



COMMERCIAL
ASSET GROUP

Ramona Blvd

Valley Blvd

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RAMONA CORNER CAFÉ

11105

Ramona Avenue

El Monte, CA 91731

**±1,000 SF BUILD-TO-SUIT
OPPORTUNITY**

IDEAL FOR LIGHT FOOD USE



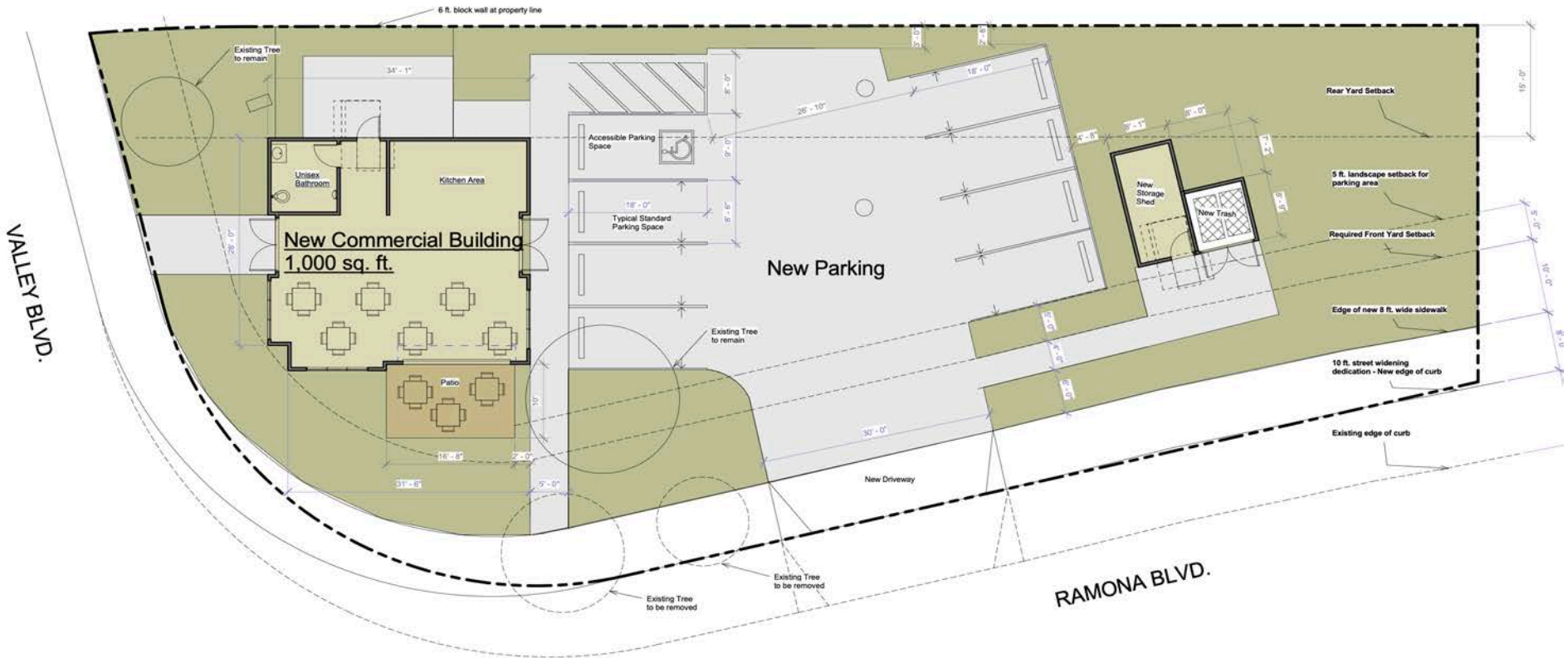
SPACE SIZE
±1,000 SF

CARS PER DAY
±32,000

- Ideal for coffee, tea, juice, dessert, bakery, boba, ice cream, or other light food uses
- Signalized hard corner at Ramona Blvd. & Valley Blvd.
- Exceptional street visibility and exposure
- High-traffic intersection with strong daily vehicle counts
- Prominent corner location with monument signage potential
- Build-to-suit concept designed specifically for quick-service
- Easy ingress/egress from Ramona Blvd. food users
- Ideal for walk-up/window pickup, mobile ordering, and grab-and-go concepts
- Limited or no indoor seating required
- Dedicated customer parking on-site
- Attractive outdoor patio opportunity
- Surrounded by dense residential neighborhoods and established retail uses

11105 RAMONA AVENUE, EL MONTE, CA 91731

SITE PLAN



1 Proposed Site Plan
1/8" = 1'-0"

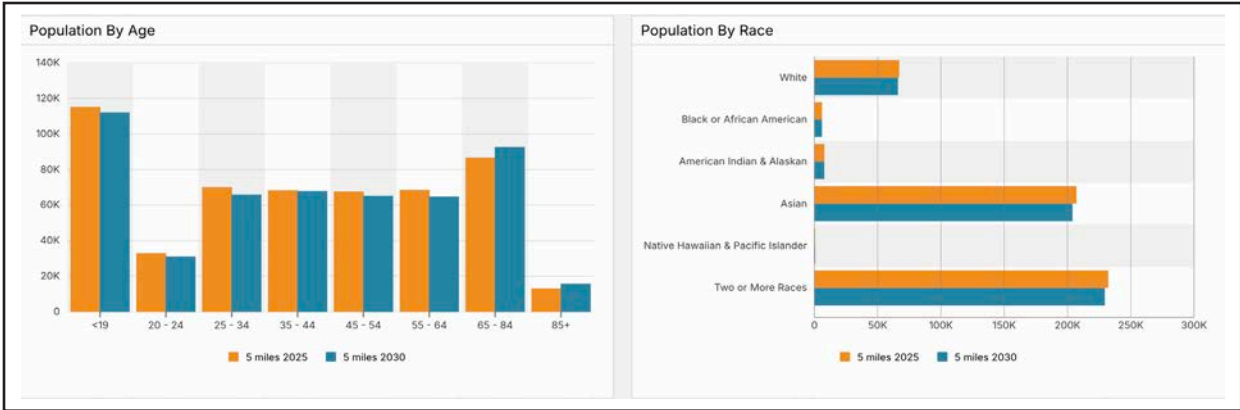


AERIAL



11105 RAMONA AVENUE, EL MONTE, CA 91731

DEMOGRAPHICS



Households	2 miles	5 miles	10 miles
2020 Households	34,689	158,536	594,661
2025 Households	32,345	149,103	562,160
2030 Household Projection	31,765	146,748	554,024
Annual Growth 2020-2025	0.2%	0.3%	0.4%
Annual Growth 2025-2030	-0.4%	-0.3%	-0.3%
Owner Occupied Households	13,122	78,789	291,935
Renter Occupied Households	18,643	67,959	262,089
Avg Household Size	3.6	3.4	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.1B	\$5.5B	\$20.7B

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	32,666	4,286	8	167,534	19,414	9	656,315	82,620	8
Trade Transportation & Util...	9,076	1,090	8	41,863	4,211	10	133,847	13,745	10
Information	890	93	10	3,609	332	11	15,155	1,457	10
Financial Activities	2,193	389	6	11,455	2,187	5	51,084	9,359	5
Professional & Business S...	3,191	539	6	24,799	2,759	9	92,522	12,034	8
Education & Health Services	7,842	1,112	7	41,667	5,376	8	167,867	28,107	6
Leisure & Hospitality	5,684	378	15	26,463	1,846	14	92,786	7,179	13
Other Services	2,265	621	4	10,857	2,493	4	53,101	9,878	5
Public Administration	1,525	64	24	6,821	210	32	49,953	861	58
Goods-Producing Industries	5,106	543	9	24,551	2,189	11	91,731	7,745	12
Natural Resources & Mining	29	10	3	164	41	4	721	148	5
Construction	1,156	233	5	6,321	1,023	6	26,521	3,880	7
Manufacturing	3,921	300	13	18,066	1,125	16	64,489	3,717	17
Total Daytime Employment	37,772	4,829	8	192,085	21,603	9	748,046	90,365	8

Income	2 miles	5 miles	10 miles
Avg Household Income	\$90,297	\$110,013	\$118,408
Median Household Income	\$68,486	\$85,036	\$91,725
< \$25,000	5,360	19,992	71,783
\$25,000 - 50,000	6,500	23,712	78,428
\$50,000 - 75,000	5,738	23,172	82,888
\$75,000 - 100,000	4,362	19,120	71,716
\$100,000 - 125,000	3,433	17,150	62,402
\$125,000 - 150,000	2,102	11,258	43,617
\$150,000 - 200,000	2,339	15,806	65,058
\$200,000+	2,509	18,894	86,267



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