

WALLS TILTED AND ROOF COMPLETE!



SUBJECT PROPERTY

GARVEY AVE.

FRAZIER ST.

FOR SALE OR LEASE

11,715 SF

13057-13065 GARVEY BLVD.
BALDWIN PARK, CA

ALLOWABLE FREE STANDING SIGN UP TO 80 FT WITH A 160 SF SURFACE AREA THAT CAN BE SEEN CLEARLY FROM 10 FWY.

PROPERTY HIGHLIGHTS



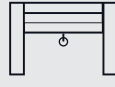
11,715 SF
INDUSTRIAL
WAREHOUSE



1,000 SF
OFFICE
SPACE



BRAND NEW
UNDER
CONSTRUCTION



1 LARGE
ROLL-UP
DOOR



23,470 SF
LOT
SIZE



LOCATED
IMMEDIATELY
OFF 10 FWY



1/2 MILE TO
605 FWY
EXCHANGE



26'
CLEARANCE
HEIGHT



BPCM
ZONING



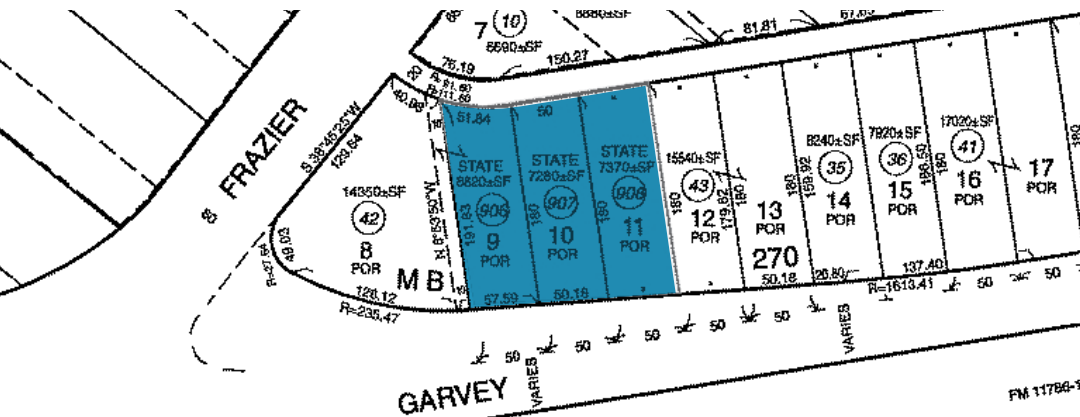
Q4 2022
PROJECTED
COMPLETION



CANNABIS
PERMITTED
AREA



1200 AMP
480/277V 3PHASE 4W
AND/OR
120/208V 3PHASE, 4W

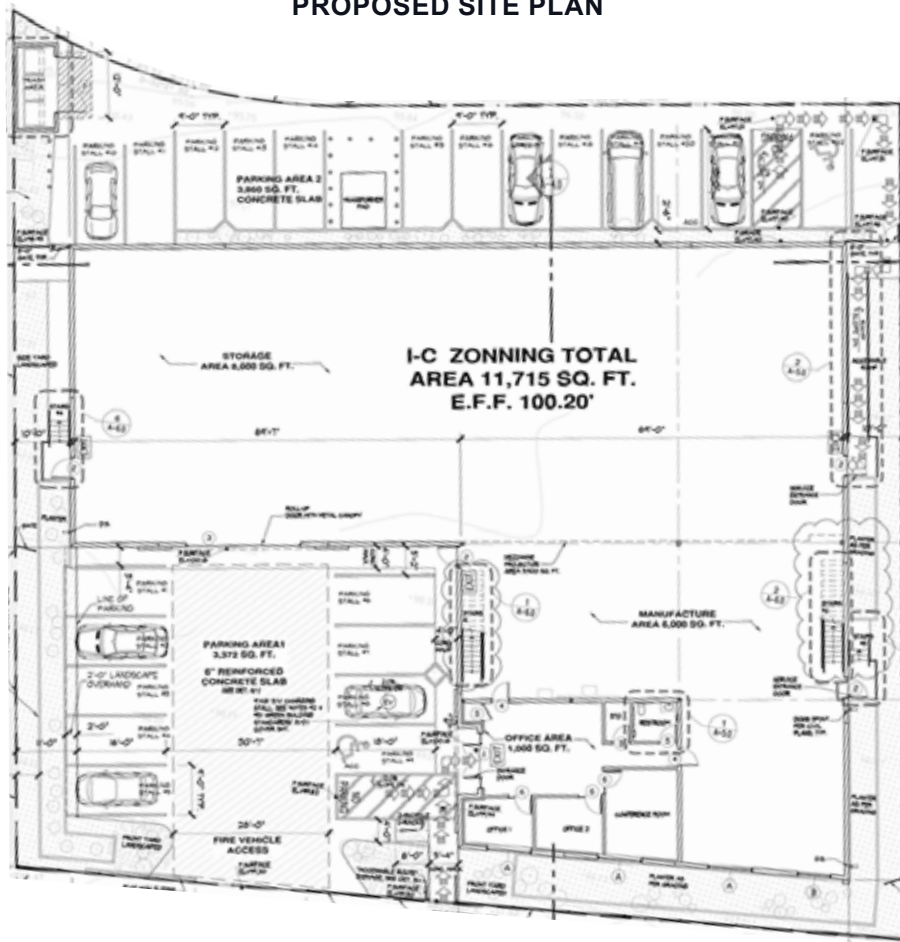


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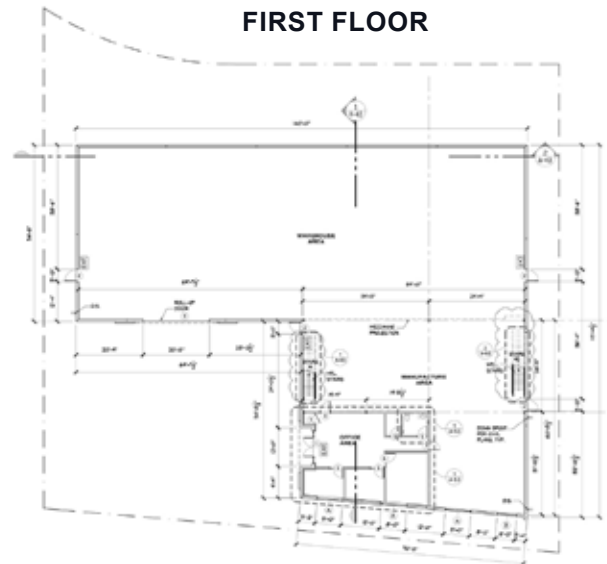
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13057-13065 GARVEY BLVD.
BALDWIN PARK, CA

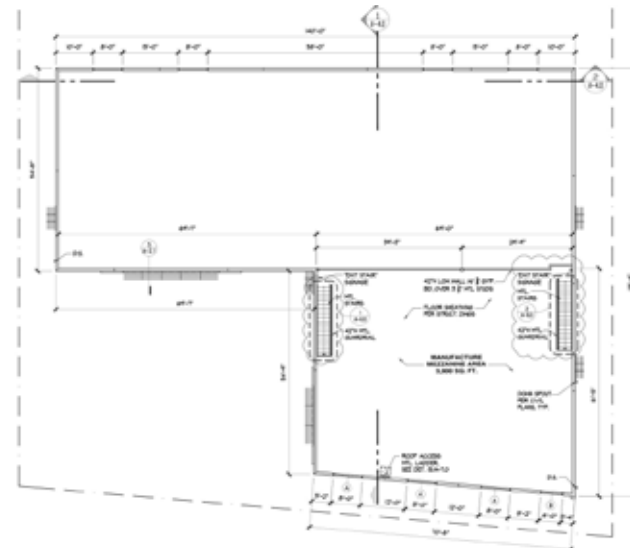
PROPOSED SITE PLAN



FIRST FLOOR



MEZZANINE



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LEGEND

 **Cannabis Permitted Area**
(Industrial (I) & Industrial Commercial (I-C) Zones)

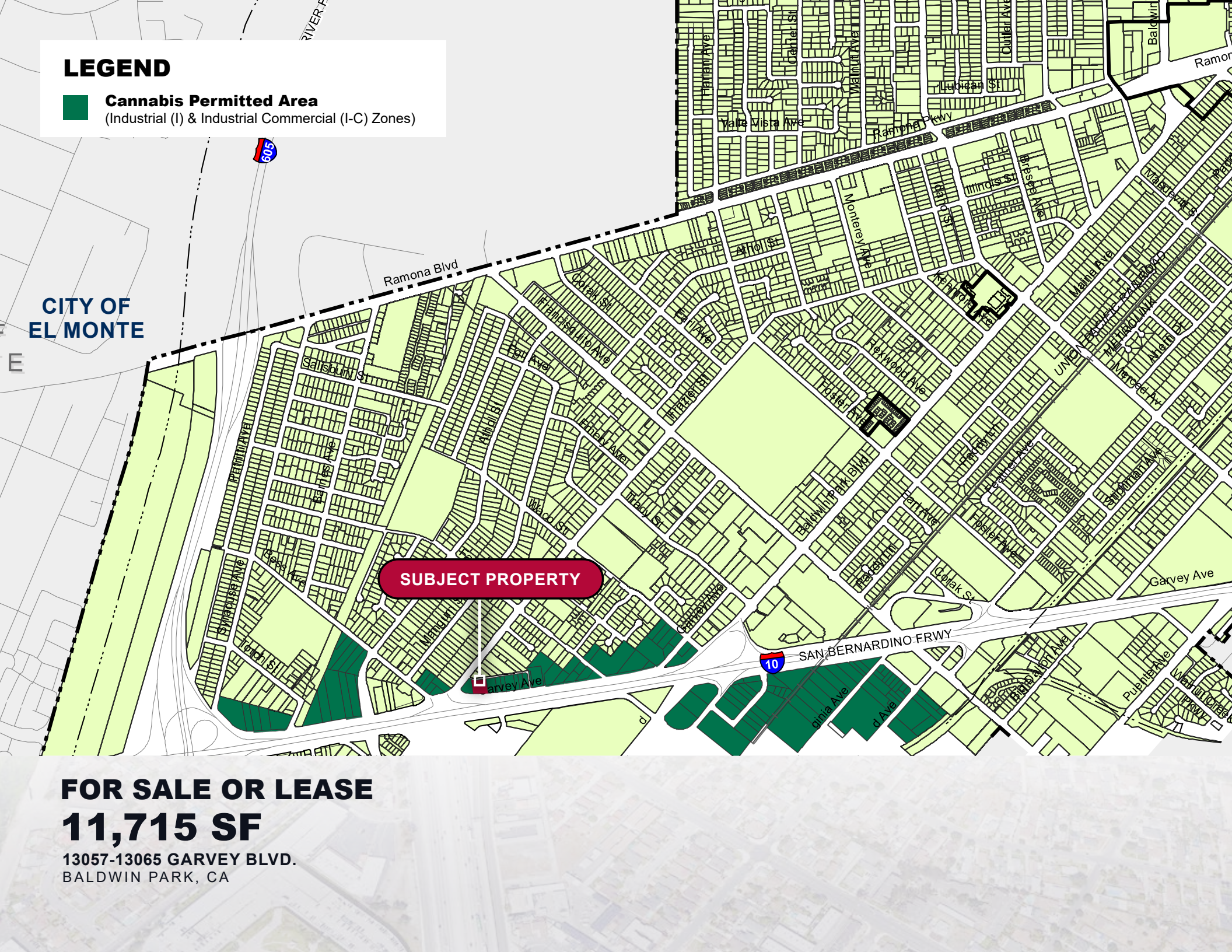
CITY OF
EL MONTE

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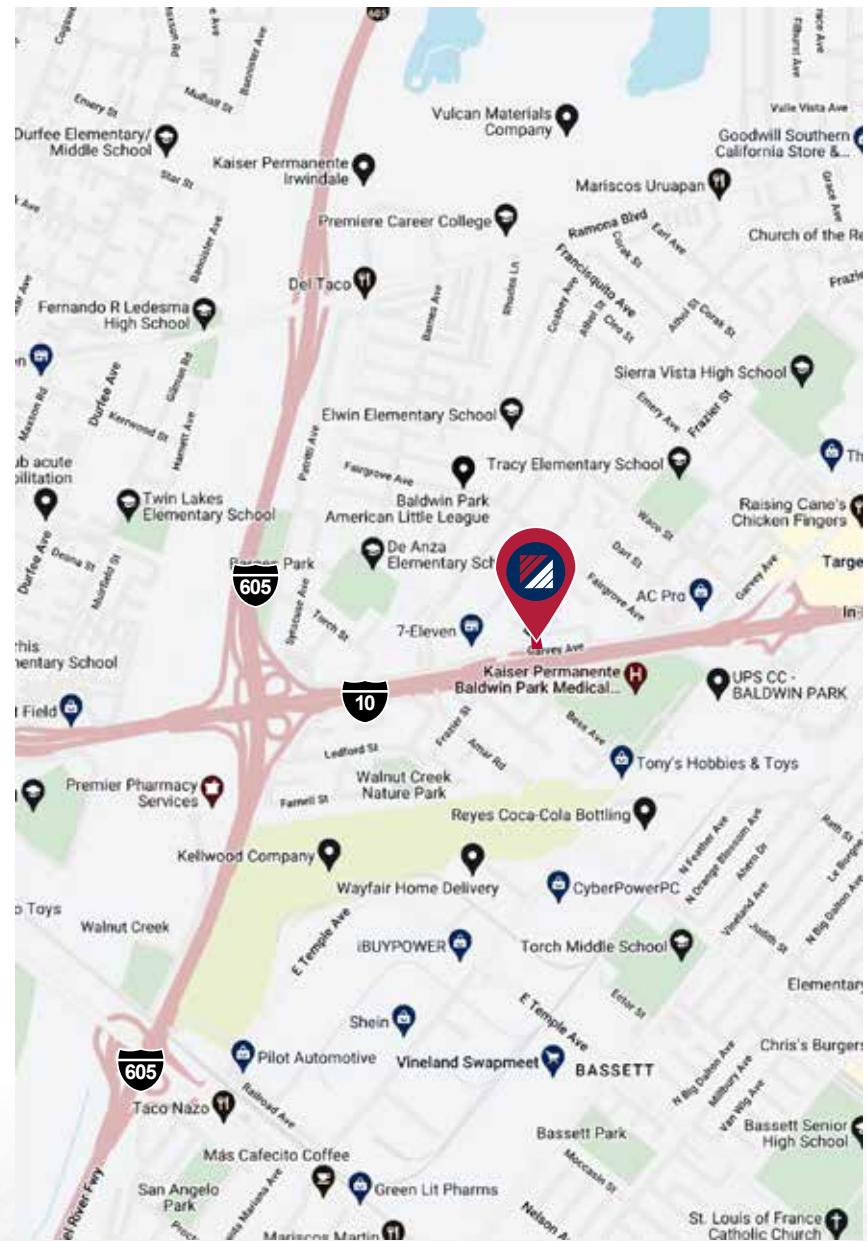


TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Garvey Ave	Frazier St NW	516	2022	0.03 mi
10	Leorita St SW	227,818	2022	0.11 mi
10	Baldwin Park Blvd E	202,000	2018	0.13 mi
I- 10	Baldwin Park Blvd E	243,453	2020	0.13 mi
I- 10	Baldwin PkBlvd E	229,310	2022	0.13 mi
Bess Ave	Judith St SE	9,775	2022	0.21 mi
Frazier St	Fairgrove St SW	6,580	2022	0.22 mi
Athol Street	-	204,290	2020	0.23 mi
Bess Ave	Barnes Ave NW	4,414	2022	0.33 mi
Baldwin Park Blvd	Dalewood St NE	24,226	2022	0.33 mi

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2010 Population	24,939	242,522	509,706
2022 Population	24,545	235,054	496,433
2027 Population Projection	24,092	230,024	486,277
2010 Households	5,527	57,734	131,301
2022 Households	5,414	55,574	127,262
2027 Household Projection	5,308	54,298	124,514
Total Specified Consumer Spending (\$)	\$209.3M	\$2.1B	\$4.9B
Avg Household Income	\$83,291	\$81,687	\$91,908
Median Household Income	\$69,574	\$66,245	\$72,937



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