



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2840 Durfee Avenue, El Monte, CA 91732

Industrial Land
For Lease



OLE OLSON

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CALDRE #01973001

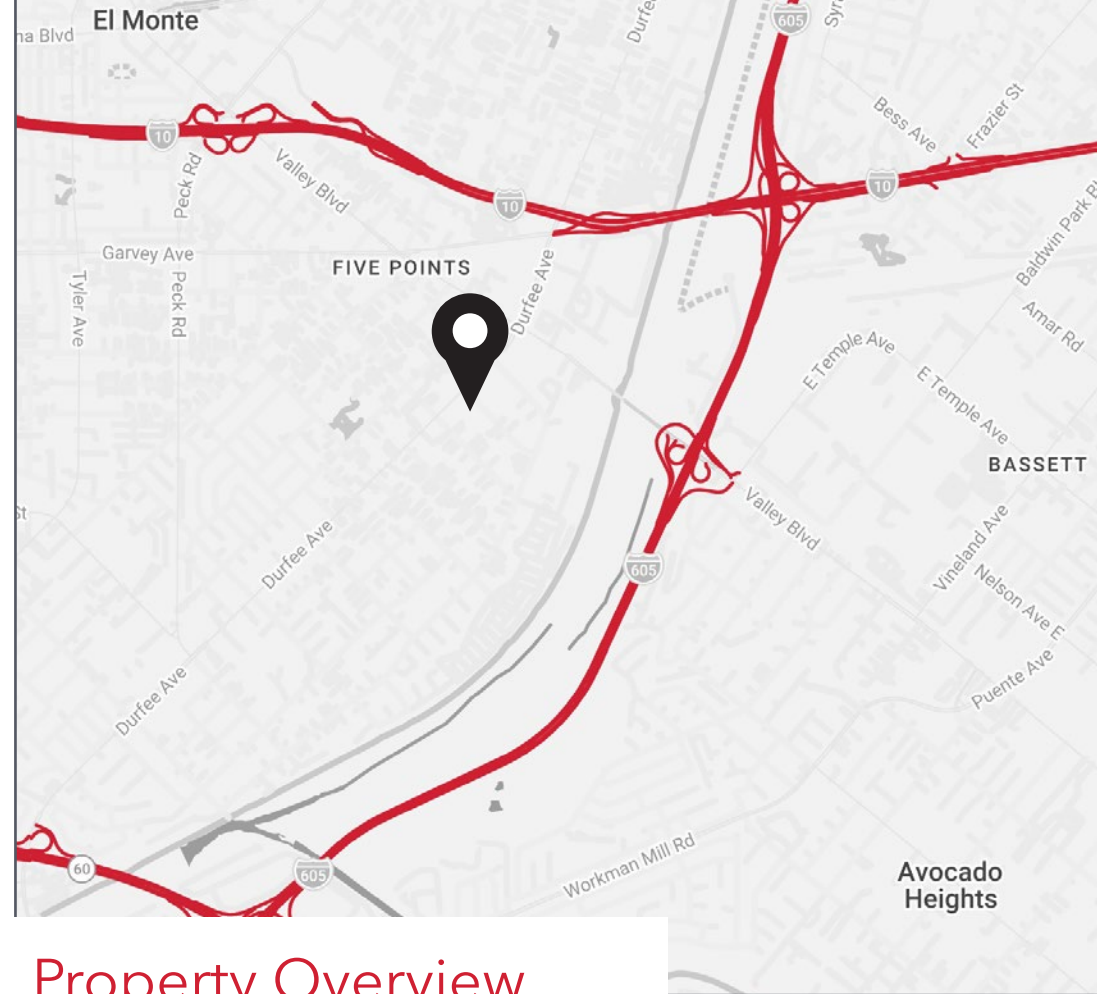
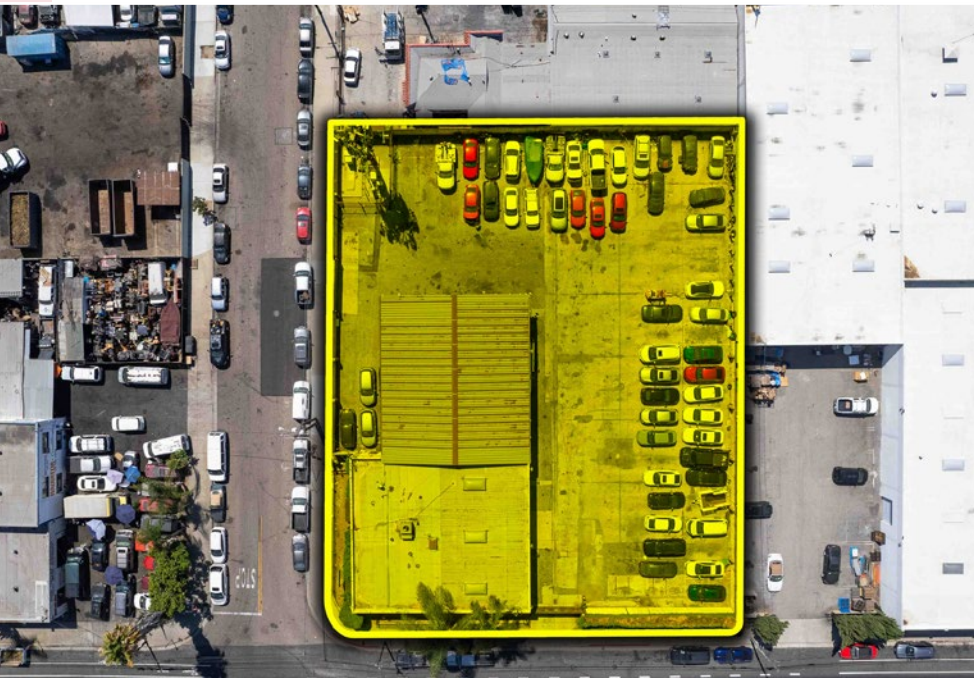
1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

LAND SIZE	30,576 SF
LEASE RATE	\$0.56 / SF / MO, MG (\$17,123 / MO)
TERM	2 - 5 Years
BUILDING SIZE	4,100 SF
ZONING	M-1 Manufacturing



Property Overview

30,576 square feet of industrial land with a 4,100 square foot office/warehouse building available for lease. The property is perfect for a towing yard, contractor's storage, auto body and more. The site is a corner property with access from two streets via electronically operated rolling gates.

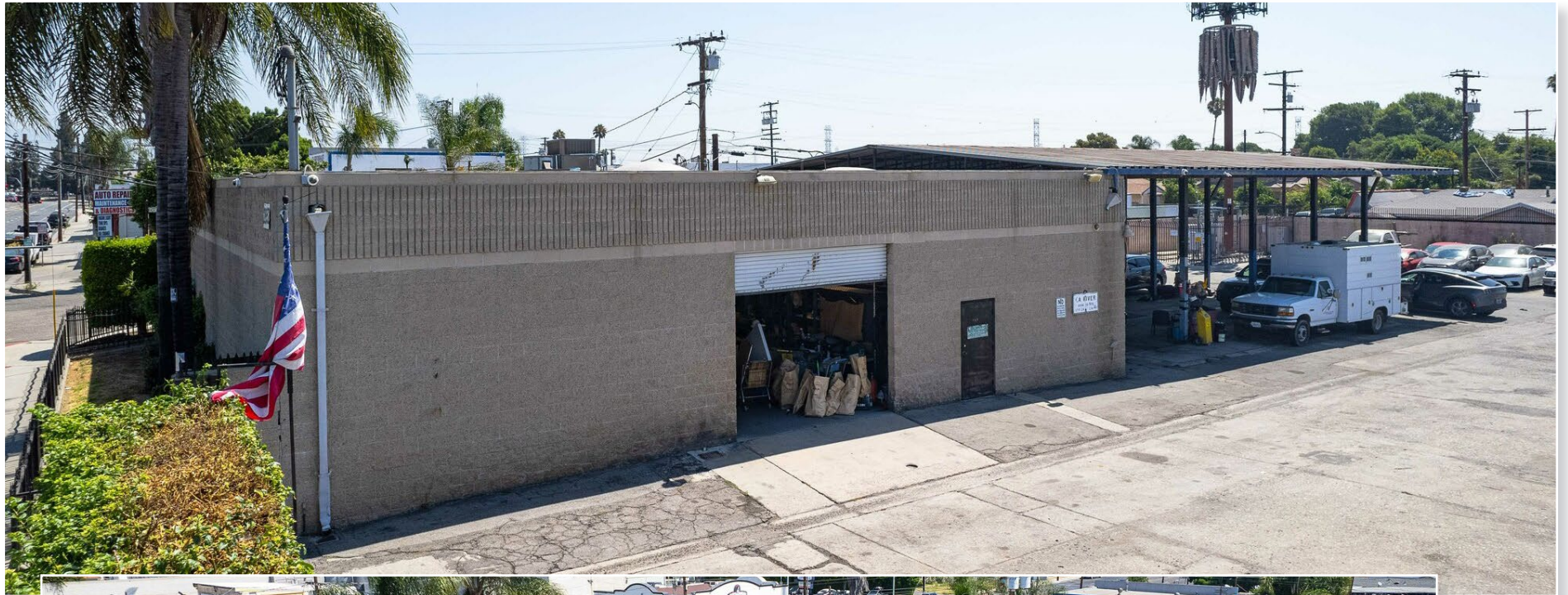
There is a bonus covered structure that provides protection from the sun for workers. Prime El Monte location on major thoroughfare Durfee Avenue with easy access to the 605 and 10 freeways. Call for more details and to schedule a tour.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Aerial View



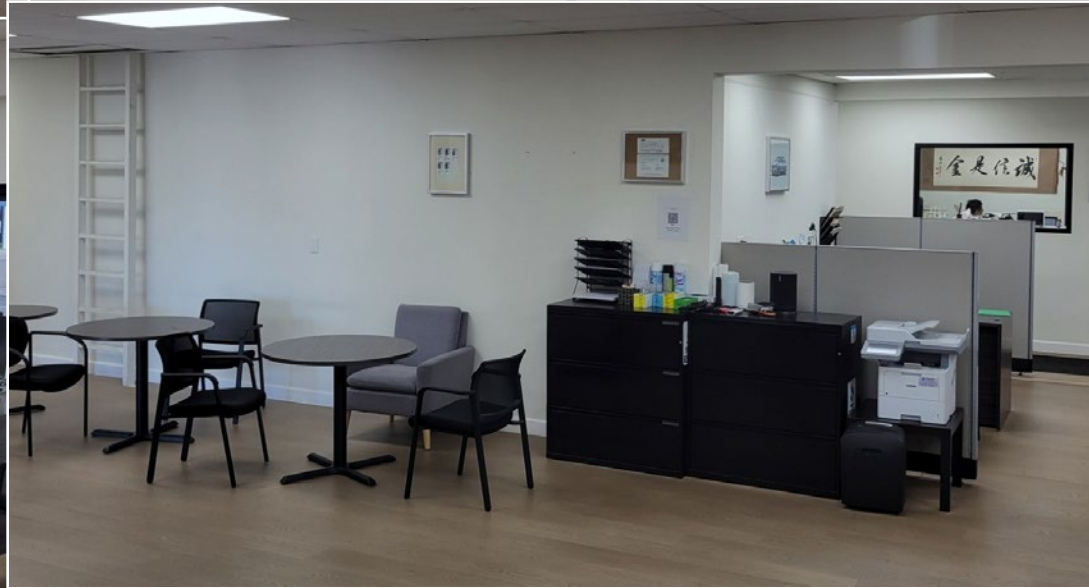
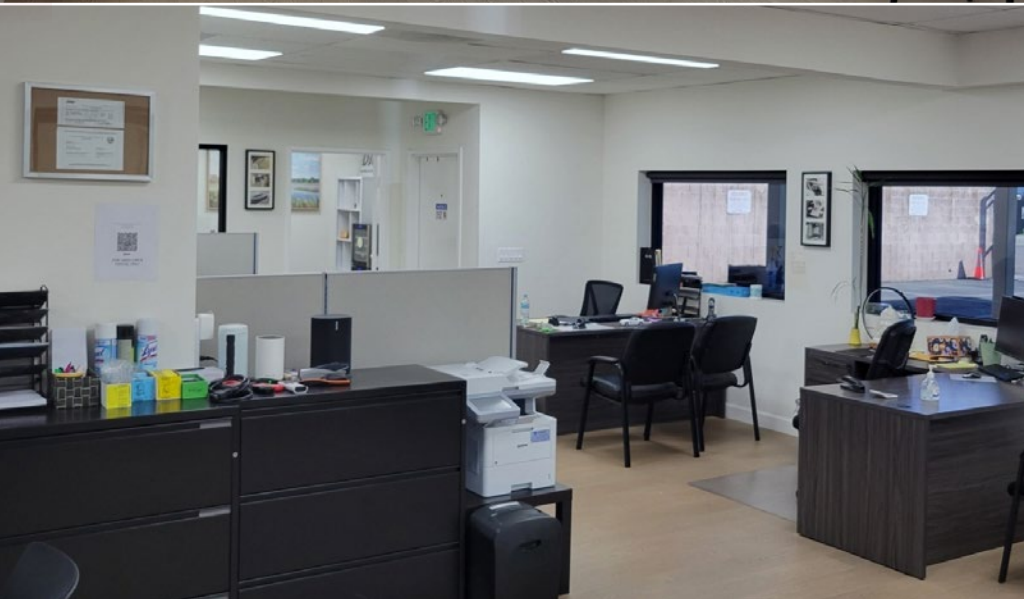
Property Photos



Property Photos



Property Photos



Property Photos



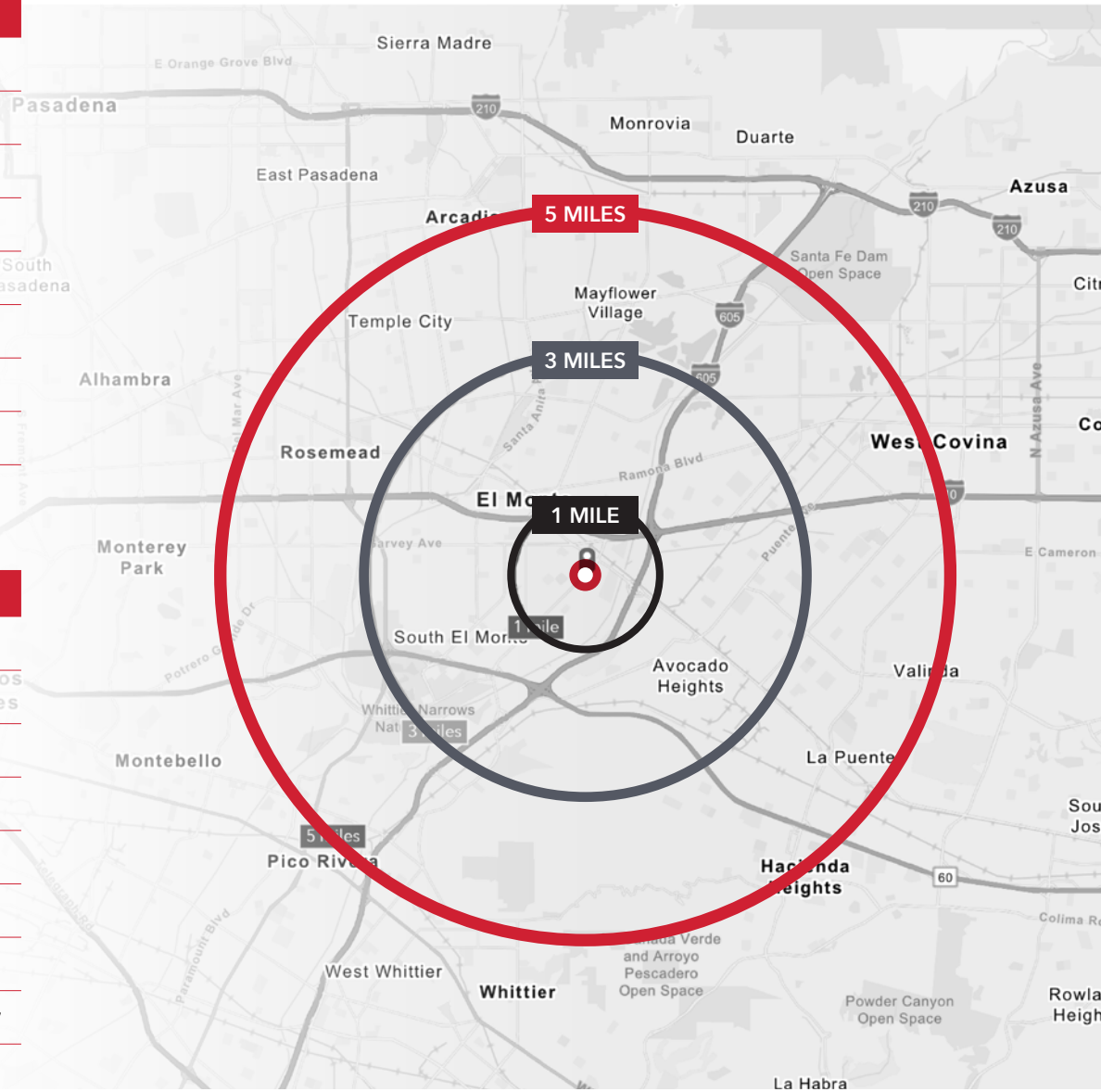
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	33,767	195,499	486,918
Households	8,787	52,960	140,501
Families	7,369	43,632	113,299
Average Household Size	3.80	3.65	3.43
Owner Occupied Housing Units	3,324	26,298	81,150
Renter Occupied Housing Units	5,463	26,662	59,351
Median Age	33.9	37.1	39.3
Median Household Income	\$67,791	\$76,893	\$87,633
Average Household Income	\$88,078	\$98,878	\$115,301

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	33,382	191,543	477,427
Households	8,928	53,248	141,200
Families	7,493	43,907	113,932
Average Household Size	3.69	3.56	3.35
Owner Occupied Housing Units	3,452	26,842	82,615
Renter Occupied Housing Units	5,476	26,406	58,585
Median Age	35.0	38.3	40.3
Median Household Income	\$78,150	\$87,810	\$101,767
Average Household Income	\$100,154	\$112,841	\$130,961



For more information, please contact:

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