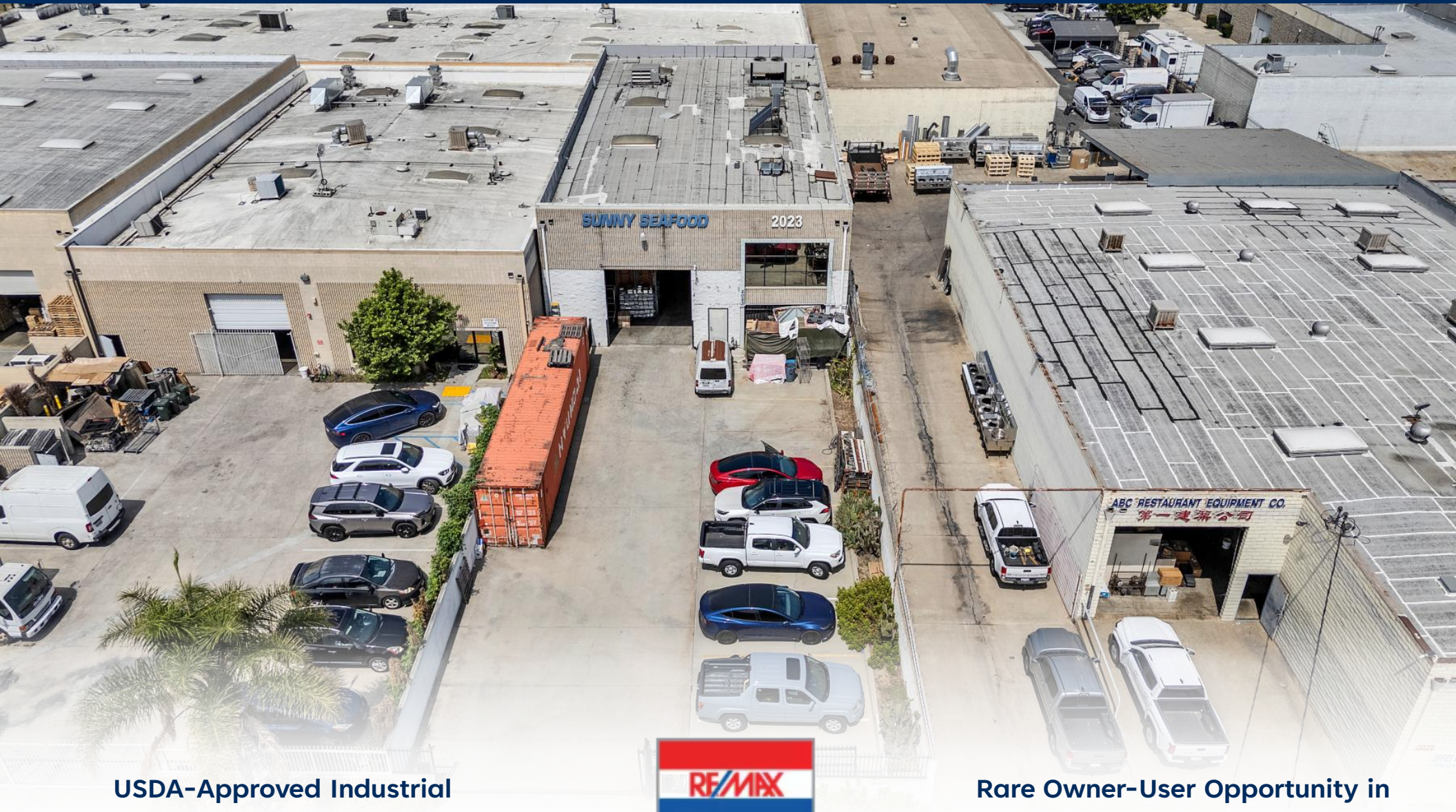


2023 Lee Avenue

South El Monte, CA 91733



**USDA-Approved Industrial
Freezer Facility for Sale**



**Rare Owner-User Opportunity in
South El Monte**

2023 Lee Avenue

USDA-APPROVED INDUSTRIAL FREEZER FACILITY FOR SALE | SOUTH EL MONTE, CA 91733



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14760 Pipeline Ave. Chino Hills, CA 91709



Executive Summary

2023 Lee Avenue

Property Summary

Property Address	2023 Lee Ave South El Monte, CA 91733
Property Type	Warehouse / Industrial
Asking Price	Not Provided
Building Size	±3,798 SF
Lot Size	±9,569 SF
Year Built	1992
APN	5281-023-013
Number of Buildings	1
Stories	2
Zoning	SEM
Construction Type	Masonry
Clear Height	±24 Feet
Loading	One Ground-Level Loading Door
Sprinklered	Yes
Parking	Not Specified
Occupancy	Owner-User Occupied (Delivered Vacant at Close of Escrow)

USDA-Approved Industrial Freezer Facility for Sale – Rare Owner-User Opportunity



The Opportunity

Investment Opportunity

Rare owner-user opportunity in the highly desirable South El Monte industrial market. This well-maintained industrial facility features approximately 3,798 SF of warehouse space situated on a 9,695 SF lot, offering an excellent building-to-land ratio with ample yard and outdoor storage potential.

Property Highlights

- ✓ Approximately 24' clear height
- ✓ Two existing USDA-approved freezer rooms, each approximately 1,000 SF
- ✓ Fully permitted warehouse storage racking
- ✓ Functional warehouse layout ideal for food processing, cold storage, manufacturing, warehousing, and a variety of industrial uses
- ✓ Excellent access to Interstate 10, State Route 60, and Interstate 605/710, providing convenient connectivity throughout Southern California
- ✓ Located in the heart of South El Monte's established industrial corridor
- ✓ Rare opportunity to acquire a small industrial building on a large lot in a supply-constrained market
- ✓ Owner-user occupied; property to be delivered at the close of escrow



A Rare Industrial Acquisition

This unique property presents an exceptional opportunity for owner-users and investors seeking a specialized industrial facility with existing USDA-approved cold storage infrastructure, permitted warehouse racking, and outstanding freeway access in one of the San Gabriel Valley's premier industrial submarkets.



Property Layout



±3,798 SF

BUILDING SF

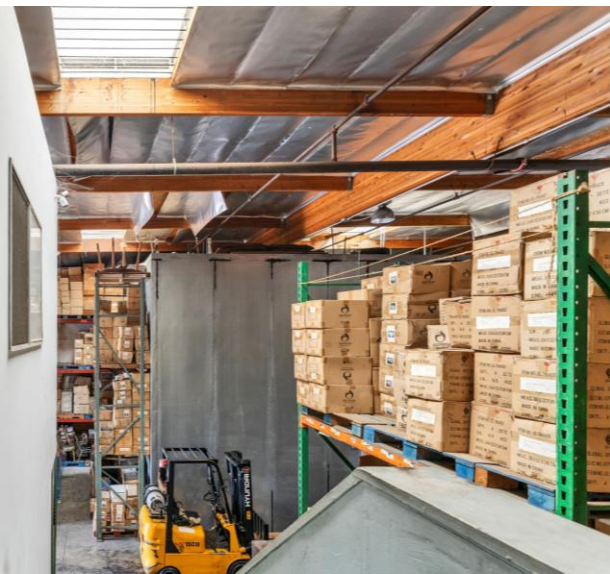
±9,569 SF

BUILDING SF

±24 Feet

CLEAR HEIGHT









An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with numerous commercial buildings and parking lots. A specific building complex is highlighted with a red outline. Overlaid on the image is a large, semi-transparent '02' and the text 'Location Overview' and '2023 Lee Avenue'.

Location Overview

2023 Lee Avenue

Market Drivers

South El Monte *Strategic Location*

Situated within one of the San Gabriel Valley's most established industrial corridors, this location offers exceptional connectivity to the greater Los Angeles region through immediate access to Interstate 10, State Route 60, Interstate 605, and Interstate 710. Its strategic position places businesses within convenient reach of the Ports of Los Angeles and Long Beach, Downtown Los Angeles, the Inland Empire, and major Southern California distribution hubs, making it an ideal location for manufacturing, warehousing, logistics, food processing, and cold storage operations.



Industrial Hub



The surrounding area is home to a diverse concentration of manufacturing, food production, wholesale distribution, transportation, and e-commerce businesses. Strong demand, limited industrial inventory, and high barriers to new development continue to support the market's long-term strength.

Regional Connectivity

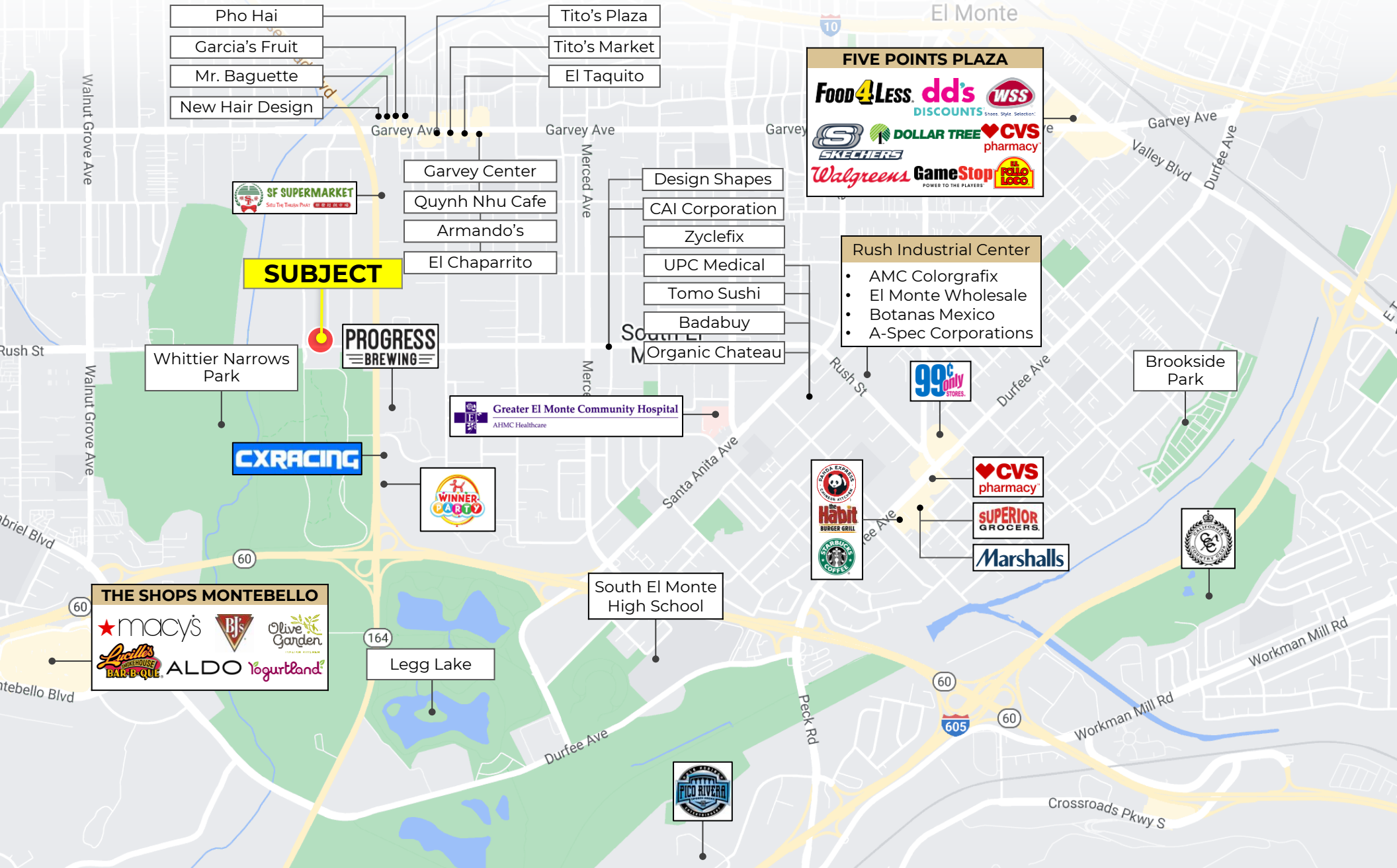
Businesses benefit from outstanding access to Southern California's major freeway network, commercial centers, and logistics hubs. Excellent transportation infrastructure and continued owner-user and investor demand make this one of the region's most desirable industrial submarkets.



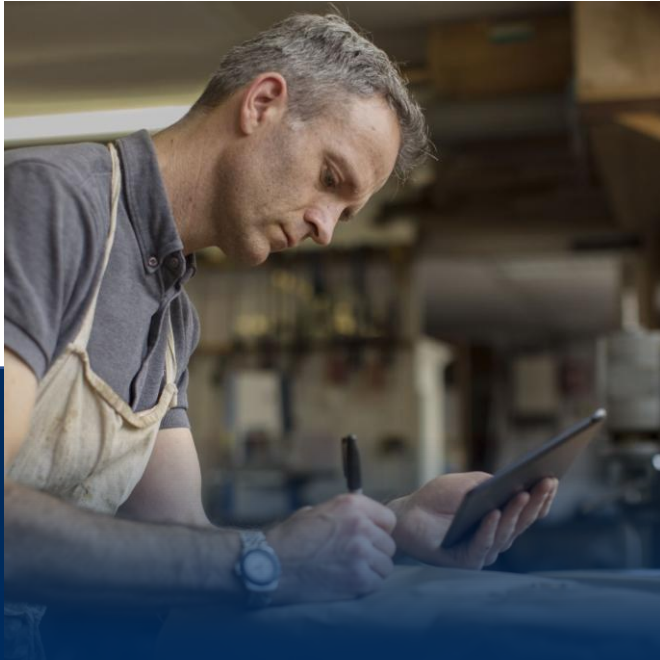
The Location

POPULATION

MEDIAN HOME VALUE

AVG HH INCOME

ECONOMIC SNAPSHOT



KEY INDUSTRIES

INDUSTRIAL & COMMERCIAL



REGIONAL TRADE



DISTRIBUTION SERVICES



OIL & ENERGY



TRANSPORTATION



REAL ESTATE



MANUFACTURING



TECHNOLOGY



In just six decades, the South El Monte has matured into a viable commercial and industrial base, with over 2,400 businesses due the City having a diverse land use pattern and excellent freeway accessibility to the 10, 60, and 605 freeways which provide ready access to points throughout Southern California. These factors contribute to the desirability of South El Monte as a good location for development.

Located approximately 12 miles east of downtown Los Angeles and within the heart of the San Gabriel Valley, South El Monte is geographically attractive for new developments and retail opportunities. With two interstate freeways and a major state route, South El Monte is accessible to major business and educational centers. Based on a 2018 estimate, there are over 531,000 people with an average household income of \$55,633 within a five mile radius of the City.

INVESTMENT OPPORTUNITY SITES

- A** 1225 Durfee Ave. "Cindy's" Restaurant (21,484 sf) A AR DT F FA R VL
- B** 10816-10900 Fawcett Ave. (~2 ac); Adjacent R/W Vacation Opportunity; 3 Parcels A DT FA HR F R
- C** 10817-10925 Fawcett Ave. (~2 ac); Freeway Off-Ramp Adjacent; 5 Parcels A DT F R
- D** 9647 Garvey Ave. (34,083 sf) A AR DT MU O F R VL
- E** 2027-37 Durfee Ave. (2.31 ac); Ext. 28k Dollar Tree Anchor Shopping Center A F R
- F** 1859-1903 Durfee Ave. (3.62 ac); Ext. Gas Station & Industrial A AR DT O F R
- G** 2532 Rosemead Blvd. (1.23 ac) A DT F R VL
- H** 1144 Santa Anita Ave. (1 ac) A DT F R
- I** 1081-89 Santa Anita Ave. (2.09 ac); formerly Ramada by Wyndham HR
- J** 9661-63 Garvey Ave. (1.52 ac); Ext. 34k sf Shopping Center A D F R
- K** 9327 Garvey Ave. (10k sf); Formerly Starbucks DT

PUBLIC CAPITAL INVESTMENTS

- **Santa Anita Ave. Complete Streets Revitalization (\$7.3M)**
Features include: underground utilities, LED decorative streetlights and full intersection improvements at Rush St., Klingerman St., and Central Ave.
- **Merced Ave. Greenway/Sustainable Multi-modal Corridor (\$20M Phase I & II)**
- **Rosemead Blvd. Corridor Enhancement Plan (TBD)**
Multi-modal/ complete streets and corridor rehabilitation
- **Rush Street Corridor Enhancement Plan (TBD)**
Multi-modal/ complete streets and corridor rehabilitation
- **Rush St. & Peck Rd. Intersection Improvements (TBD)**
- **Energy Efficient Building System Upgrades (\$1.15M)**
- **Citywide Park Improvements (\$2M CNRA Grant)**
- **Citywide Roadway Rehabilitation (\$4M)**

City Investments



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