

4315 Peck Rd. El Monte, CA 91732



1,580 SF
OWNER/USER
RETAIL BUILDING
FOR SALE

\$649,000

BUILDING WITH
BAKING EQUIPMENT
INCLUDED

EXCLUSIVE LISTING AGENTS:

William Hugron, CCIM, SIOR,
william@ashwillassociates.com
(714) 356-7823
DRE # 00803524
Corp. DRE # 01291393

Jose Nunez
josenunez0418@yahoo.com
(626) 827-2306
DRE # 01273748

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PROPERTY HIGHLIGHTS

Address:	4315 Peck Rd. El Monte, CA, 92732
Type:	Retail building
Bldg. Sq. Ft.:	1,580 SF
Property Sq. Ft.:	4,538 SF
Stories:	1
Year Built:	1947
Parking:	Parking in front and rear of building
Access:	Street frontage and alley access in rear
APN #'s	8569-021-049
Zoning:	EMC3
List Price:	\$649,000 (\$411PSF)
Also Included:	Property includes all equipment for fully functioning bakery currently occupying space.

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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers should verify information independently.

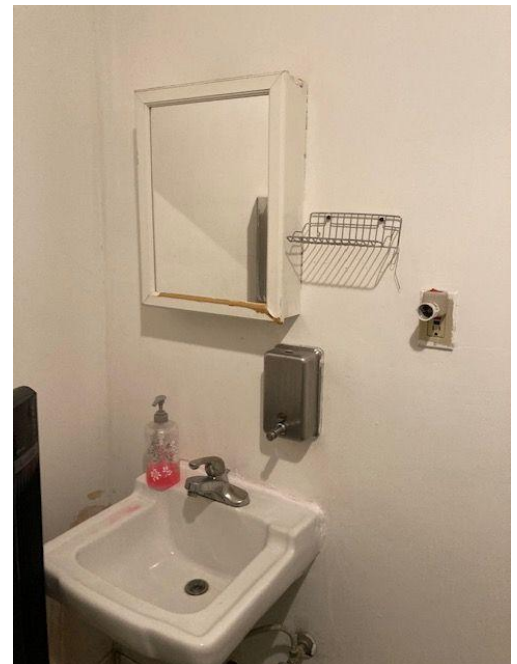
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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DEMOGRAPHICS



2020 Census Redistricting Data (Public Law 94-171)

4315 Peck Rd, El Monte, California, 91732
Ring of 5 miles

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

KEY FACTS

545,095
Total Population

163,208
Housing Units

6,941.4
Population Density

3.42
Average Household Size

86.7
Diversity Index

2010-2020 ANNUAL GROWTH RATE



-0.16%
Population

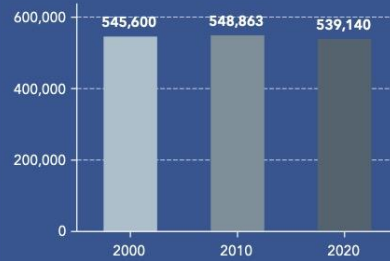


2.15%
Group Quarters

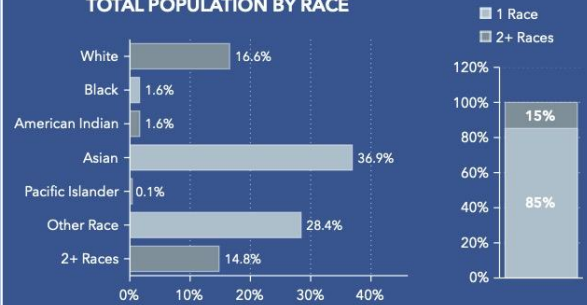


0.33%
Households

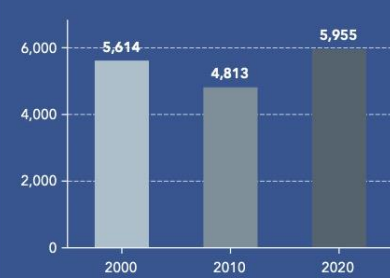
HOUSEHOLD POPULATION



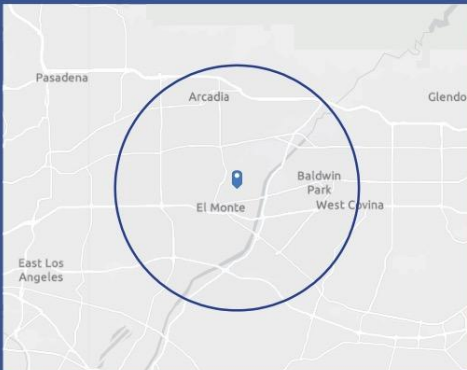
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	113,307	431,788
1 Race	93,457	371,002
White	17,058	73,158
Black	1,736	7,077
American Indian/Alaska Native	1,929	7,065
Asian	33,357	167,789
Pacific Islander	136	362
Some Other Race	39,241	115,552
2 or More Races	19,851	60,786



Source: U.S. Census Bureau, 2020 Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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DEMOGRAPHICS CONT.



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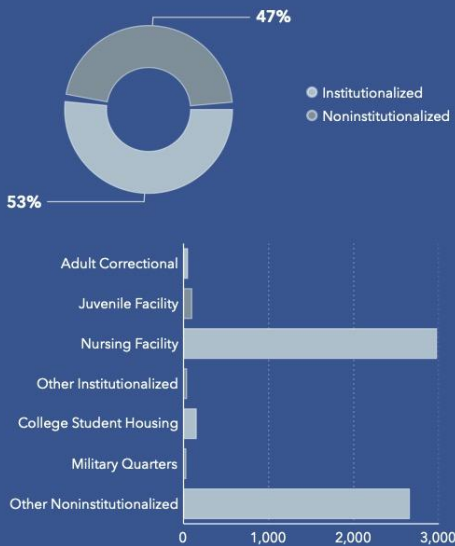
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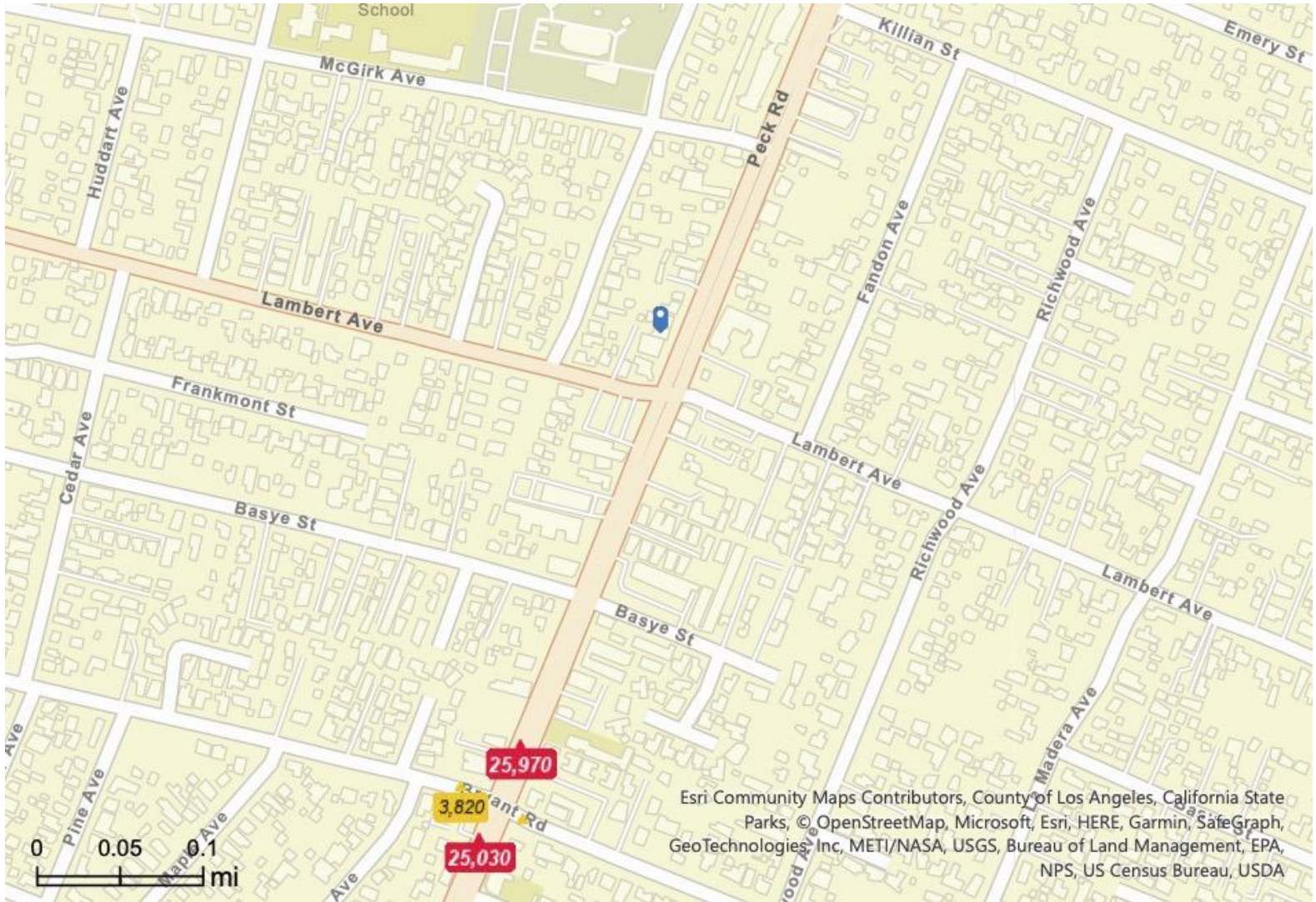
HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	70,993	210,261	281,254
1 Race	53,779	154,578	208,357
White	12,189	32,147	44,336
Black	488	597	1,085
American Indian/Alaska Native	1,803	6,464	8,267
Asian	711	1,033	1,744
Pacific Islander	56	103	159
Some Other Race	38,531	114,236	152,766
2 or More Races	17,215	55,682	72,897

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	42,314	221,527	263,841
1 Race	39,678	216,424	256,102
White	4,869	41,011	45,880
Black	1,248	6,480	7,728
American Indian/Alaska Native	126	601	727
Asian	32,645	166,756	199,401
Pacific Islander	80	259	339
Some Other Race	710	1,317	2,027
2 or More Races	2,636	5,103	7,739

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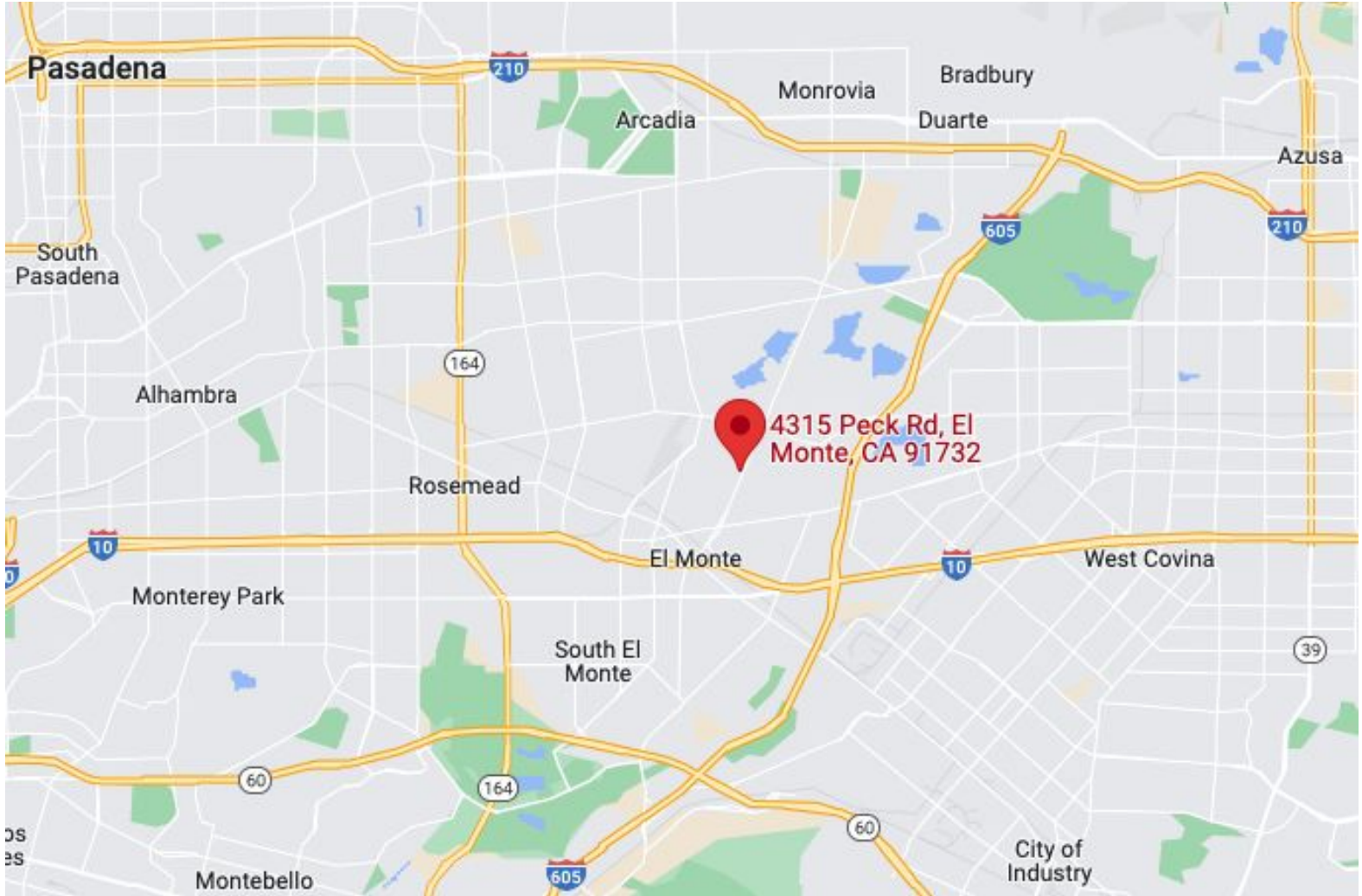
TRAFFIC COUNTS



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SITE MAP



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SALES COMPS

1	Parcel 5778-014-018	Site 11 W DUARTE RD , ARCADIA, CA 91007-6919				
	Owner HYDRORED INVESTMENT LLC	Mail 2910 SHAKESPEARE DR , SAN MARINO, CA 91108-2231				
Use	Retail Stores (Personal Services, Photography, Tr	Zone ARC2YY	Sale Amt \$1,200,000	Sale Date 09/09/2022		
Yr Blt	1954	Sqft 1,800	Assd \$460,550	Tract 950	Impr \$257,790	Units 0
Rms	0	Beds 0	Bths 0.00	PBaths	Lt Sz 5,446SF/0.13AC	Lot 3
Page & Grid	567-C7	Tax Amount \$5,759.53	Tax Rate Area 1-887	Xmpt None	Tax Delinquent N	
2	Parcel 5361-033-008	Site 254 W FAIRVIEW AVE , SAN GABRIEL, CA 91776-2943				
	Owner FANDEN GROUP LLC	Mail 1835 S DEL MAR AVE STE 101, SAN GABRIEL, CA 91776-4150				
Use	Retail Stores (Personal Services, Photography, Tr	Zone SLC1*	Sale Amt \$1,350,000	Sale Date 06/03/2021		
Yr Blt	1947	Sqft 1,889	Assd \$675,240	Tract 12559	Impr \$283,560	Units 0
Rms	0	Beds 0	Bths 0.00	PBaths	Lt Sz 4,511SF/0.10AC	Lot 183
Page & Grid	596-E5	Tax Amount \$9,196.58	Tax Rate Area 8-467	Xmpt None	Tax Delinquent N	
3	Parcel 8571-006-023	Site 4430 E LIVE OAK AVE , ARCADIA, CA 91006-5508				
	Owner RACEP REHOBOTH LLC	Mail 250 W CAMINO REAL AVE , ARCADIA, CA 91007-6903				
Use	Retail Stores (Personal Services, Photography, Tr	Zone LCC1YY	Sale Amt \$1,025,000	Sale Date 09/01/2021		
Yr Blt	1958	Sqft 2,000	Assd \$545,000	Tract 15401	Impr \$70,000	Units 0
Rms	0	Beds 0	Bths 0.00	PBaths	Lt Sz 4,846SF/0.11AC	Lot 4
Page & Grid	597-G2	Tax Amount \$7,082.78	Tax Rate Area 3-701	Xmpt None	Tax Delinquent N	
4	Parcel 5372-004-008	Site 1240 S SAN GABRIEL BLVD , SAN GABRIEL, CA 91776-3117				
	Owner GERIZIM KEYS LLC	Mail 3810 FAIRMEADE RD , PASADENA, CA 91107-2256				
Use	Retail Stores (Personal Services, Photography, Tr	Zone SLC3*	Sale Amt \$830,000	Sale Date 08/31/2021		
Yr Blt	1916	Sqft 1,170	Assd \$830,000	Tract	Impr \$280,000	Units 0
Rms	0	Beds 0	Bths 0.00	PBaths	Lt Sz 5,468SF/0.13AC	Lot
Page & Grid	596-F6	Tax Amount \$11,460.89	Tax Rate Area 8-205	Xmpt None	Tax Delinquent N	

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FOR MORE INFO OR TO TOUR:

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