

WELL-LOCATED CORNER COMMERCIAL PROPERTY

9877 GARVEY AVENUE

EL MONTE, CA 91733



OFFERING MEMORANDUM

ADDRESS:	9877 Garvey Ave, El Monte, CA 91733
APN:	8581-018-001
BUILDING SIZE:	+/- 854 SF
LAND SIZE:	+/- 14,142 SF
YEAR BUILT:	1937
BUILDINGS:	1
LAND USE:	Retail Stores
SALE PRICE:	\$1,480,000

INVESTMENT / OWNER-USER OVERVIEW

A well-located corner commercial property on East Garvey Avenue in El Monte, currently operated as an automobile dealership and available for occupancy by the new buyer — ideal for an owner-user looking to continue the existing automotive use or reposition the site for any other use permitted under the property's MMU (Mixed Multi-Use) zoning.

High-Traffic Corridor

Garvey Avenue is a major east-west commercial thoroughfare through the San Gabriel Valley, connecting El Monte to Rosemead, Monterey Park, and Alhambra. Caltrans traffic count data for nearby Garvey Avenue segments shows annual average daily traffic (AADT) in the range of approximately 22,000–23,000+ vehicles per day, reflecting the corridor's role as a heavily traveled regional commercial artery. (Figures reflect nearby corridor segments per available Caltrans/public traffic data; buyer should independently verify the specific count nearest this property.)

Part of a Larger Corridor Opportunity

The adjacent properties at 9863 & 9869 East Garvey Avenue — a combined 38-space parking lot and a 5,417 SF retail building — are also currently available for sale, offering a buyer the ability to assemble a significant contiguous holding along one of El Monte's established commercial corridors.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
31,110	214,830	552,177

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$91,017	\$104,302	\$123,539

MEDIAN HH INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,109	\$79,103	\$91,336

Purchased together or separately, these three parcels represent a rare opportunity to control an extended stretch of Garvey Avenue frontage.

Or Reposition Under MMU Zoning

The property's Mixed Multi-Use zoning provides meaningful flexibility beyond its prior use, opening the door to a range of alternative commercial, retail, or mixed-use redevelopment possibilities — subject to City of El Monte entitlement review.

Location

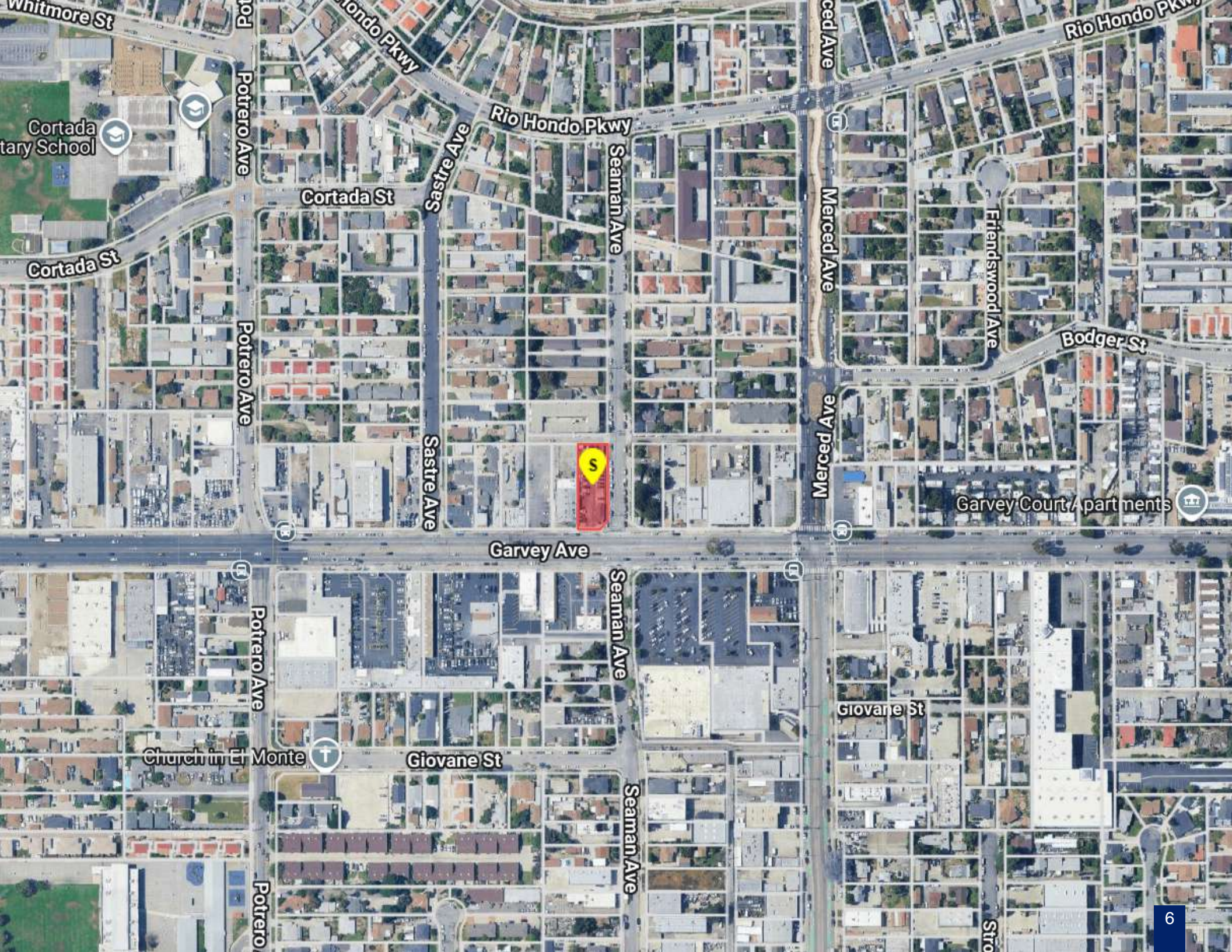
Positioned on a corner along Garvey Avenue in El Monte, within the same commercial corridor as the adjacent 9863–9869 Garvey Ave offering — a dense, established San Gabriel Valley submarket with strong day-to-day traffic and proximity to the I-10 and I-605 freeway system.

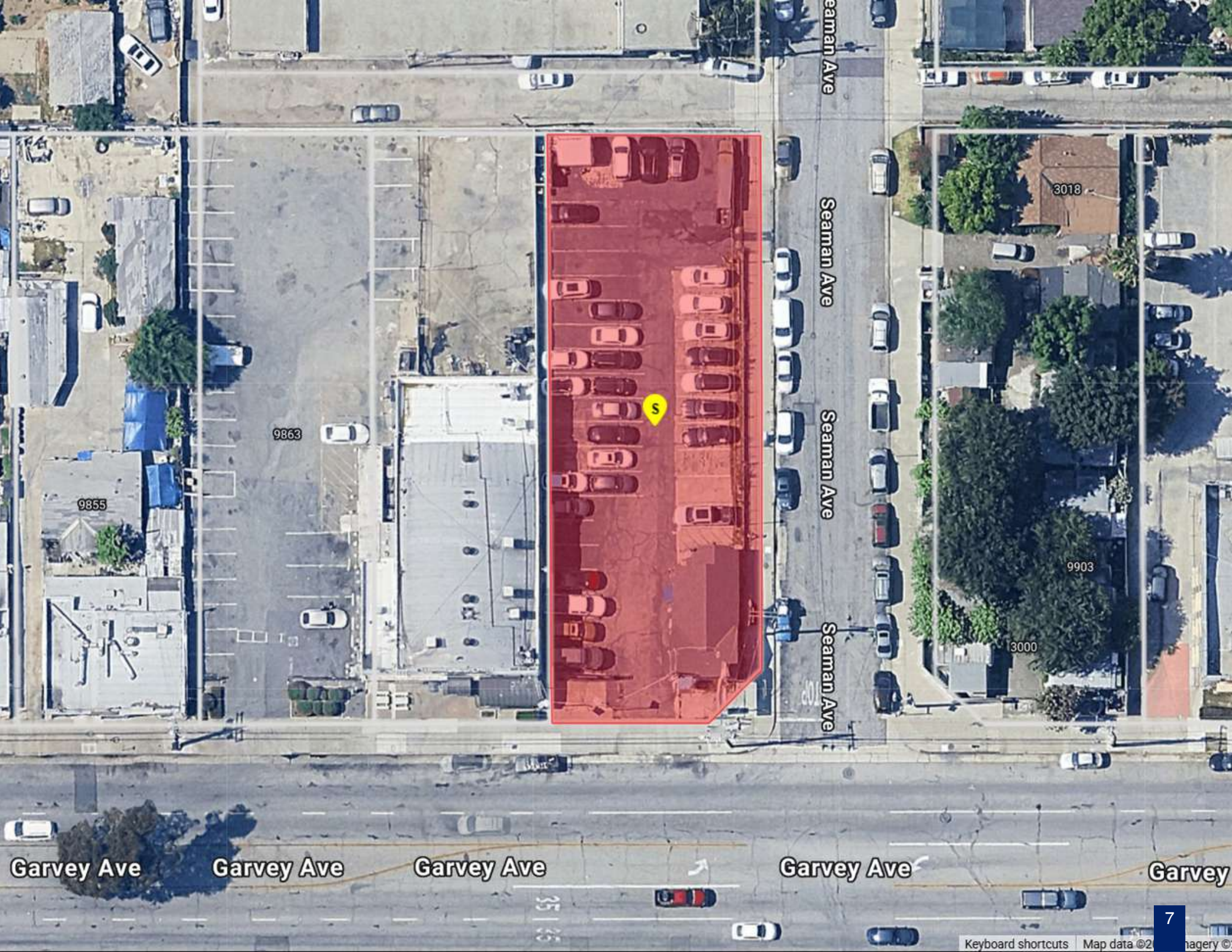
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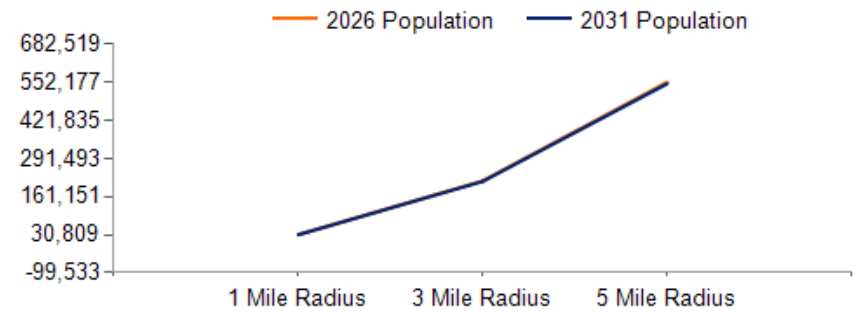




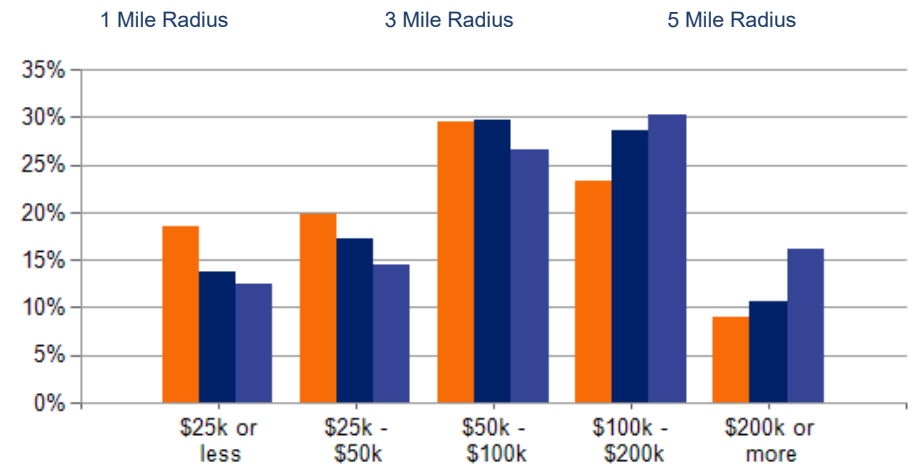


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,936	229,948	575,606
2010 Population	34,068	228,306	577,046
2026 Population	31,110	214,830	552,177
2031 Population	30,809	213,091	546,935
2026 African American	184	1,595	5,308
2026 American Indian	698	3,741	8,443
2026 Asian	9,010	92,156	236,095
2026 Hispanic	21,260	110,618	266,889
2026 Other Race	12,891	64,587	144,638
2026 White	3,414	24,081	78,557
2026 Multiracial	4,906	28,533	78,669
2026-2031: Population: Growth Rate	-0.95%	-0.80%	-0.95%

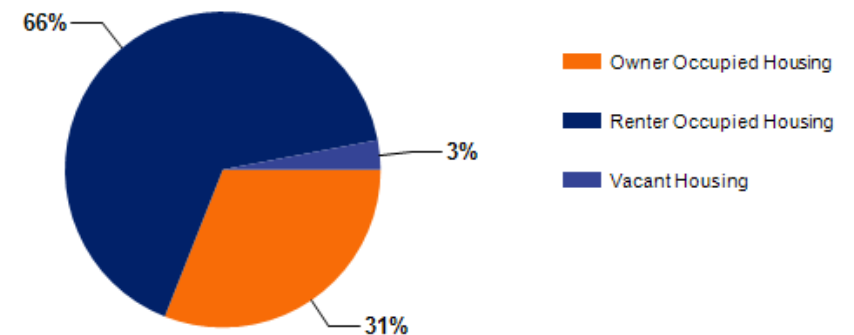
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	807	4,691	12,508
\$15,000-\$24,999	825	3,963	8,989
\$25,000-\$34,999	657	4,382	9,561
\$35,000-\$49,999	1,073	6,429	15,396
\$50,000-\$74,999	1,288	10,065	25,079
\$75,000-\$99,999	1,297	8,485	20,771
\$100,000-\$149,999	1,350	11,573	32,369
\$150,000-\$199,999	698	6,386	19,970
\$200,000 or greater	781	6,619	27,895
Median HH Income	\$69,109	\$79,103	\$91,336
Average HH Income	\$91,017	\$104,302	\$123,539



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

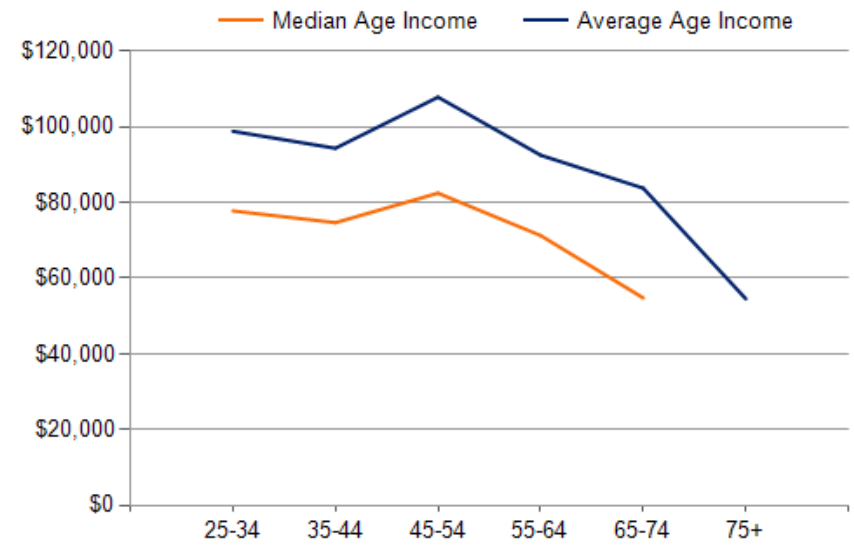
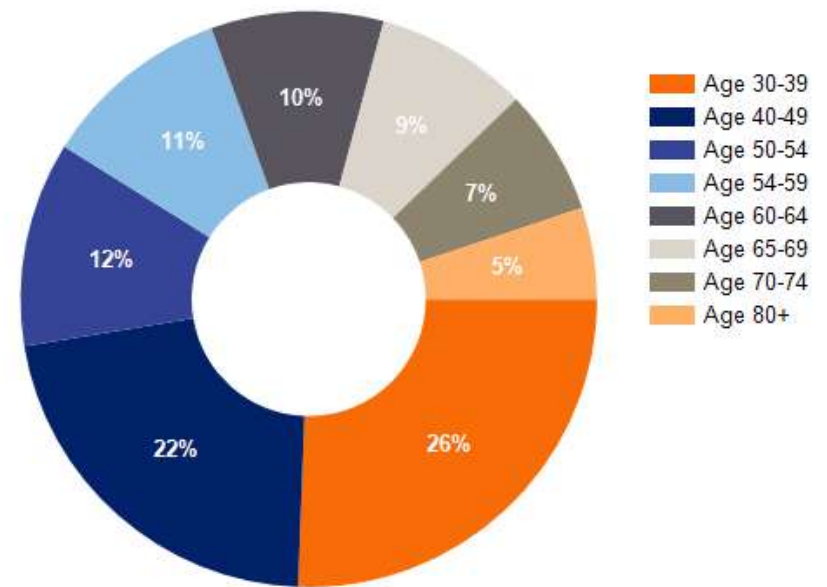


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,460	17,082	43,382
2026 Population Age 35-39	2,021	14,747	38,928
2026 Population Age 40-44	1,848	13,080	34,637
2026 Population Age 45-49	1,969	12,865	33,489
2026 Population Age 50-54	2,015	14,223	37,194
2026 Population Age 55-59	1,859	13,981	36,182
2026 Population Age 60-64	1,695	13,201	34,477
2026 Population Age 65-69	1,503	11,786	31,001
2026 Population Age 70-74	1,241	10,232	27,621
2026 Population Age 75-79	899	7,321	20,529
2026 Population Age 80-84	556	4,131	12,274
2026 Population Age 85+	529	4,485	13,804
2026 Population Age 18+	24,530	173,358	450,245
2026 Median Age	36	39	41
2031 Median Age	38	40	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,780	\$90,339	\$102,233
Average Household Income 25-34	\$98,826	\$108,241	\$123,313
Median Household Income 35-44	\$74,672	\$79,665	\$98,457
Average Household Income 35-44	\$94,338	\$109,267	\$133,248
Median Household Income 45-54	\$82,468	\$95,635	\$112,315
Average Household Income 45-54	\$107,850	\$125,107	\$147,063
Median Household Income 55-64	\$71,266	\$84,561	\$100,142
Average Household Income 55-64	\$92,504	\$107,286	\$132,021
Median Household Income 65-74	\$54,767	\$70,070	\$78,931
Average Household Income 65-74	\$83,784	\$96,304	\$115,527
Average Household Income 75+	\$54,536	\$70,793	\$81,980

Population By Age



9877 GARVEY AVE

El Monte, CA 91733

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