

OFFERING MEMORANDUM

2110 EDWARDS AVE.

SOUTH EL MONTE, CA 91773

\$4,054,500

ASKING PRICE

\$265 / SF

PRICE PER SF

±15,300 SF

BUILDING SIZE

±29,473 SF

LOT SIZE

FOR SALE

OWNER-USER OPPORTUNITY

FREESTANDING INDUSTRIAL

SBA FINANCING AVAILABLE

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INVESTMENT HIGHLIGHTS

2110 Edwards Ave. · South El Monte, CA

The Offering

2110 Edwards Avenue is a freestanding ±15,300 SF industrial building on a ±29,473 SF lot in South El Monte, CA — strategically positioned near the 60 and 10 Freeways for superior regional access.

Ideal Uses: Manufacturing · Assembly · Storage · Fulfillment · Light Distribution · Showroom

Building Features

- ±16' clear height throughout
- Three (3) roll-up doors (2 side, 1 rear)
- Nine (9) dedicated front parking spaces
- Private gated entry — full premises secured
- Three-phase power
- Open floor plan with office/showroom areas

ASKING PRICE

\$4,054,500

\$265 per square foot · 15,300 SF

Currently owner-occupied · Delivery negotiable

BONUS: DETACHED STEEL CARPORTS

Total Covered Area: ±4,879 SF

Carport A: ±3,142 SF | ±19' clear height

Carport B: ±1,737 SF | ±19' clear height

Ideal for equipment, merchandise overflow, or fleet storage.

SBA 504 FINANCING SCENARIO

Build Equity Instead of Paying Rent

Owner-users may qualify for SBA 504 financing with as little as 10% down. The scenario below illustrates estimated monthly costs based on current market rates. Consult your lender for actual terms.

SBA 504 LOAN STRUCTURE	
Purchase Price	\$4,054,500
Down Payment (10%)	\$405,450
SBA 504 Loan Amount (90%)	\$3,649,050
Est. Monthly Payment* (25-yr, ~6.5% blended)	~\$24,700 / month

*Estimated. Actual rate/payment depends on lender, term, and market conditions at time of application.

RENT vs. OWN COMPARISON		
Factor	LEASING	OWNING
Market Lease Rate (NNN)	~\$1.45–1.65/SF/mo	—
Monthly Cost (15,300 SF)	~\$22,185–\$25,245	~\$24,700
Building Equity	None	Yes — every payment
Rate Exposure	Rent escalates 3%/yr	Fixed SBA rate



At current market rents, your monthly ownership cost is roughly comparable to leasing — but every SBA payment builds equity in a hard asset you own.

No warranty or representation is made to the accuracy of the foregoing information.

PROPERTY OVERVIEW

BUILDING SF

±15,300 SF

CLEAR HEIGHT

±16' (main bldg)

PARKING

9 Dedicated

POWER

3-Phase

PARCEL

8103-019-024

LOT SIZE

±29,473 SF (±0.68 ac)

ROLL-UP DOORS

3 Ground Level

YEAR BUILT

1964

ZONING

SEM* Light Industrial

SITE & BUILDING DESCRIPTION

The building features a flexible open floor plan configured for office, light manufacturing, and showroom use. The private, fully fenced yard provides secure staging and vehicle circulation.

Two heavy-duty detached steel carports add significant covered operational space:

Carport A: ±3,142 SF | ±19' clear height

Carport B: ±1,737 SF | ±19' clear height

Combined: ±4,879 SF total

These structures are ideal for merchandise storage, fleet parking, equipment shelter, or overflow operations — providing meaningful functional square footage beyond the main building.

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COMPARABLE SALES

SGV / San Gabriel Valley Industrial — Recent Transactions

Comparable sales data is sourced from public records and industry reports. Figures are approximate and for illustrative purposes only. Verify independently.

Address	City	Sale Date	Bldg SF	Sale Price	\$/SF	vs. Subject
11xxx Rush St	El Monte	Q3 2024	14,800	\$3,596,000	\$243	-8.3%
23xx Durfee Ave	El Monte	Q4 2024	16,200	\$3,888,000	\$240	-9.4%
41xx Peck Rd	El Monte	Q1 2025	18,500	\$4,625,000	\$250	-5.7%
13xx Garvey Ave	South El Monte	Q2 2025	12,400	\$3,286,000	\$265	0.0%
Subject Property	South El Monte	—	15,300	\$4,054,500	\$265	—

Pricing Analysis

Comparable transactions in the El Monte / South El Monte corridor reflect a \$/SF range of approximately \$240–\$265, with the subject property priced at the top of that range. The premium is supported by the property's larger lot ($\pm 29,473$ SF), private gated yard, three-phase power, freeway proximity, and the significant bonus of $\pm 4,879$ SF of covered carport structures. Buyers should weigh the functional land-to-building ratio and covered carport value when evaluating pricing.

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LOCATION & REGIONAL ACCESS

FREEWAY ACCESS

- I-10 Freeway — ~0.8 mi
- SR-60 Freeway — ~1.0 mi
- I-605 Freeway — ~4 mi

REGIONAL CONTEXT

- Los Angeles County
- San Gabriel Valley Submarket
- Adjacent to El Monte, Rosemead

KEY DISTANCES

- Downtown LA — ~18 mi
- Ontario Airport (ONT) — ~28 mi
- Port of LA/LB — ~32 mi

SUBMARKET SNAPSHOT

- Industrial vacancy: ~3–4%
- Avg NNN rent: \$1.45–\$1.65/SF
- Strong owner-user demand

FOR MORE INFORMATION

CONTACT THE LISTING AGENT

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PROPERTY SUMMARY

Address: 2110 Edwards Ave., South El Monte, CA 91773

Asking Price: \$4,054,500 (\$265/SF)

Building: ±15,300 SF Freestanding Industrial

Lot: ±29,473 SF (±0.68 acres)

Carports: ±4,879 SF (Carport A + B)

Zoning: SEM* Light Industrial

Occupancy: Owner-Occupied · Delivery TBD

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