

CORNER COMMERCIAL/INDUSTRIAL BUILDING

11400 RAMONA BOULEVARD

EL MONTE, CA 91731



OFFERING MEMORANDUM

ADDRESS:	11400 Ramona Blvd, El Monte, CA 91731
APN:	8567-024-028
BUILDING SIZE:	+/- 3,480 SF
LAND SIZE:	+/- 9,120 SF
YEAR BUILT:	1997
ZONING:	EMM1*
LAND USE:	Industrial - Manufacturing (light)
SALE PRICE:	\$1,500,000

OWNER-USER OPPORTUNITY

A rare owner-user opportunity on a signalized corner at Ramona Blvd & Lee Lane in El Monte, featuring a freestanding 3,480 SF tilt-up concrete building on a 9,120 SF corner lot, zoned C-3 (General Commercial) — one of the most flexible zoning designations in the City of El Monte.

Built for Owner-Users

This is a rare chance to own — rather than lease — a well-built, corner-visibility commercial building in the San Gabriel Valley. Tilt-up concrete construction, a 24' clear ceiling height, and a large roll-up loading door give an owner-user the functionality of an industrial building with the zoning flexibility of General Commercial — a combination that's genuinely hard to find at this size.

24' Clear Ceiling Height — A Standout Feature

Few buildings of this footprint offer 24' clear heights, which opens the door to racking, mezzanine storage, large equipment, or vertically-oriented operations that most comparably-sized commercial buildings simply can't accommodate.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
36,562	215,760	527,680

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$83,458	\$112,140	\$122,978

MEDIAN HH INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$66,333	\$83,350	\$92,135

Large Roll-Up Door for Efficient Loading

A full-size roll-up door provides direct drive-in access for loading and unloading — a major advantage for light manufacturing, distribution, printing/production, contractor, or showroom-with-storage operations.

Private, Secure Yard

The property includes a fenced and gated private yard, giving an owner-user secure on-site storage, staging, or vehicle parking that isn't shared with neighboring tenants — a valued feature for businesses handling equipment, inventory, or fleet vehicles.

Corner Location, Signalized Intersection

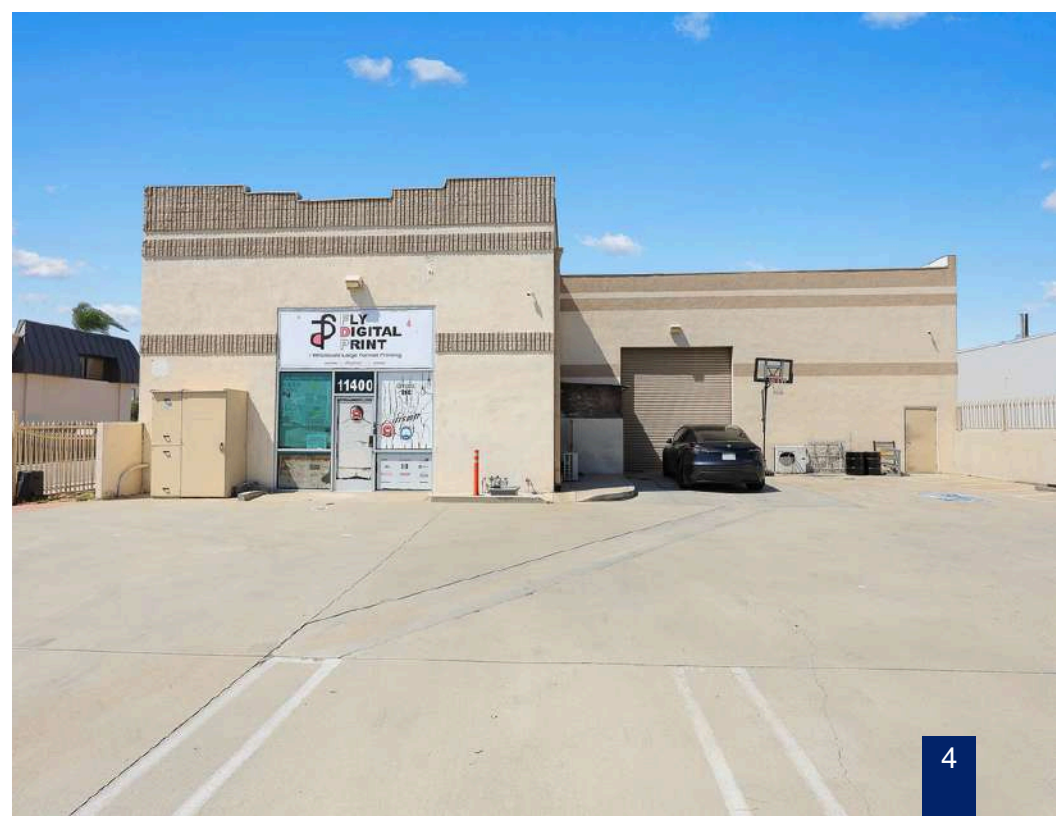
Positioned directly on the corner of Ramona Blvd & Lee Lane at a signalized intersection, the property offers strong street visibility and easy ingress/egress from two street frontages — a meaningful advantage for any customer-facing or showroom use.

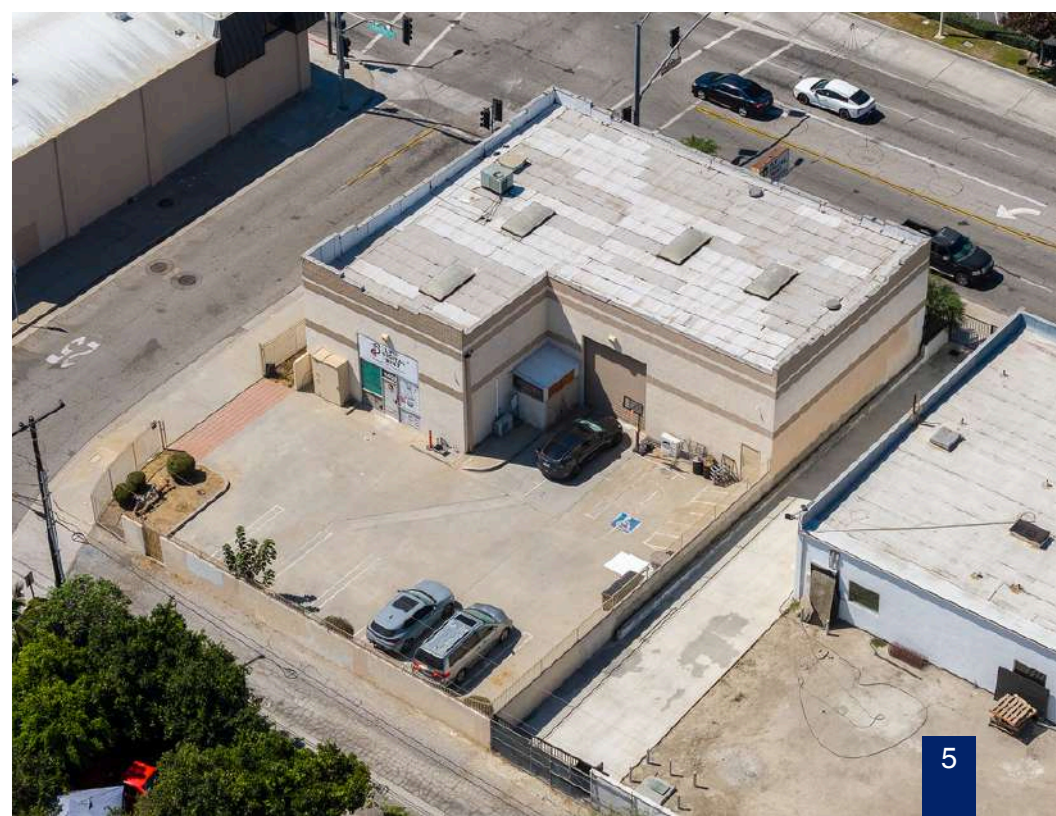
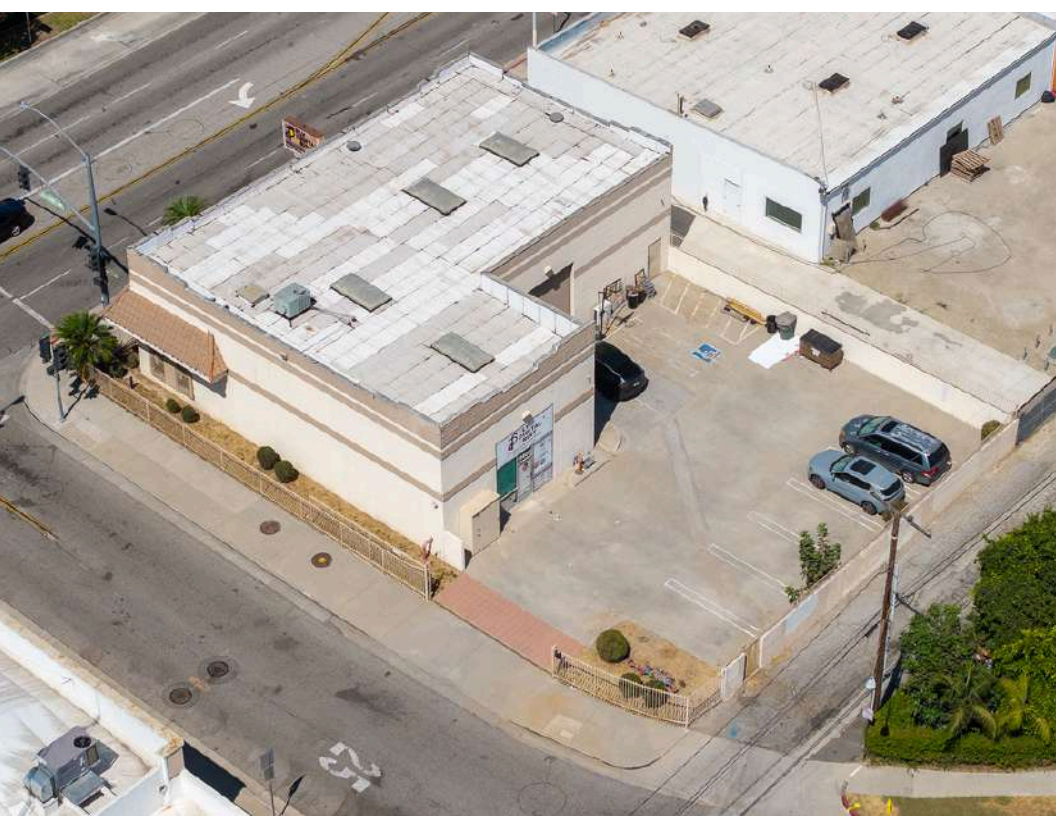
EXCEPTIONAL ZONING FLEXIBILITY UNDER C-3

El Monte's C-3 (General Commercial) zoning is the City's broadest commercial designation, and it opens this property to a wide range of by-right and permitted uses, including:

- **Retail & Showroom** — retail sales, showroom sales, office supply, warehouse retailer/retail warehouse, wholesaler (by-right)
- **Offices** — administrative/business/professional, medical and dental offices (by-right)
- **Food & Beverage** — restaurant, bakery/pâtisserie, coffeehouse (by-right); commercial bakery (by-right)
- **Personal & General Services** — general personal service uses (by-right); appliance/electronics repair (by-right)
- **Vehicle-Related Uses** — parts and accessory store (by-right); vehicle sale/lease and vehicle repair uses available with a Minor Use Permit (MUP) or Conditional Use Permit (CUP)
- **Light Manufacturing & Commercial Cannabis** — ancillary/commercial manufacturing and cannabis cultivation, distribution, or manufacturing available with a Minor Use Permit in designated areas







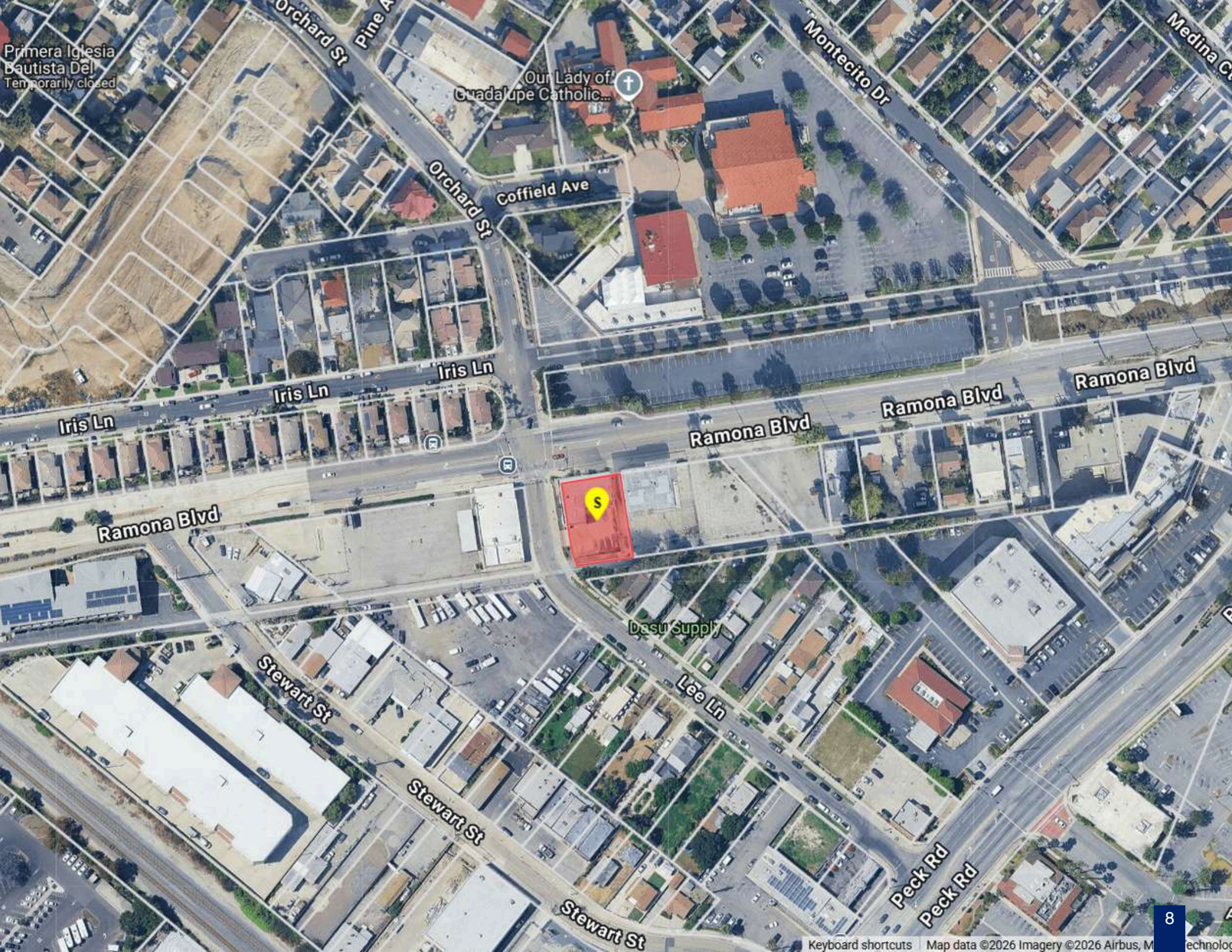




Peck Rd

Ramona Blvd





Primera Iglesia
Bautista Del
Temporarily closed

Our Lady of
Guadalupe Catholic...

Coffield Ave

Iris Ln

Iris Ln

Iris Ln

Ramona Blvd

Ramona Blvd

Ramona Blvd

Ramona Blvd

Stewart St

Stewart St

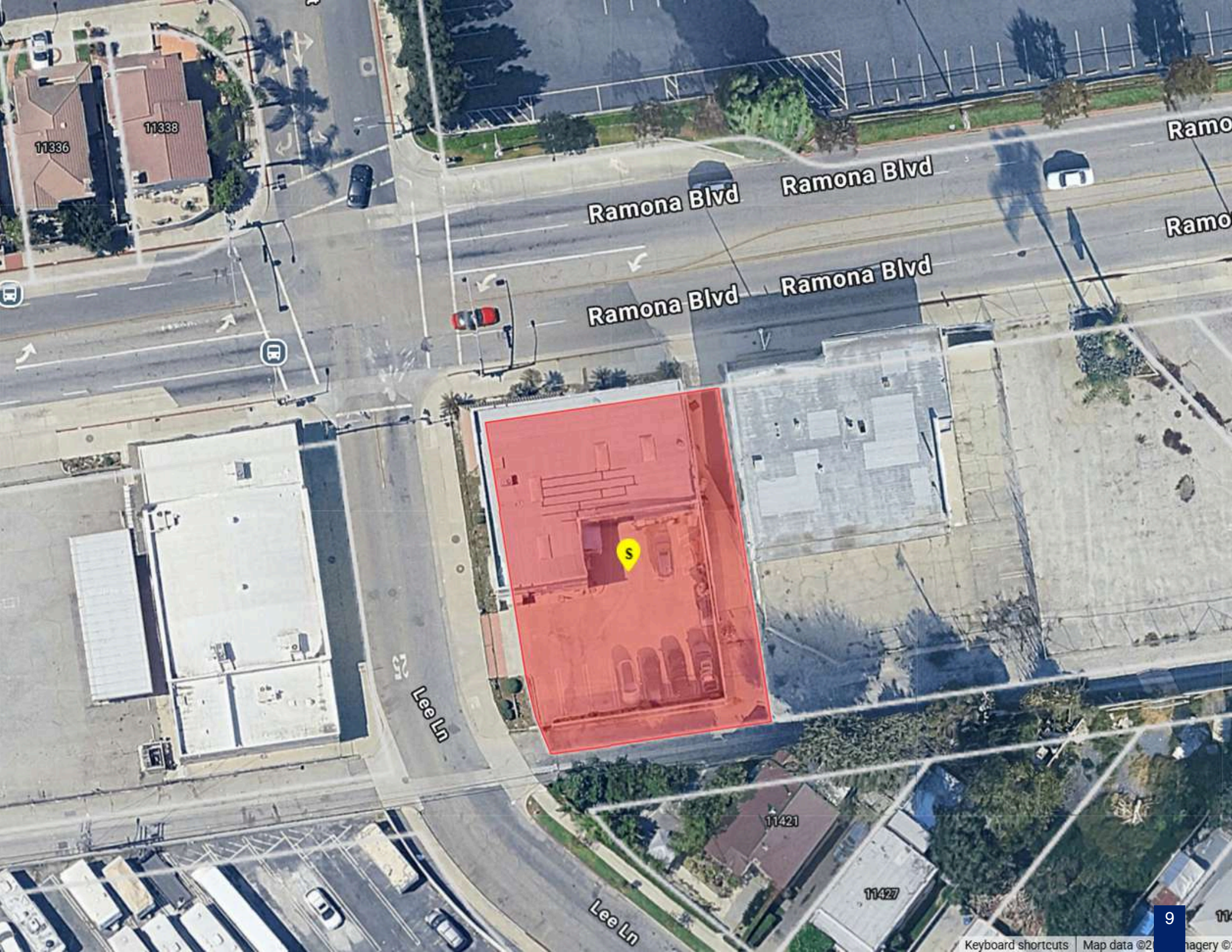
Stewart St

Desu Supply

Lee Ln

Peck Rd

Peck Rd



11336

11338

Ramona Blvd

Ramona Blvd

Ramo

Ramo

Ramona Blvd

Ramona Blvd

Lee Ln

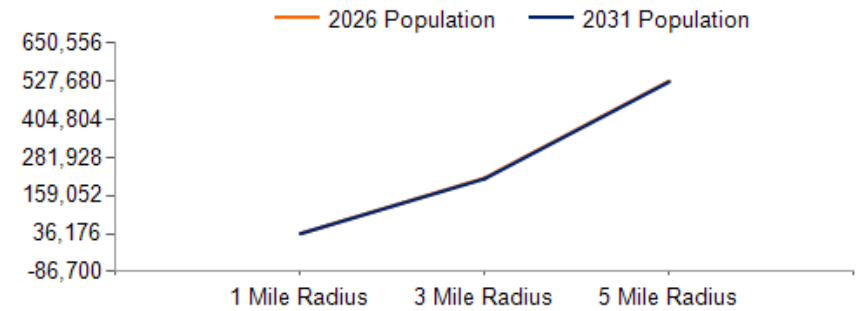
Lee Ln

11421

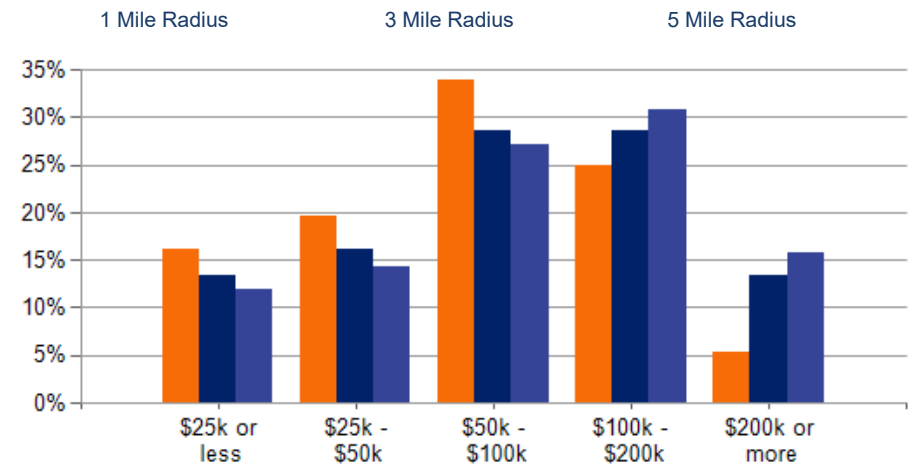
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,679	230,525	551,362
2010 Population	38,505	229,563	553,669
2026 Population	36,562	215,760	527,680
2031 Population	36,176	213,264	525,500
2026 African American	338	1,800	6,986
2026 American Indian	774	4,135	8,599
2026 Asian	10,651	73,754	204,257
2026 Hispanic	24,219	127,755	274,305
2026 Other Race	14,976	73,255	153,039
2026 White	4,358	28,891	76,362
2026 Multiracial	5,437	33,782	77,975
2026-2031: Population: Growth Rate	-1.05%	-1.15%	-0.40%

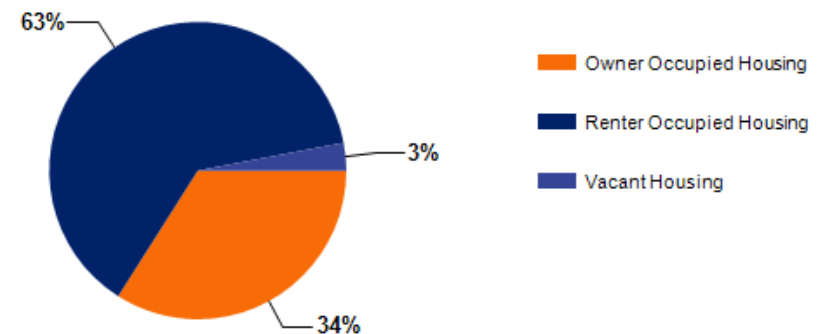
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	999	4,389	10,536
\$15,000-\$24,999	694	3,800	8,168
\$25,000-\$34,999	873	3,898	8,879
\$35,000-\$49,999	1,178	5,988	13,788
\$50,000-\$74,999	2,153	9,373	22,957
\$75,000-\$99,999	1,399	8,187	19,886
\$100,000-\$149,999	1,784	11,284	30,575
\$150,000-\$199,999	814	6,340	18,262
\$200,000 or greater	558	8,173	25,003
Median HH Income	\$66,333	\$83,350	\$92,135
Average HH Income	\$83,458	\$112,140	\$122,978



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

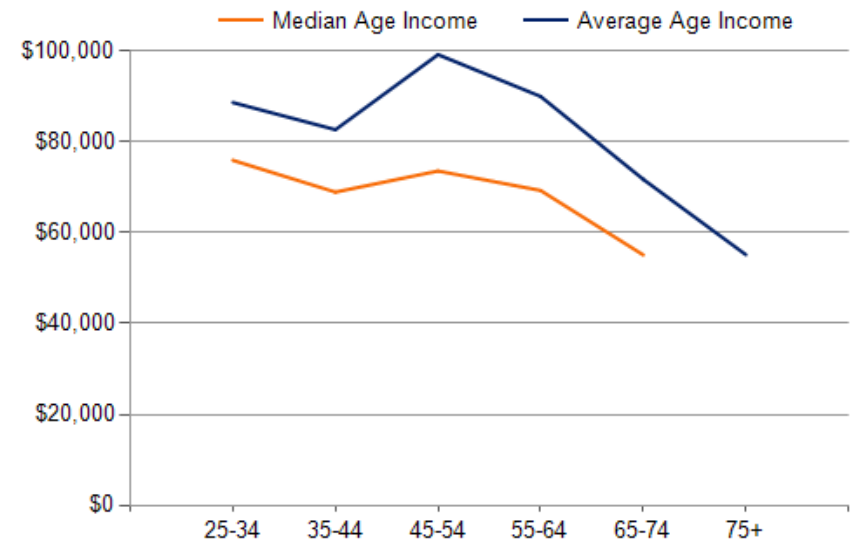
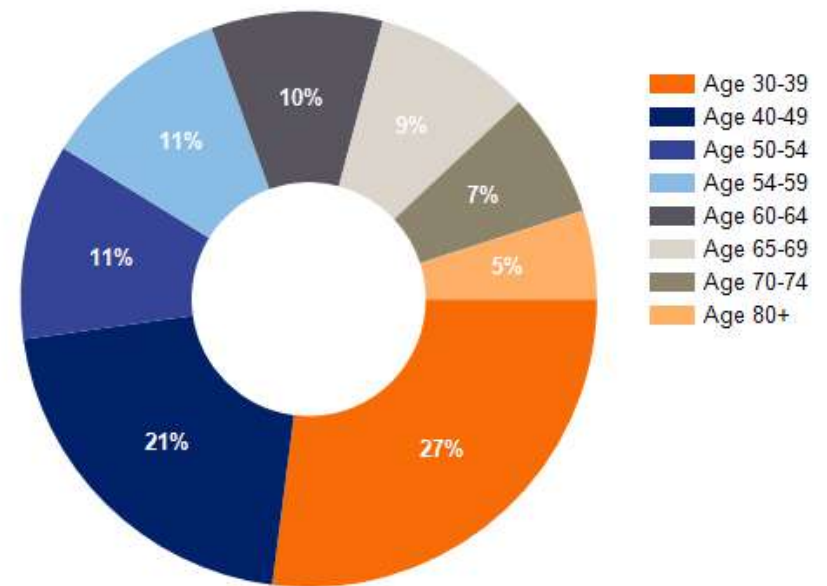


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,109	17,523	42,099
2026 Population Age 35-39	2,549	14,651	36,985
2026 Population Age 40-44	2,276	13,512	32,822
2026 Population Age 45-49	2,066	12,897	32,055
2026 Population Age 50-54	2,307	13,834	35,363
2026 Population Age 55-59	2,247	13,573	34,465
2026 Population Age 60-64	2,013	12,843	32,681
2026 Population Age 65-69	1,855	11,600	29,450
2026 Population Age 70-74	1,470	9,941	25,520
2026 Population Age 75-79	1,042	7,085	18,418
2026 Population Age 80-84	540	4,084	10,731
2026 Population Age 85+	574	4,260	11,267
2026 Population Age 18+	28,667	172,538	427,612
2026 Median Age	36	39	40
2031 Median Age	38	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,956	\$89,663	\$99,568
Average Household Income 25-34	\$88,675	\$108,738	\$120,691
Median Household Income 35-44	\$68,953	\$84,725	\$97,972
Average Household Income 35-44	\$82,702	\$113,822	\$130,363
Median Household Income 45-54	\$73,603	\$102,665	\$111,728
Average Household Income 45-54	\$99,238	\$135,229	\$145,461
Median Household Income 55-64	\$69,314	\$92,484	\$101,493
Average Household Income 55-64	\$90,024	\$121,901	\$130,167
Median Household Income 65-74	\$55,108	\$74,096	\$78,964
Average Household Income 65-74	\$71,774	\$103,675	\$116,585
Average Household Income 75+	\$55,161	\$78,403	\$83,407

Population By Age



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