



±6.49
ACRES



19650 Reedview Drive

ROWLAND HEIGHTS, CA 91748

IDEAL FOR: BUY & HOLD INVESTMENT OR FUTURE RESIDENTIAL/
MULTI-FAMILY DEVELOPMENT



±6.49 *land* ACRES

EXECUTIVE SUMMARY

OFFERING PRICE

\$6,800,000 (\$24.06/SF)

AVAILABLE SF

±6.49 acres (±282,580 SF)

IDEAL FOR

Buy & hold investment or future residential/multi-family development

HIGHLIGHT

Accessible market with growth potential in a well-connected suburban location



lara

DAUM
COMMERCIAL REAL ESTATE SERVICES

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±6.49 *Acres* ACRES

BUILDING HIGHLIGHTS

19650 REEDVIEW DRIVE
ROWLAND HEIGHTS, CA 91748

19650 Reedview Dr presents a unique opportunity to acquire ±6.49 acres of residential land in Rowland Heights, CA. The site currently features a 3,548 SF, 4-bedroom, 4-bathroom home built in 1959, situated on a fenced parcel with full utility services. Ideal for investors or developers, this asset offers flexibility to buy and hold, or pursue a multi-family development in a growing LA East submarket. Priced at \$6,800,000 (\$24.06/SF), the property stands out for its sizable footprint and strategic positioning near Reedview Dr and Shelyn Dr.



**Address: 19650 Reedview Dr,
Rowland Heights, CA 91748**



**Zoning: Residential
(Multi-family specific use potential)**



±6.49 acres (±282,580 SF)



Utilities: Water, gas, electric, sewer on site



**Existing Improvements: ±3,548 SF 4 bed /
4 bath residence (built 1959)**



**Fenced site offering security
and clear boundaries**

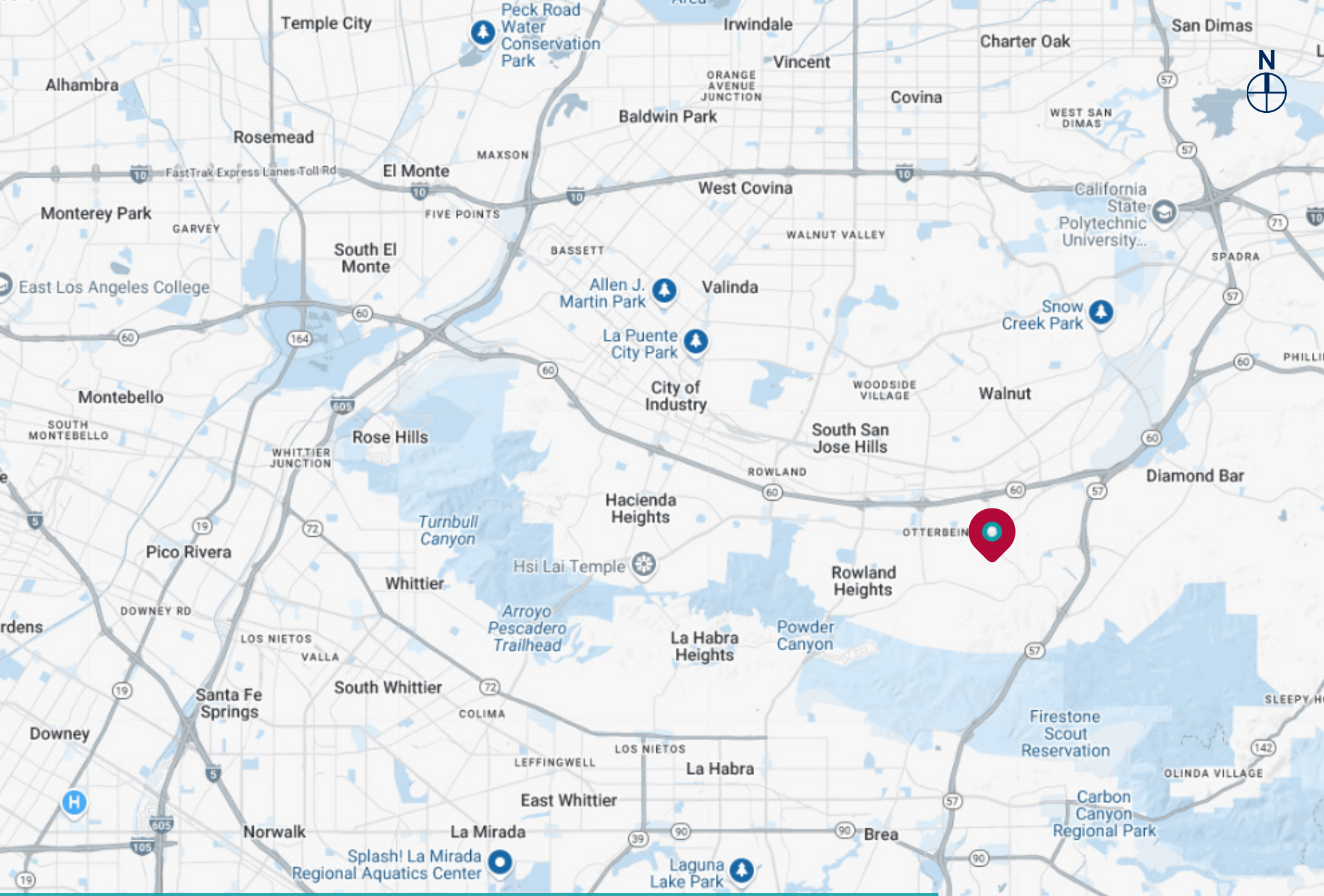


**No rail service —
quiet residential environment**



**Located in LA East Outside Submarket,
within an established community**





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LOCATION



- ±25 MILES TO LOS ANGELES INTERNATIONAL AIRPORT (LAX)
- ±27 MILES TO ONTARIO INTERNATIONAL AIRPORT (ONT)
- ±35 MILES TO JOHN WAYNE AIRPORT (SNA)



- ±8 MILES TO METROLINK INDUSTRY STATION (SAN BERNARDINO LINE)
- ±11 MILES TO METROLINK POMONA STATION (RIVERSIDE LINE & SAN BERNARDINO LINE)



- ±2 MILES TO SR-60 (POMONA FREEWAY)
- ±4 MILES TO SR-57 (ORANGE FREEWAY)
- ±7 MILES TO I-605 (SAN GABRIEL RIVER FREEWAY)
- ±10 MILES TO I-10 (SAN BERNARDINO FREEWAY)

Located in the heart of Rowland Heights, 19650 Reedview Dr offers a rare development opportunity within one of the most established residential communities in eastern Los Angeles County. Positioned near the intersection of Reedview Dr and Shelyn Dr, the site enjoys convenient access to major thoroughfares including Colima Road, Fullerton Road, and the 60 Freeway, connecting residents and businesses to the San Gabriel Valley, Downtown Los Angeles, and Orange County.

The surrounding area is characterized by well-maintained neighborhoods, strong school districts, and a robust mix of retail, dining, and community amenities. With continued demand for housing in the LA East submarket, the site is strategically situated to capitalize on long-term regional growth and suburban infill development trends.



Commercial Property

±6.49
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19650 Reedview Drive

ROWLAND HEIGHTS, CA 91748

MEET THE LISTING TEAM



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