

# CORNER COMMERCIAL/INDUSTRIAL BUILDING

11400 RAMONA BOULEVARD

EL MONTE, CA 91731



OFFERING MEMORANDUM



|                       |                                       |
|-----------------------|---------------------------------------|
| <b>ADDRESS:</b>       | 11400 Ramona Blvd, El Monte, CA 91731 |
| <b>APN:</b>           | 8567-024-028                          |
| <b>BUILDING SIZE:</b> | +/- 3,480 SF                          |
| <b>LAND SIZE:</b>     | +/- 9,120 SF                          |
| <b>YEAR BUILT:</b>    | 1997                                  |
| <b>ZONING:</b>        | EMM1*                                 |
| <b>LAND USE:</b>      | Industrial - Manufacturing (light)    |
| <b>SALE PRICE:</b>    | \$1,500,000                           |

## OWNER-USER OPPORTUNITY

A rare owner-user opportunity on a signalized corner at Ramona Blvd & Lee Lane in El Monte, featuring a freestanding 3,480 SF masonry building on a 9,120 SF corner lot, zoned C-3 (General Commercial) — one of the most flexible zoning designations in the City of El Monte.

### Built for Owner-Users

This is a rare chance to own — rather than lease — a well-built, corner-visibility commercial building in the San Gabriel Valley. Masonry construction, a 24' clear ceiling height, and a large roll-up loading door give an owner-user the functionality of an industrial building with the zoning flexibility of General Commercial — a combination that's genuinely hard to find at this size.

### 24' Clear Ceiling Height — A Standout Feature

Few buildings of this footprint offer 24' clear heights, which opens the door to racking, mezzanine storage, large equipment, or vertically-oriented operations that most comparably-sized commercial buildings simply can't accommodate.

## POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 36,562    | 215,760   | 527,680   |

## AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$83,458  | \$112,140 | \$122,978 |

## MEDIAN HH INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$66,333  | \$83,350  | \$92,135  |

## Large Roll-Up Door for Efficient Loading

A full-size roll-up door provides direct drive-in access for loading and unloading — a major advantage for light manufacturing, distribution, printing/production, contractor, or showroom-with-storage operations.

## Private, Secure Yard

The property includes a fenced and gated private yard, giving an owner-user secure on-site storage, staging, or vehicle parking that isn't shared with neighboring tenants — a valued feature for businesses handling equipment, inventory, or fleet vehicles.

## Corner Location, Signalized Intersection

Positioned directly on the corner of Ramona Blvd & Lee Lane at a signalized intersection, the property offers strong street visibility and easy ingress/egress from two street frontages — a meaningful advantage for any customer-facing or showroom use.

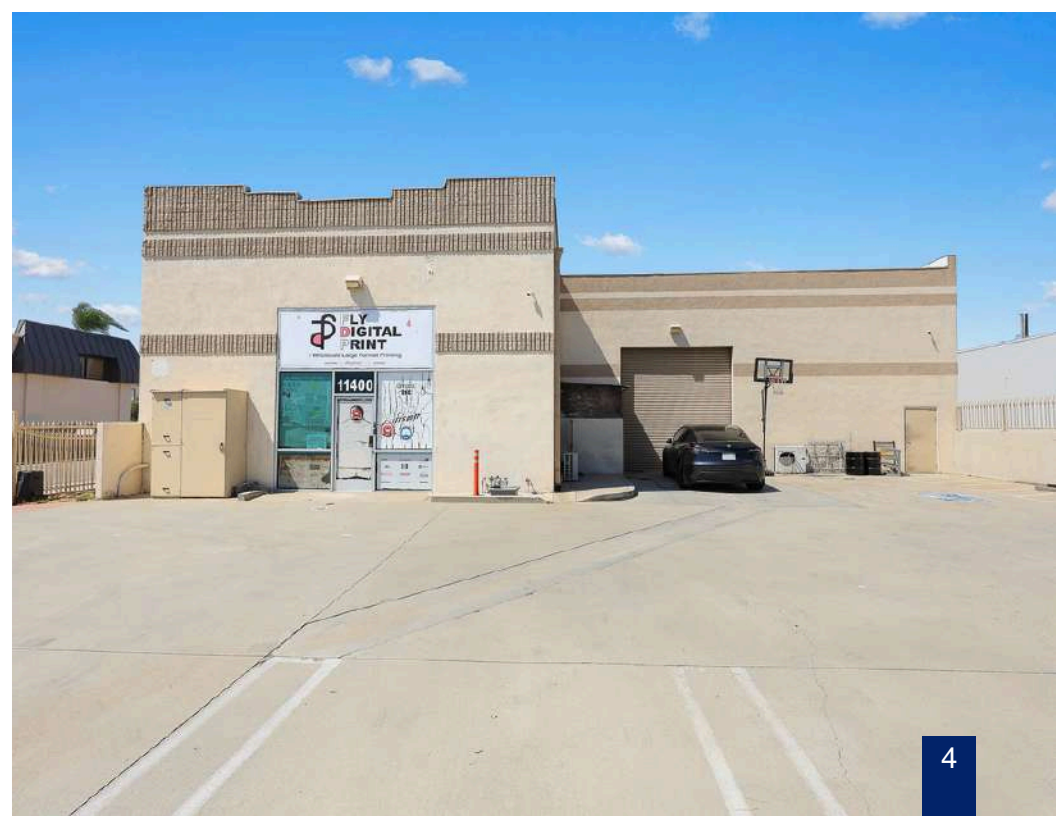
## EXCEPTIONAL ZONING FLEXIBILITY UNDER C-3

El Monte's C-3 (General Commercial) zoning is the City's broadest commercial designation, and it opens this property to a wide range of by-right and permitted uses, including:

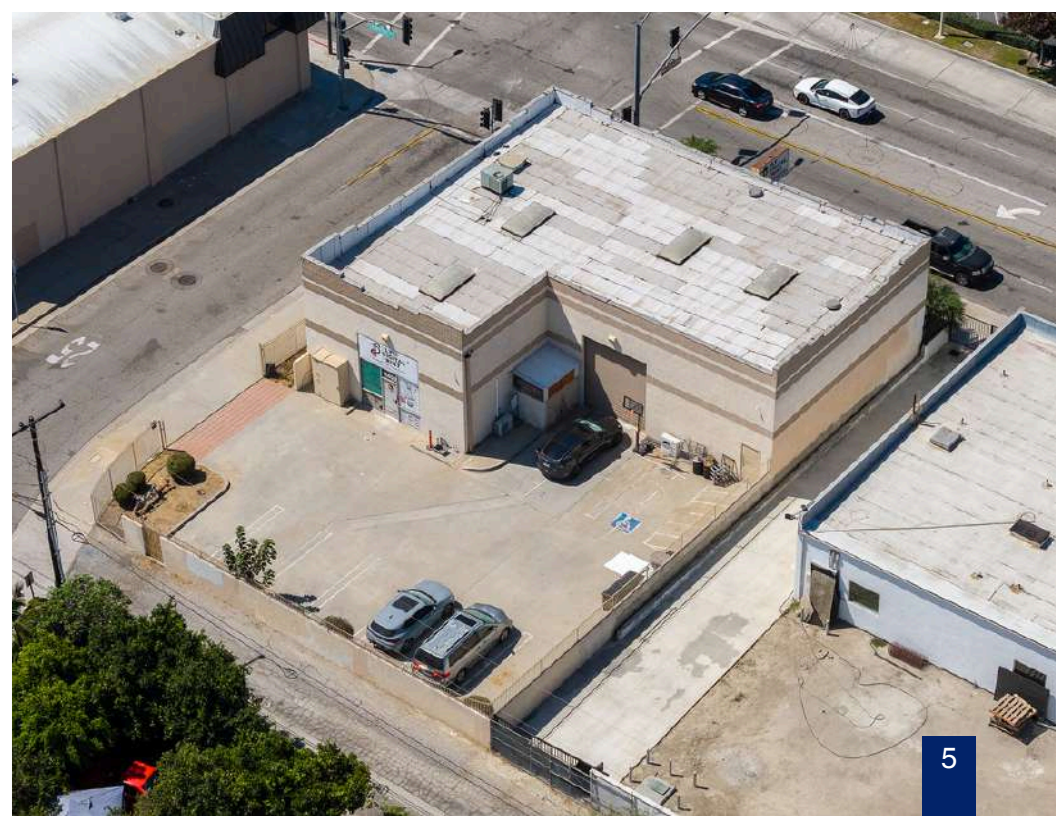
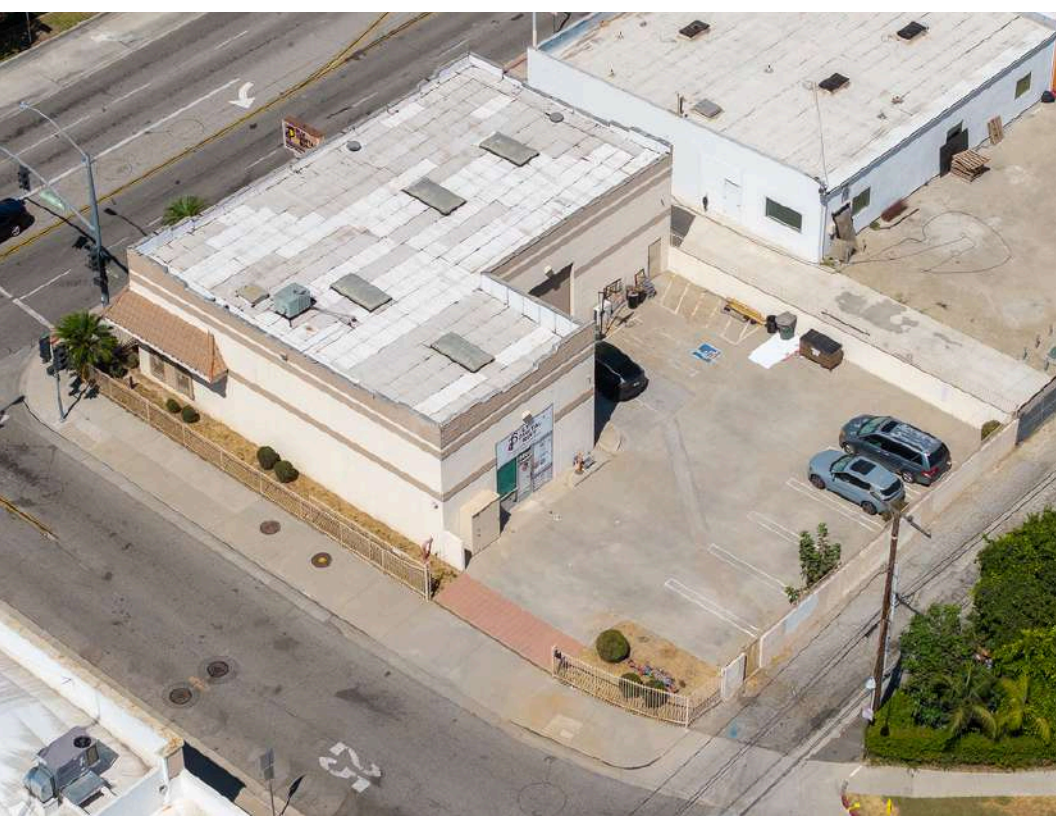
- **Retail & Showroom** — retail sales, showroom sales, office supply, warehouse retailer/retail warehouse, wholesaler (by-right)
- **Offices** — administrative/business/professional, medical and dental offices (by-right)
- **Food & Beverage** — restaurant, bakery/pâtisserie, coffeehouse (by-right); commercial bakery (by-right)
- **Personal & General Services** — general personal service uses (by-right); appliance/electronics repair (by-right)
- **Vehicle-Related Uses** — parts and accessory store (by-right); vehicle sale/lease and vehicle repair uses available with a Minor Use Permit (MUP) or Conditional Use Permit (CUP)
- **Light Manufacturing & Commercial Cannabis** — ancillary/commercial manufacturing and cannabis cultivation, distribution, or manufacturing available with a Minor Use Permit in designated areas



















Peck Rd

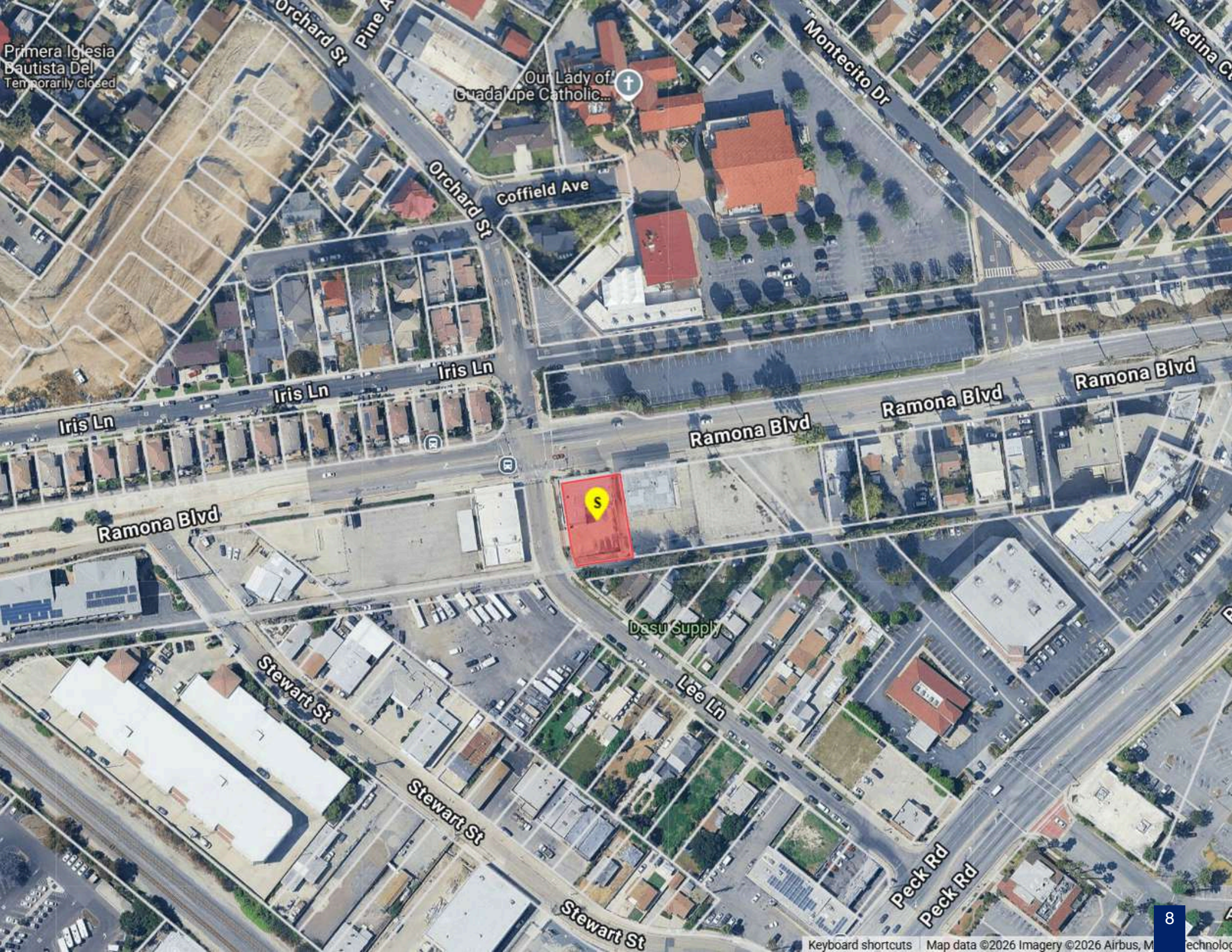
Ramona Blvd



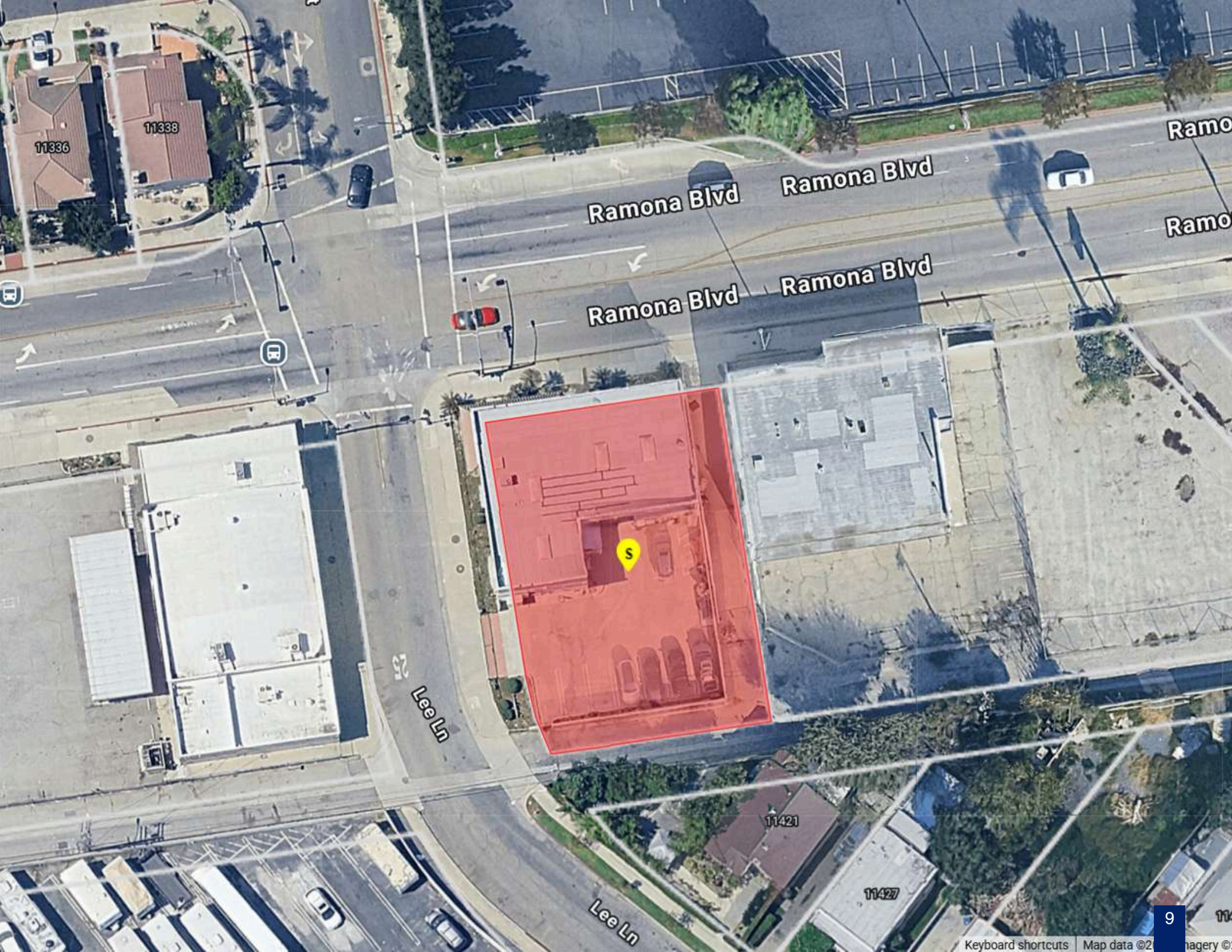


Primera Iglesia  
Bautista Del  
Temporarily closed

Our Lady of  
Guadalupe Catholic...







Ramona Blvd

Ramona Blvd

Ramona Blvd

Ramona Blvd

Lee Ln

Lee Ln

11336

11338

11421

11427

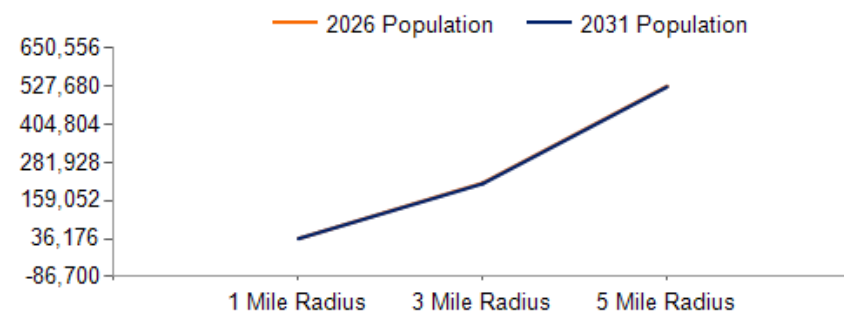
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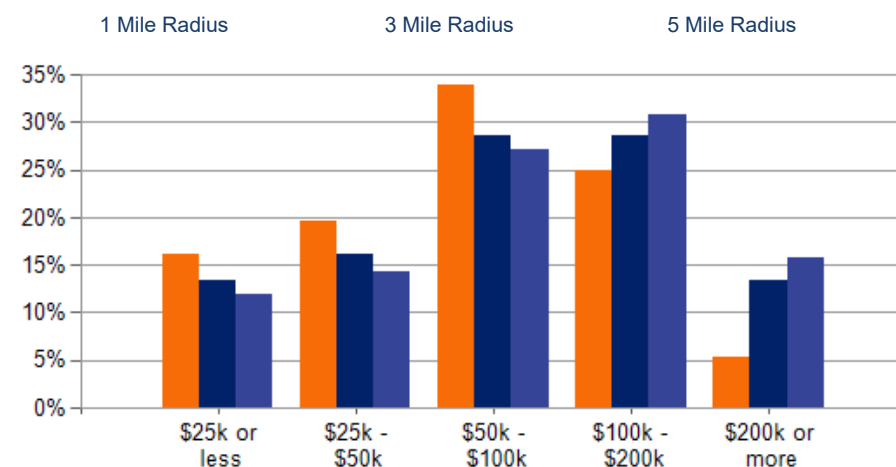


| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 39,679 | 230,525 | 551,362 |
| 2010 Population                    | 38,505 | 229,563 | 553,669 |
| 2026 Population                    | 36,562 | 215,760 | 527,680 |
| 2031 Population                    | 36,176 | 213,264 | 525,500 |
| 2026 African American              | 338    | 1,800   | 6,986   |
| 2026 American Indian               | 774    | 4,135   | 8,599   |
| 2026 Asian                         | 10,651 | 73,754  | 204,257 |
| 2026 Hispanic                      | 24,219 | 127,755 | 274,305 |
| 2026 Other Race                    | 14,976 | 73,255  | 153,039 |
| 2026 White                         | 4,358  | 28,891  | 76,362  |
| 2026 Multiracial                   | 5,437  | 33,782  | 77,975  |
| 2026-2031: Population: Growth Rate | -1.05% | -1.15%  | -0.40%  |

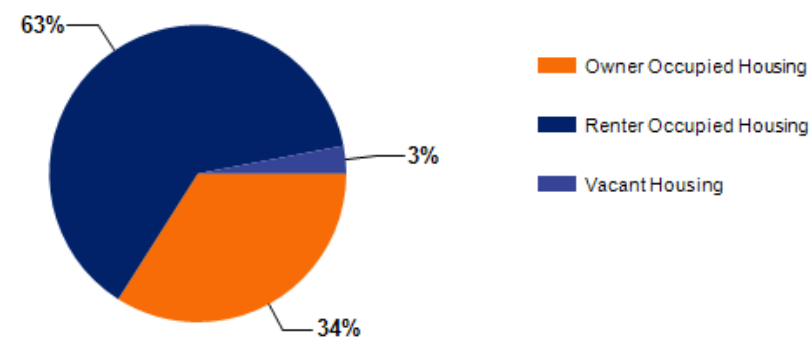
| 2026 HOUSEHOLD INCOME | 1 MILE   | 3 MILE    | 5 MILE    |
|-----------------------|----------|-----------|-----------|
| less than \$15,000    | 999      | 4,389     | 10,536    |
| \$15,000-\$24,999     | 694      | 3,800     | 8,168     |
| \$25,000-\$34,999     | 873      | 3,898     | 8,879     |
| \$35,000-\$49,999     | 1,178    | 5,988     | 13,788    |
| \$50,000-\$74,999     | 2,153    | 9,373     | 22,957    |
| \$75,000-\$99,999     | 1,399    | 8,187     | 19,886    |
| \$100,000-\$149,999   | 1,784    | 11,284    | 30,575    |
| \$150,000-\$199,999   | 814      | 6,340     | 18,262    |
| \$200,000 or greater  | 558      | 8,173     | 25,003    |
| Median HH Income      | \$66,333 | \$83,350  | \$92,135  |
| Average HH Income     | \$83,458 | \$112,140 | \$122,978 |



## 2026 Household Income



## 2026 Own vs. Rent - 1 Mile Radius



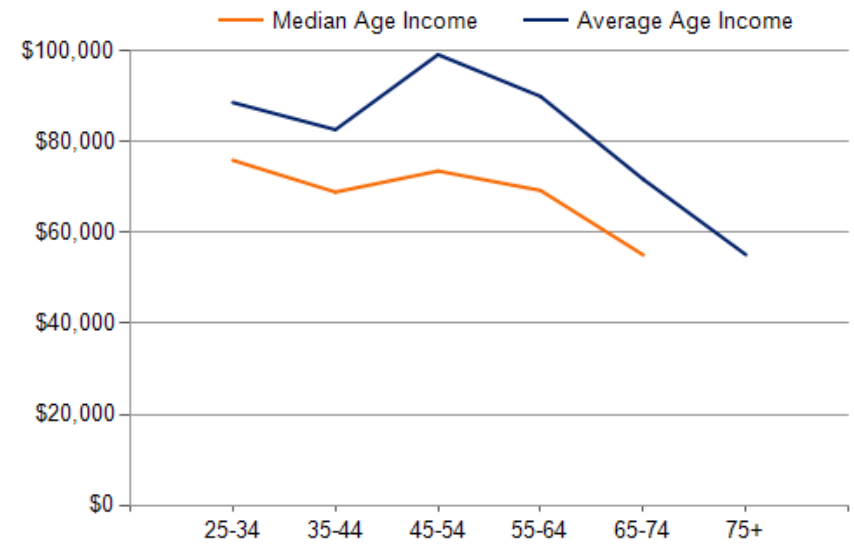
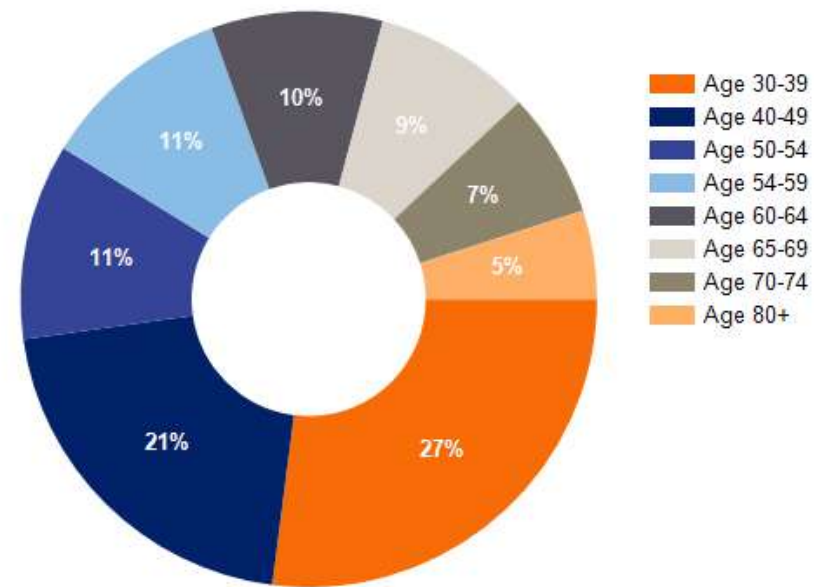
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| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 3,109  | 17,523  | 42,099  |
| 2026 Population Age 35-39 | 2,549  | 14,651  | 36,985  |
| 2026 Population Age 40-44 | 2,276  | 13,512  | 32,822  |
| 2026 Population Age 45-49 | 2,066  | 12,897  | 32,055  |
| 2026 Population Age 50-54 | 2,307  | 13,834  | 35,363  |
| 2026 Population Age 55-59 | 2,247  | 13,573  | 34,465  |
| 2026 Population Age 60-64 | 2,013  | 12,843  | 32,681  |
| 2026 Population Age 65-69 | 1,855  | 11,600  | 29,450  |
| 2026 Population Age 70-74 | 1,470  | 9,941   | 25,520  |
| 2026 Population Age 75-79 | 1,042  | 7,085   | 18,418  |
| 2026 Population Age 80-84 | 540    | 4,084   | 10,731  |
| 2026 Population Age 85+   | 574    | 4,260   | 11,267  |
| 2026 Population Age 18+   | 28,667 | 172,538 | 427,612 |
| 2026 Median Age           | 36     | 39      | 40      |
| 2031 Median Age           | 38     | 40      | 41      |

| 2026 INCOME BY AGE             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34  | \$75,956 | \$89,663  | \$99,568  |
| Average Household Income 25-34 | \$88,675 | \$108,738 | \$120,691 |
| Median Household Income 35-44  | \$68,953 | \$84,725  | \$97,972  |
| Average Household Income 35-44 | \$82,702 | \$113,822 | \$130,363 |
| Median Household Income 45-54  | \$73,603 | \$102,665 | \$111,728 |
| Average Household Income 45-54 | \$99,238 | \$135,229 | \$145,461 |
| Median Household Income 55-64  | \$69,314 | \$92,484  | \$101,493 |
| Average Household Income 55-64 | \$90,024 | \$121,901 | \$130,167 |
| Median Household Income 65-74  | \$55,108 | \$74,096  | \$78,964  |
| Average Household Income 65-74 | \$71,774 | \$103,675 | \$116,585 |
| Average Household Income 75+   | \$55,161 | \$78,403  | \$83,407  |

Population By Age





# 11400 RAMONA BLVD

El Monte, CA 91731

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