



# 1606 DURFEE AVENUE

SOUTH EL MONTE, CALIFORNIA 91733

## FOR GROUND LEASE OPPORTUNITY

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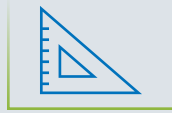


# PROPERTY INFO



**Contact Broker**

ASKING RENT



**±18,173 SF**

LAND SIZE



**8113-004-044**

APN



**C (Commercial)**

ZONING

# PROPERTY HIGHLIGHTS

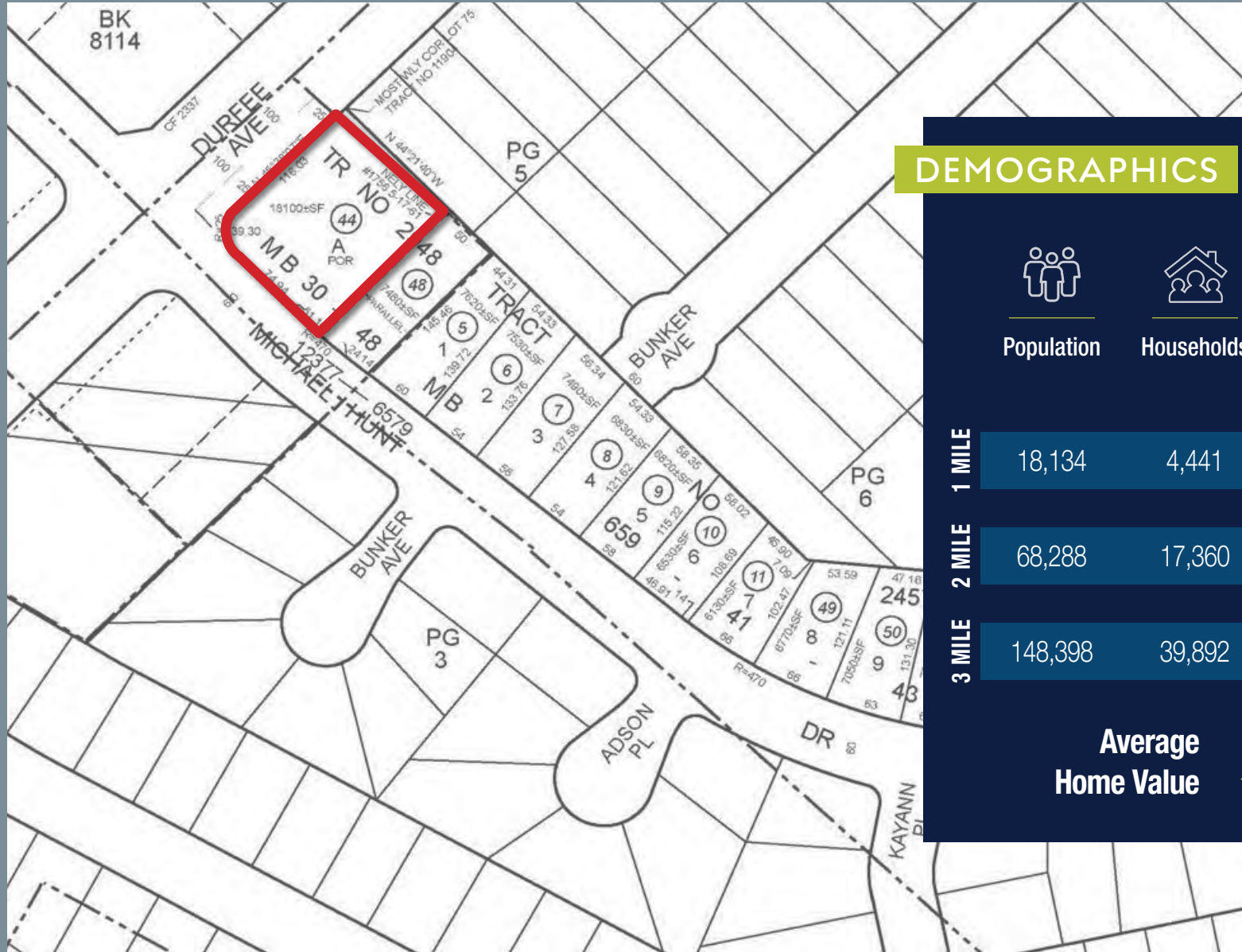
- Hard corner signalized intersection
- Drive-thru allowed by right, no CUP required. Please verify
- Approximately 30,000 cars per day on Durfee Avenue
- Major commercial thoroughfare with retail centers in the immediate vicinity
- With ¼ mile of the 60 Freeway and 605 Freeway
- Durfee Avenue to the south turns into Peck Road which has on/off ramps to 60 Freeway and 605 Freeway



MICHAEL HUNT DR  
DURFEE AVE



# PLAT MAP



## DEMOGRAPHICS



Population



Households



Avg Household Size



Avg Household Income

1 MILE  
2 MILE  
3 MILE

	Population	Households	Avg Household Size	Avg Household Income
1 MILE	18,134	4,441	4.07	\$93,852
2 MILE	68,288	17,360	3.90	\$84,997
3 MILE	148,398	39,892	3.68	\$88,976

Average Home Value **\$735,303**

# AERIAL VIEW



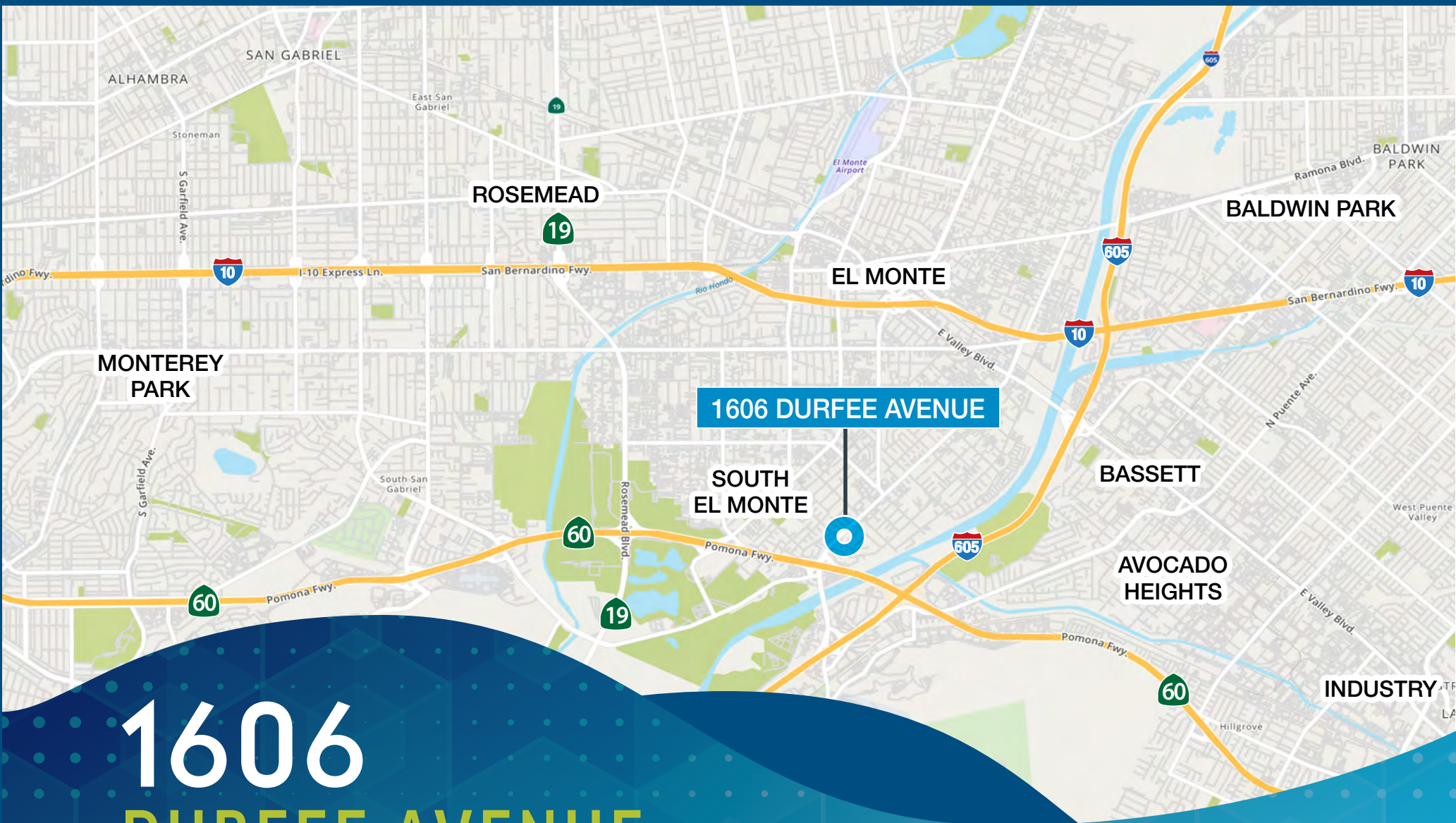
30,268  
CARS PER DAY

1606 DURFEE AVENUE



213,000  
CARS PER DAY





**1606 DURFEE AVENUE**

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