



**RETAIL OR RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**SEC of Garvey Ave. + Dee Ave. – El Monte**

**FEATURES...**

- Excellent retail or multi-family development opportunity
- Multiple configurations possible
- Along a major east/west thoroughfare
- Adjacent to one of El Monte's busiest intersections
- Pole sign
- APNs 8105-005-014 and 015 (parcels may be sold separately)
- 22,510 sq ft of land

**AREA AMENITIES...**

- One of El Monte's busiest areas
- Garvey Square development breaking ground directly across the street: 100+ townhomes
- Easy access to the 10 Freeway
- Dense Hispanic demographics
- Countless nationals in the immediate area

**OFFERED AT \$1,395,000**

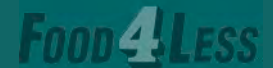
**11400 GARVEY AVENUE  
EL MONTE, CA 91732**



**FOR SALE OR LEASE**



CHASE



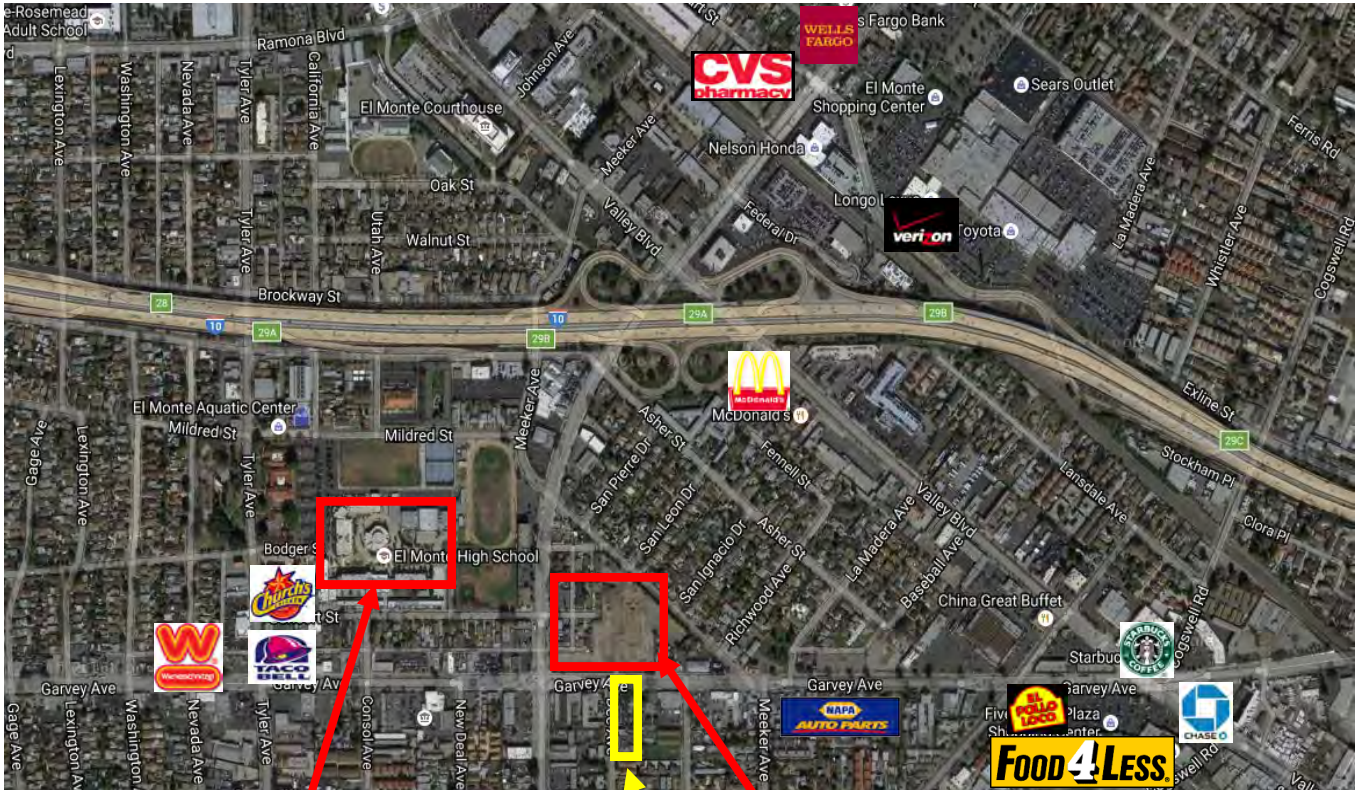
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# Aerials

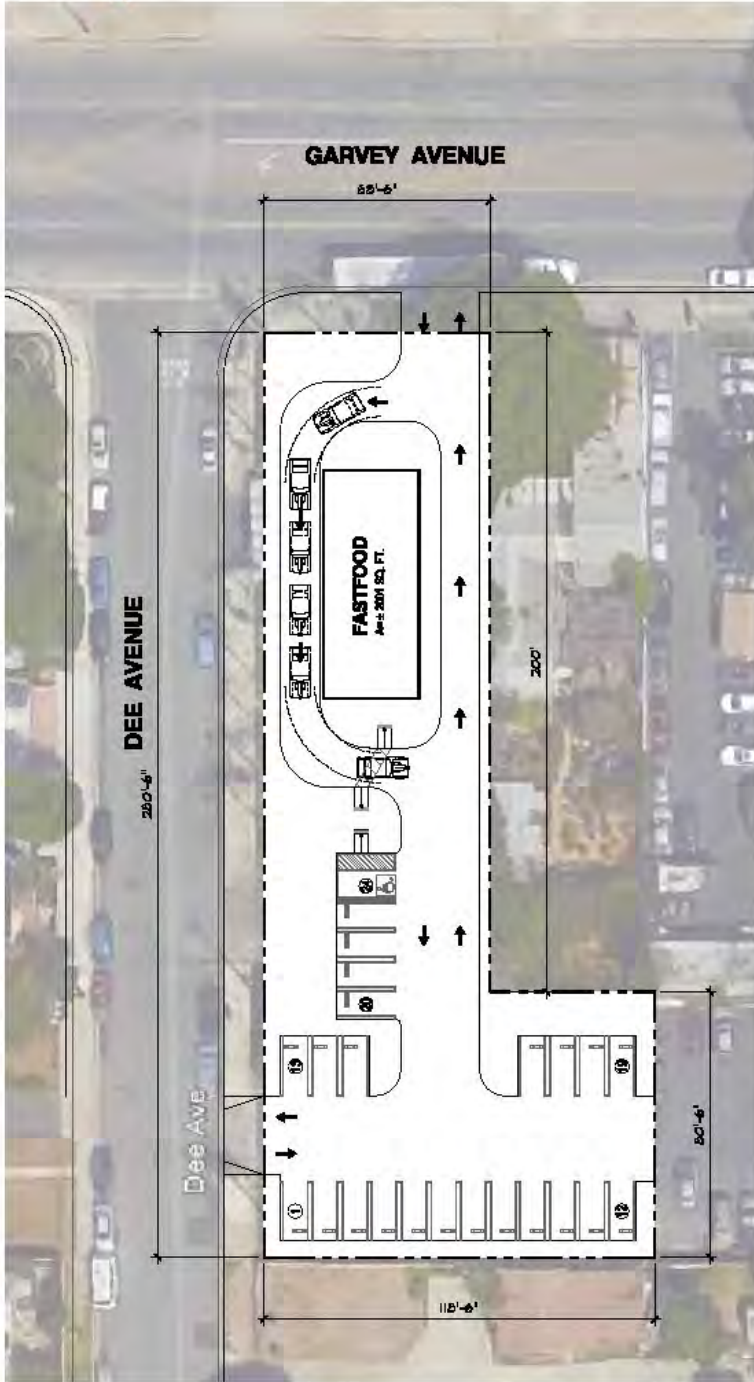


EL MONTE HIGH SCHOOL

SUBJECT PROPERTY

102 NEW TOWNHOMES

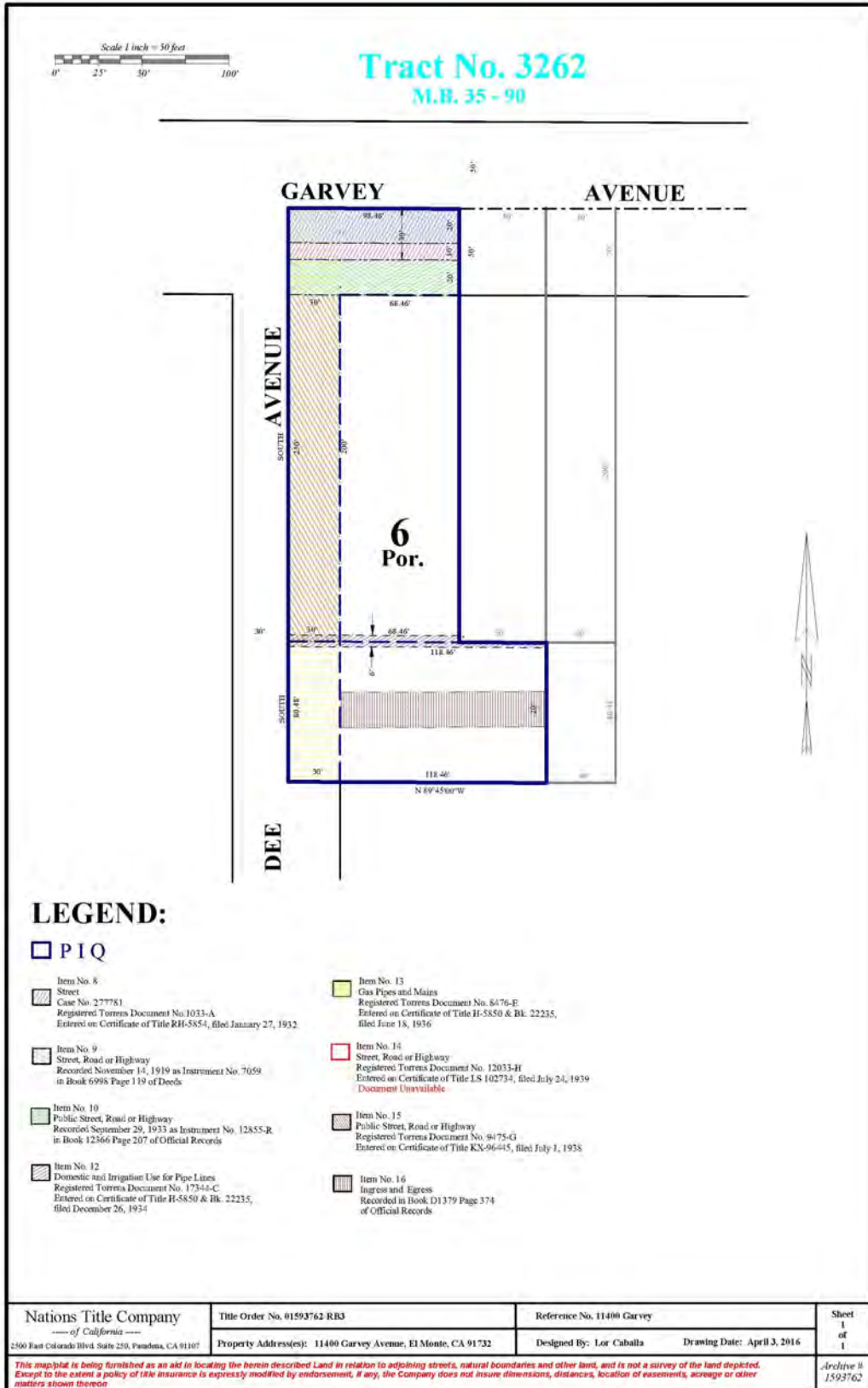
# Potential Site Plan



1 PROPOSED SITE PLAN - SCH 1  
SCALE:

**PROJECT**  
PROPOSED FASTFOOD WITH DRIVE-THRU  
11400 GARVEY AVE. EL MONTE CA 91732

# Plot Map



# Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2015B</b>			
Total Population	43,794	217,373	563,232
Female Population	49.01%	50.03%	50.84%
Male Population	50.99%	49.97%	49.16%
Population Density	13,938	7,687	7,170
Population Median Age	29.9	33.6	36.4
Employed Civilian Population 16+	15,918	87,115	232,137
% White Collar	32.9%	45.0%	52.4%
% Blue Collar	67.1%	55.0%	47.6%
Total Employees	10,511	82,529	170,134
Total Establishments*	1,157	6,928	16,910
Population Growth 2000-2010	-3.53%	-0.81%	0.19%
Population Growth 2015B-2020	0.64%	1.11%	1.03%
<b>Income: 2015B</b>			
Average Household Income	\$49,827	\$65,074	\$73,503
Median Household Income	\$35,439	\$47,750	\$54,822
Per Capita Income	\$11,706	\$16,418	\$20,162
Avg Income Growth 2000-2010	27.20%	34.37%	36.72%
Avg Income Growth 2015B-2020	18.07%	16.87%	16.59%
<b>Households: 2015B</b>			
Households	10,140	54,314	153,480
Average Household Size	4.23	3.91	3.61
Hhld Growth 2000-2010	-0.51%	2.58%	1.40%
Hhld Growth 2015B-2020	0.73%	1.63%	1.31%
<b>Housing Units: 2015B</b>			
Occupied Units	10,140	54,314	153,480
% Occupied Units	97.32%	98.39%	98.51%
% Vacant Housing Units	2.68%	1.61%	1.49%
Owner Occ Housing Growth 2000-2010	8.18%	3.54%	1.90%
Owner Occ Housing Growth 2000-2020	8.30%	5.69%	4.33%
Owner Occ Housing Growth 2015B-2020	0.25%	1.18%	0.94%
Occ Housing Growth 2000-2010	-0.51%	2.58%	1.40%
Occ Housing Growth 2010-2020	3.92%	4.91%	4.87%
Occ Housing Growth 2015B-2020	0.73%	1.63%	1.31%
<b>Race and Ethnicity: 2015B</b>			
% American Indian or Alaska Native Population	1.10%	0.89%	0.79%
% Asian Population	18.40%	27.04%	34.12%
% Black Population	0.74%	0.80%	1.16%
% Hawaiian or Pacific Islander Population	0.06%	0.11%	0.09%
% Multirace Population	3.08%	3.21%	3.29%
% Other Race Population	34.91%	28.65%	23.69%
% White Population	41.71%	39.30%	36.85%
% Hispanic Population	79.21%	66.86%	56.56%
% Non Hispanic Population	20.79%	33.14%	43.44%