

MARKETING BROCHURE



FULLY RENOVATED INDUSTRIAL
BUILDING WITH SECURE YARD

2026 CHICO AVE, SOUTH EL MONTE, CA 91733



EXCLUSIVELY
PRESENTED BY:

Demetrios
KITAKIS

DRE #01984567 | Office DRE #02236351

📞 626.733.3598

✉ Demetrios@KitakisRealty.com

🌐 www.KitakisRealty.com



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PROPERTY OVERVIEW

PROPERTY FACTS



\$1,100,000



2,568 Sq/ft



Lot 0.21 Acres



9 Parking Spots



Year built 1950
Renovated 2016

INVESTMENT HIGHLIGHTS

- ±2,568 SF Industrial Building on ±9,000 SF Lot
- 480V 3-Phase Power (166 kW) + 120/240V Single Phase (30 kW)
- Expansion Upside with Submitted Plans for Future Rear Storage Building
- Fully Gated & Secured Yard for Vehicles, Equipment, or Storage
- Renovated Office + Clear Span Warehouse with Roll-Up Door

EXECUTIVE SUMMARY

FULLY RENOVATED INDUSTRIAL BUILDING WITH SECURE YARD, 3-PHASE POWER, AND EXPANSION UPSIDE.

2026 Chico Ave presents a rare opportunity to acquire a renovated owner-user industrial property in the heart of South El Monte's highly sought-after industrial corridor. The property consists of approximately ±2,568 SF of functional industrial space situated on a ±9,000 SF fully gated lot, offering a highly efficient combination of professional office space and clear-span warehouse with roll-up door access.

The layout includes multiple private offices, reception area, workspace/conference areas, restroom, and a functional warehouse designed for efficient operations. A fully secured yard provides valuable space for vehicle parking, equipment storage, or contractor staging.

The building is power-ready with 480V 3-phase power (166 kW) and 120/240V single-phase (30 kW), supporting a wide range of industrial and equipment-driven uses.

Additional upside exists with submitted plans for a future rear storage building, offering expansion potential or the ability to create additional income.

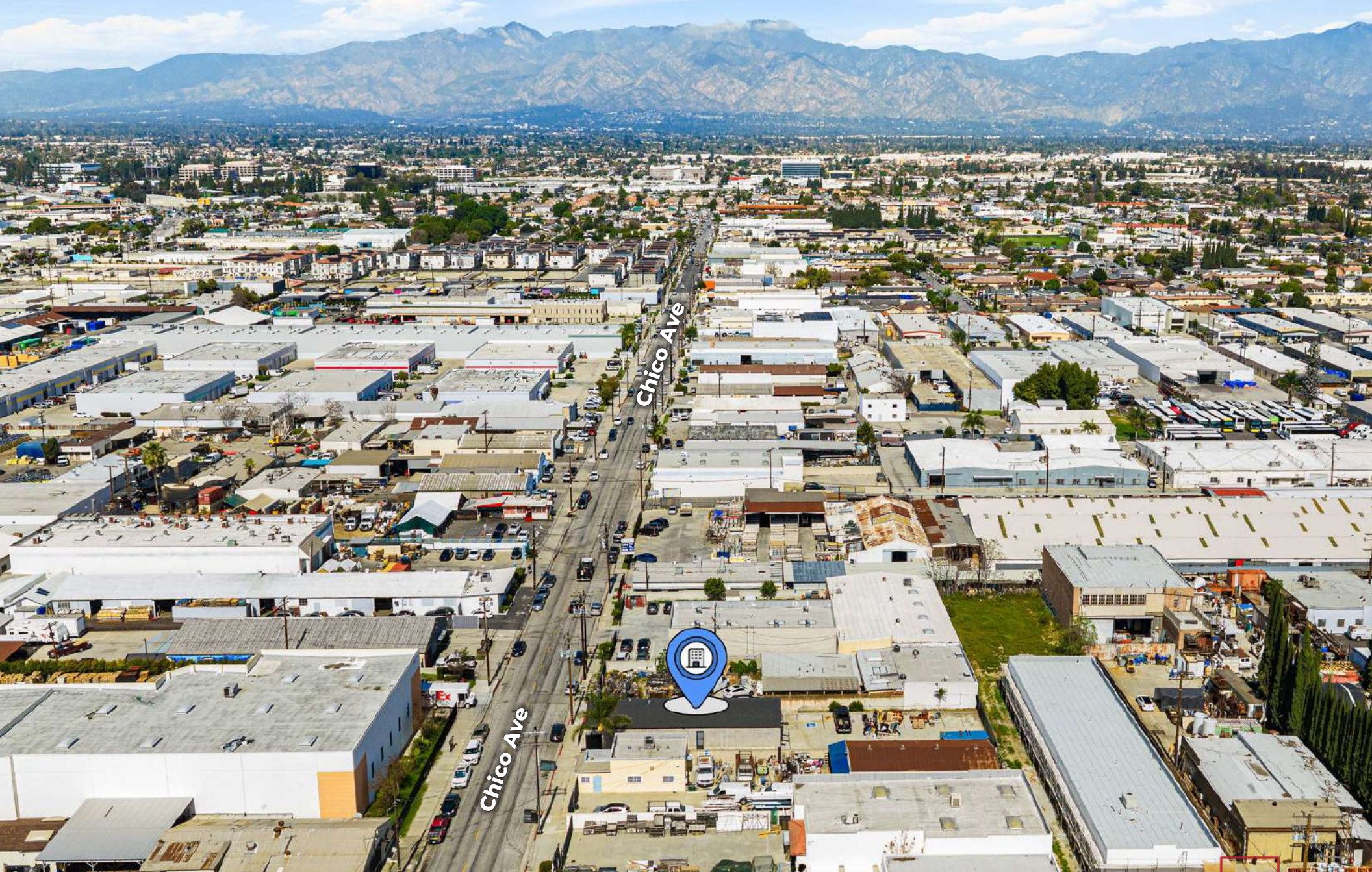
Strategically located with convenient access to the 60, 10, and 605 freeways, the property sits within one of the San Gabriel Valley's most supply-constrained industrial markets. Ideal for contractors, fabrication, service businesses, light manufacturing, or investors seeking a functional industrial asset with future growth potential.



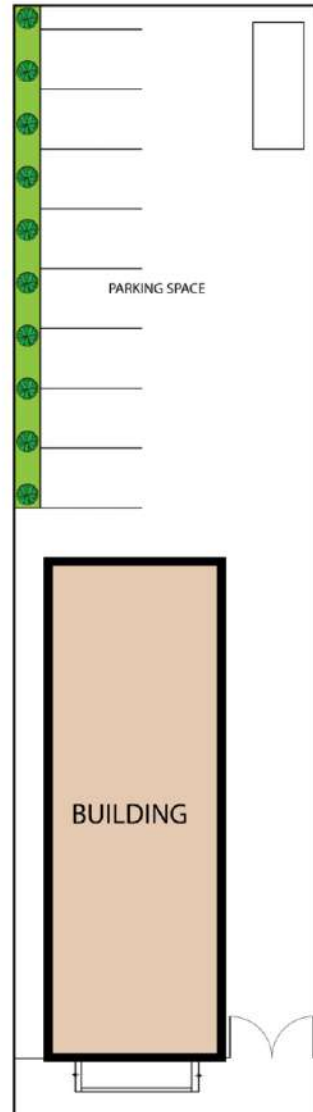
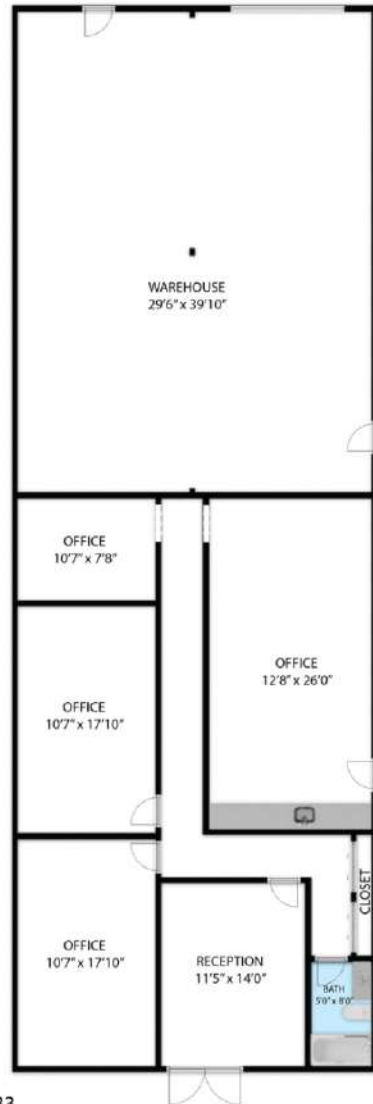
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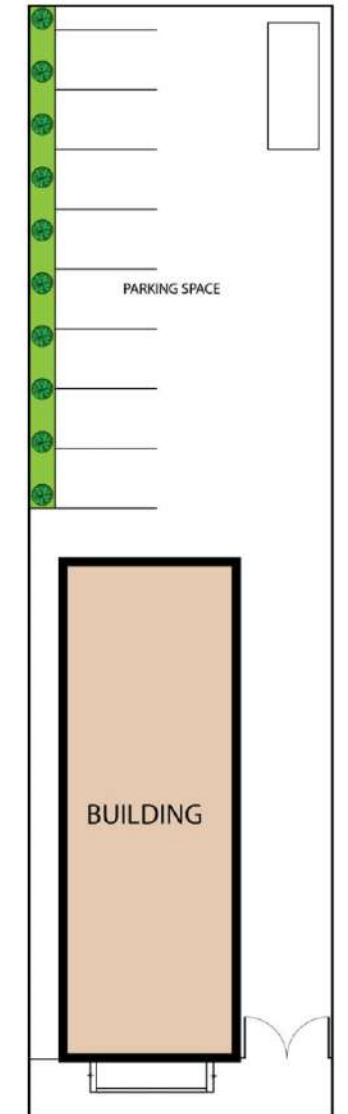
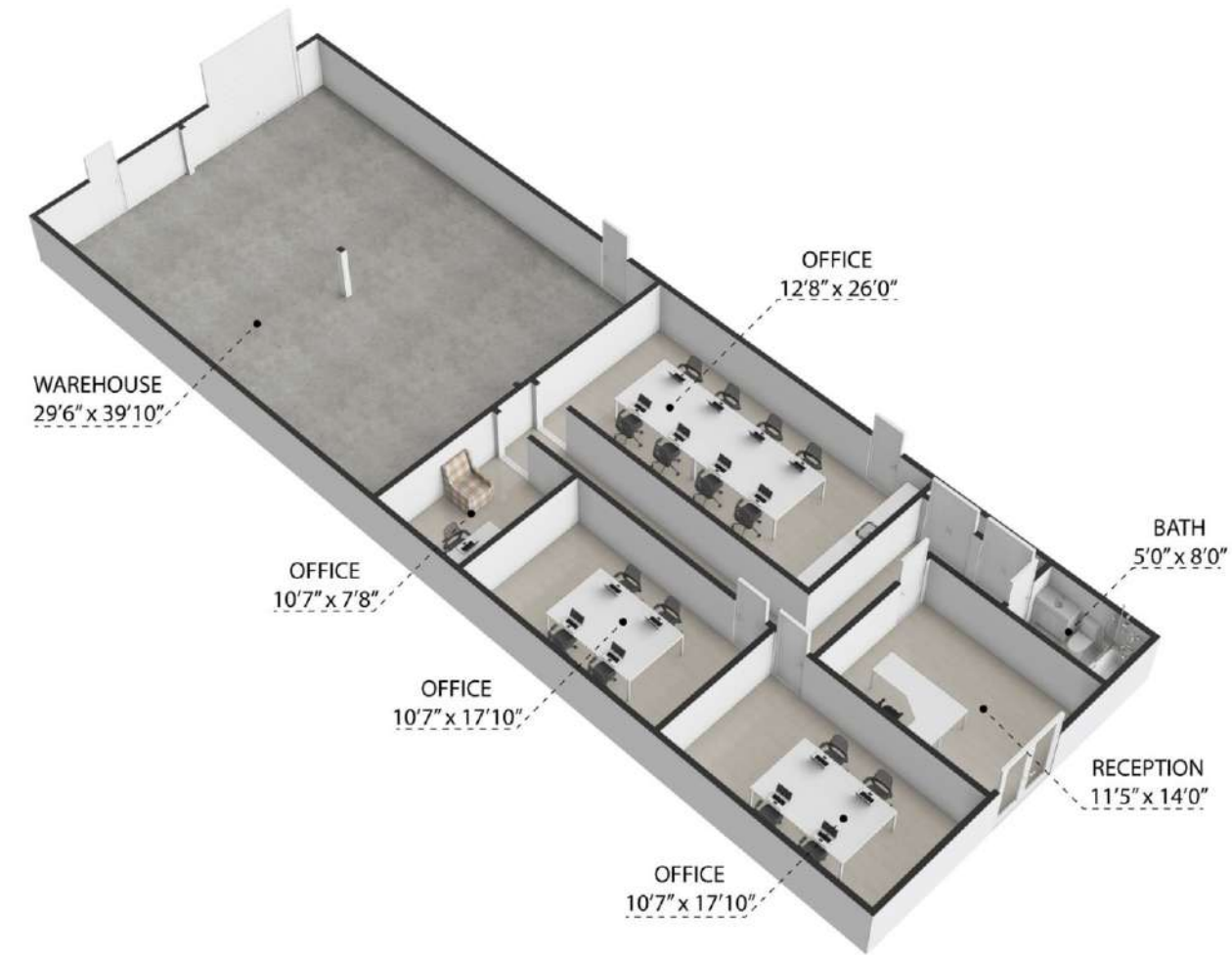


FLOOR PLAN



2026 Chico Avenue, South El Monte, CA, 91733

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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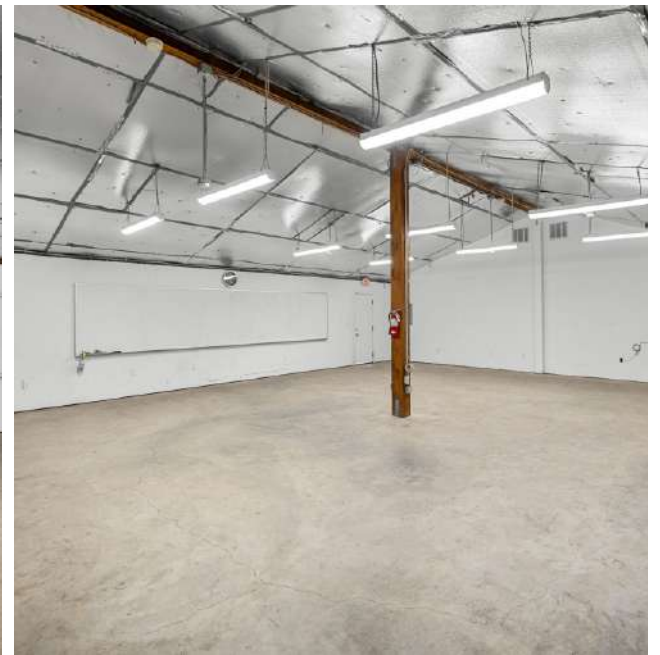
EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



FULLY RENOVATED INDUSTRIAL BUILDING WITH SECURE YARD






LOCATION HIGHLIGHTS

- Prime location in the San Gabriel Valley industrial corridor, one of the most supply-constrained industrial markets in Los Angeles County
- Excellent freeway connectivity with quick access to the I-10, I-60, and I-605 freeways
- Approximately 13 miles east of Downtown Los Angeles
- Near major industrial hubs including City of Industry, El Monte, Irwindale, and Commerce
- Dense infill market supporting strong demand from contractors, manufacturing, and logistics users

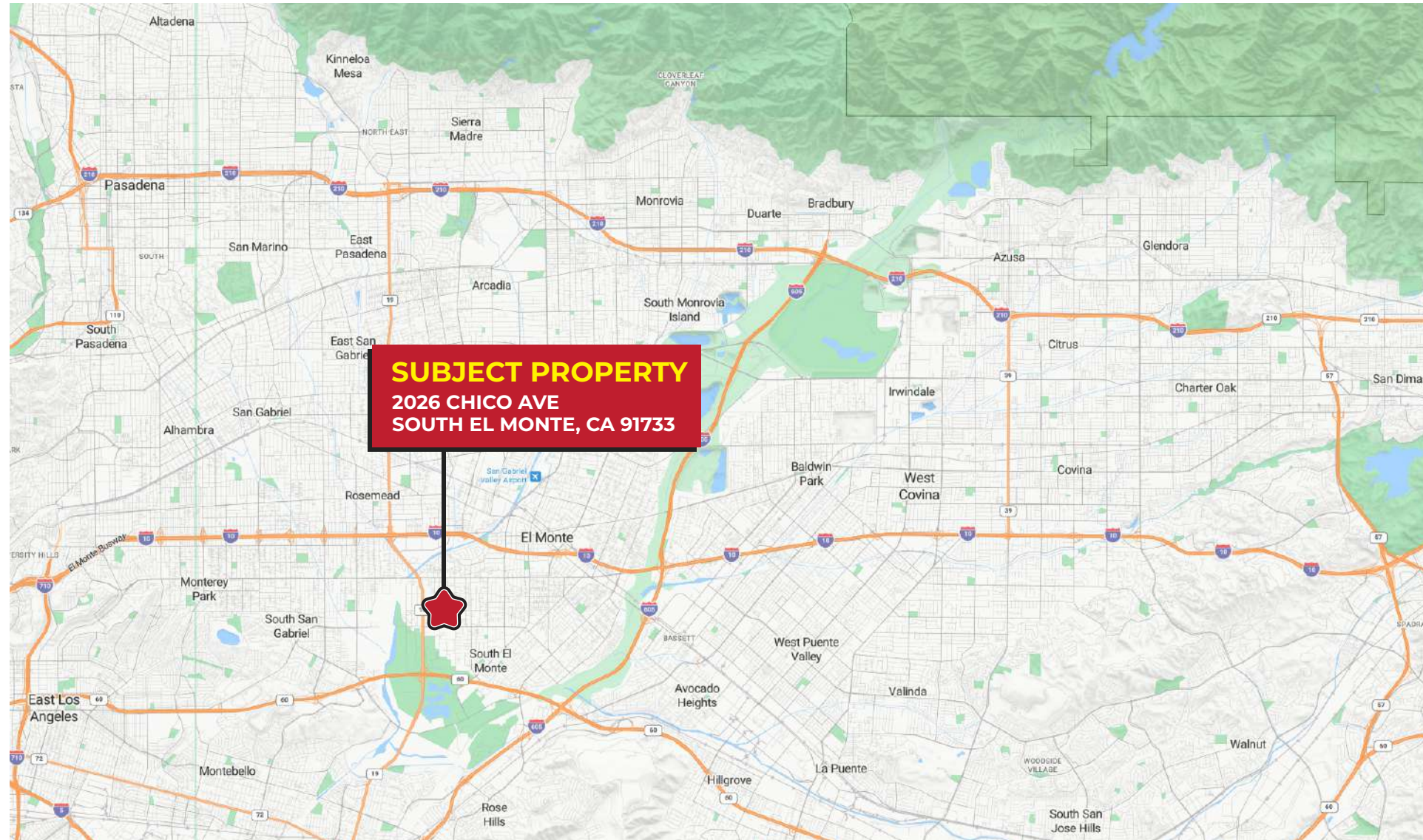


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AREA DEMOGRAPHIC

 MEDIAN HOUSEHOLD INCOME \$68,278	 POPULATION 41,990
 MEDIAN AGE 35.6 Years	 HOUSEHOLDS 10,614
 AVERAGE HOUSEHOLD SIZE 3.9	

PROPERTY LOCATION



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CONTACT FOR MORE INFORMATION

**Demetrios
KITAKIS**

DRE #01984567 | Office DRE #02236351

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