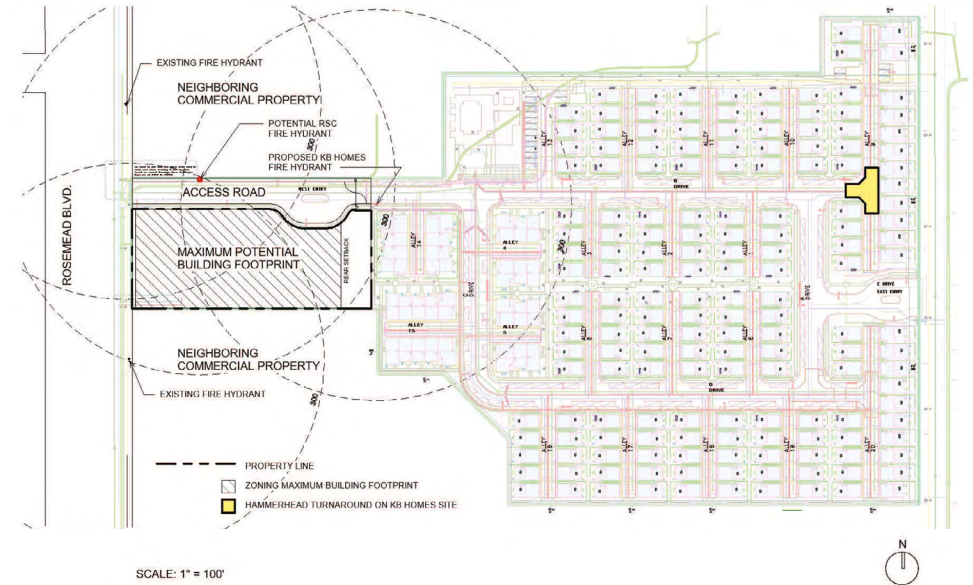
EXECUTIVE SUMMARY

2540 ROSEMEAD BOULEVARD SOUTH EL MONTE, CA

PROPERTY OVERVIEW

2540 Rosemead Boulevard presents a rare opportunity to acquire a ±1.23-acre infill development site in the highly sought-after San Gabriel Valley submarket of Los Angeles County. Strategically located along the high-traffic Rosemead Boulevard corridor, the property offers excellent visibility, accessibility, and proximity to major freeways including the I-10, I-605, and SR-60.

The site is currently vacant and zoned Commercial-Manufacturing, providing flexibility for a variety of uses including industrial, retail, or potential mixed-use residential development (buyer to verify). This offering is positioned within a rapidly transforming submarket experiencing significant public and private investment, including multiple nearby mixed-use and residential developments that are reshaping the area into a higher-density urban area.



Highlights

- ±53,560 SF (±1.23 acres) flat, usable land
- Prime frontage along Rosemead Blvd with strong traffic counts
- Immediate access to major transportation corridors
- Located within an active redevelopment and growth corridor
- Suitable for owner-user, developer, or investor acquisition

With limited availability of entitled or developable land in the San Gabriel Valley, this property represents a compelling opportunity to capitalize on long-term growth trends and increasing land constraints in the region.

ADDRESS	2540 Rosemead Blvd, South El Monte
APN	8102-037-025, 8102-037-028
ASKING PRICE	\$3,900,000.00
LAND AREA	~1.23 Acres (~53,560 SF)
ZONING	Commercial-Manufacturing zoned; possible retail / housing mixed-use opportunity**

PROPERTY PHOTOS

2540 ROSEMEAD BOULEVARD
SOUTH EL MONTE, CA



PROPERTY OVERVIEW

2540 ROSEMEAD BOULEVARD

SOUTH EL MONTE, CA



ADDRESS 2540 Rosemead Blvd,
South El Monte

APN 8102-037-025, -028

COUNTY Los Angeles

CITY City of South El Monte

Parcel: 8247-032-019

LAND AREA ~1.23 Acres

LOT SF ~53,560

ZONING Commercial-Manufacturing

GENERAL PLAN Commercial-Manufacturing

CURRENT USE Vacant

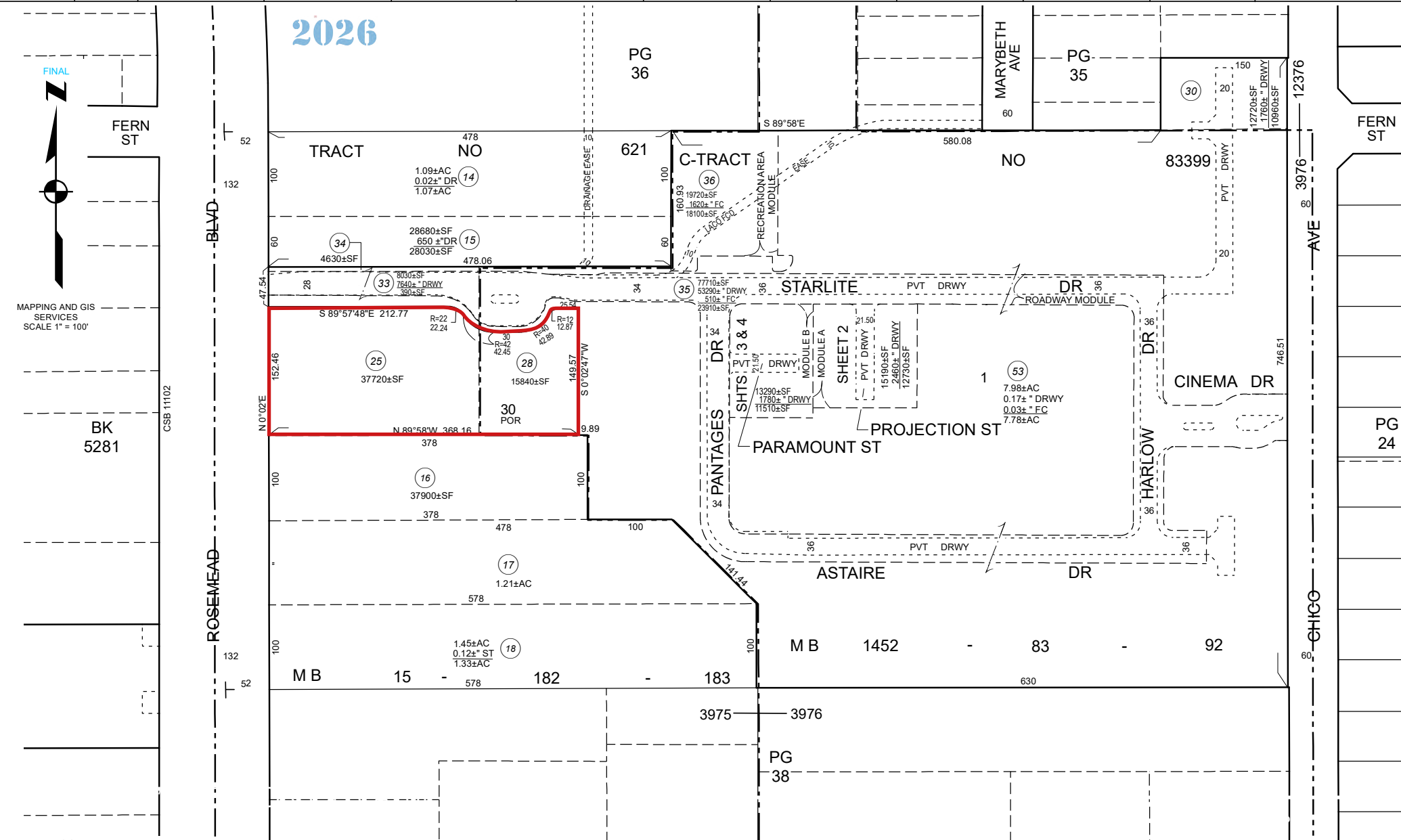
PARCEL MAP

2540 ROSEMEAD BOULEVARD SOUTH EL MONTE, CA

8102	37 SHEET 1	P. A. 8102-35 & 37	TRA 12376 3975 3976	REVISED 890225 930108	2016051012002001-27 2016051012002002-27 2023052402007002-27	2023052402008001-27 2025090302001003-11 2025090302003001-11	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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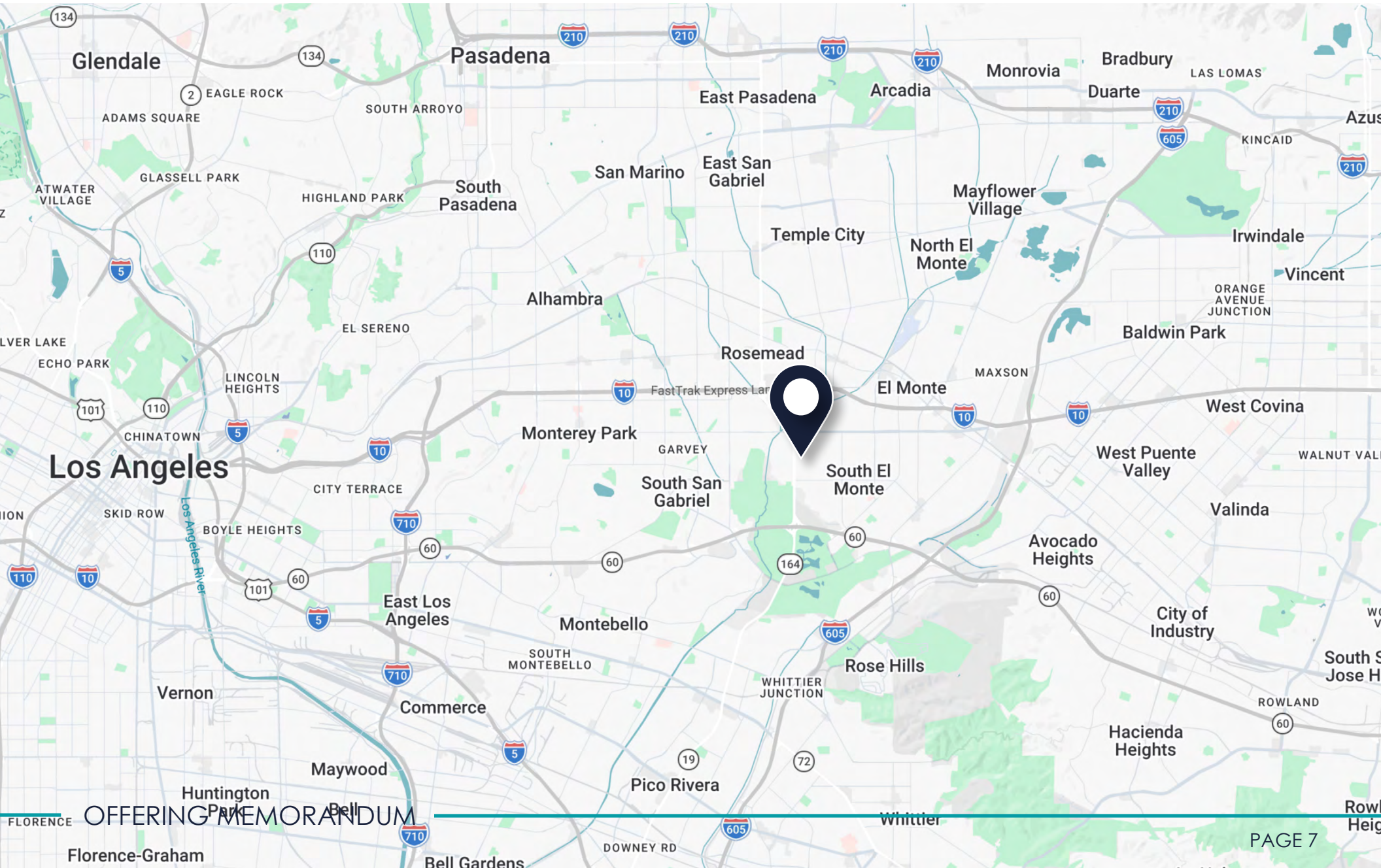


MAPPING AND GIS SERVICES
SCALE 1" = 100'



REGIONAL MAP

2540 ROSEMEAD BOULEVARD
SOUTH EL MONTE, CA



NEARBY DEVELOPMENTS

2540 ROSEMEAD BOULEVARD SOUTH EL MONTE, CA

INVESTMENT OPPORTUNITY SITES

- A** 1225 Durfee Ave. "Cindy's" Restaurant (21,484 sf - Commercial)
- B** 10816-10900 Fawcett Ave. (1.14 ac - Commercial)
- C** 10817-10925 Fawcett Ave. Block (North side of street)
- D** 1127 Santa Anita Ave. (2.164 ac - Commercial Residential) Possible 3,300 sf QSR available
- E** 9647 Garvey Ave. (34,083 sf - Commercial Residential)
- F** 1606 Durfee Ave. (18,100 sf - Commercial)
- G** 1915 Durfee Ave. (3.62 acres - Commercial)
- H** 2532 Rosemead Blvd. (1.23 ac - Commercial)
- I** 1612 Tyler Ave. (1.41 ac - Commercial)
- J** 1081-89 Santa Anita Ave. (2.09 ac - Commercial Residential) (Ramada by Wyndham)
- K** 1414 Santa Anita Ave. (.52 ac - Manufacturing - Santa Anita Corridor Overlay Zone)

PUBLIC CAPITAL INVESTMENTS

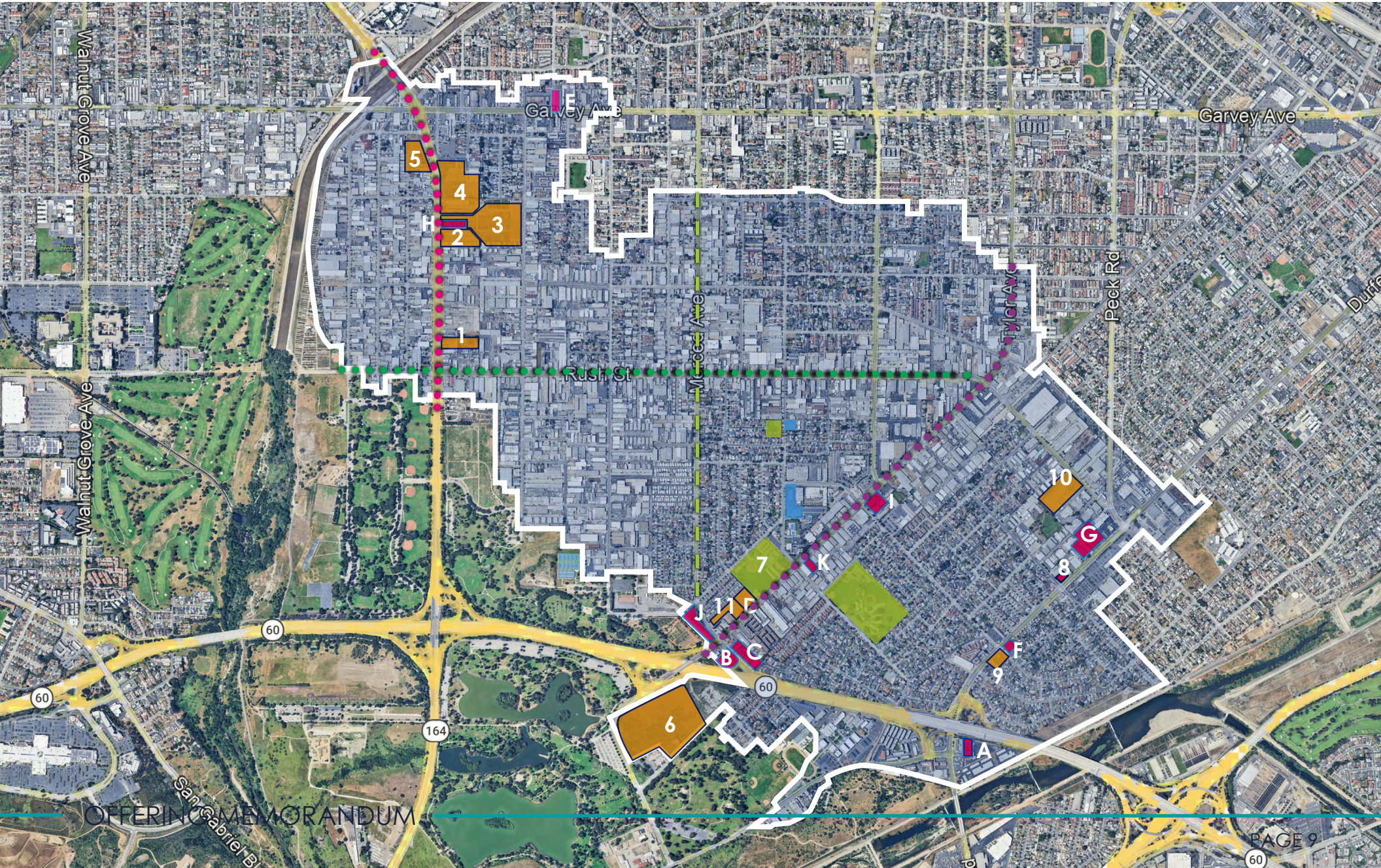
- **Santa Anita Avenue Complete Streets Revitalization (\$7.3M)**
Features include: underground utilities, LED decorative streetlights and full intersection improvements at Rush Street, Klingerman Street, and Central Avenue.
- — — — **Merced Avenue Greenway / Sustainable Multi-modal Corridor (\$20M Phase I & II)**
- **Rosemead Boulevard Corridor Enhancement Plan (TBD)**
Multi-modal/ complete streets and corridor rehabilitation
- **Rush Street Corridor Enhancement Plan (TBD)**
Multi-modal/ complete streets and corridor rehabilitation
- **Rush Street & Peck Road Intersection Improvements (TBD)**

ACTIVE DEVELOPMENT INVESTMENTS

- 1** **2222 Rosemead Blvd. (5.14 ac)**
151,940 sf multi-tenant building for retail, office, warehouse
- 2** **2512 Rosemead Blvd. (2.54 ac)**
65,084 sf building suited for mixed-use (office/retail and warehouse)
- 3** **2540 Rosemead Blvd. (12.3 ac) KB Homes**
207 mixed-income and density residential development
- 4** **2650 Rosemead Blvd. (10 ac)**
308,426 sf mixed-use consisting of 172 residential units and supermarket
- 5** **2727 Rosemead Blvd. (1.73 ac)**
Mixed-use with 16,800 sf of ground-level retail/restaurant space and 91 residential units
- 6** **825 Lexington Gallatin Rd. (21 ac - Industrial)**
New 221,800 sf industrial building
- 7** **1223 Santa Anita Ave. (1.42 AC)**
New 3,886 sf drive-through restaurant IN-N-OUT
- 8** **1809 Durfee Ave. (16,550 sf - Commercial)**
1,950 sf drive-through restaurant Popeyes
- 9** **1536 Peck Rd., 1510 Peck Rd. (1.16 ac)**
162,133 sf mixed-use consisting of 8,261 sf of commercial and 78 residential units
- 10** **11214 Rush St. (4.6 ac)**
New 103,000 sq. ft. industrial building
- 11** **1127 Santa Anita Ave. (2.164 ac - Commercial Residential)**
New 14,131 square foot, multi-tenant commercial buildings on 2.164 acre vacant site.
- Energy Efficient Building System Upgrades (\$1.15M)**
- Citywide Park Improvements (\$2M CNRA Grant)**
- Citywide Roadway Rehabilitation (\$4M)**

NEARBY DEVELOPMENTS

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