

# FOR SALE

## 541 W Garvey Ave

## Monterey Park, CA 91754



EXCLUSIVELY LISTED BY:  
**JOHN MAN GROUP**

**John Man, President**

DRE No. 01388408

Office: (626) 872-6622 #1001

Direct: (626) 236-2911

Email: [jman@maninvestmentgroup.com](mailto:jman@maninvestmentgroup.com)

**Jonathan Hua, Manager**

DRE No. 01485938

Office: (626) 872-6622 #1005

Direct: (626) 378-3316

Email: [jhua@maninvestmentgroup.com](mailto:jhua@maninvestmentgroup.com)

**MAN INVESTMENT GROUP**

Property Management & Investment Company

At Man Investment Group, we treat your affairs as if they were our own. We place value in creating a tangible and positive bond between us and our clients, and a premium on honesty, integrity, and diligence. By strictly adhering to these core values, we make sure every transaction with you is rewarding one. Through our extensive resources and focused marketing, we provide comprehensive real estate services, helping our clients make informed decisions.



[ManInvestmentGroup.com](http://ManInvestmentGroup.com) | 119 S Atlantic Blvd, Monterey Park, CA 91754

# Confidentiality and Disclaimer

The information contained within the Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Man Investment Group, Inc. and should not be made available to any other person or entity without the written consent of Man Investment Group, Inc. This Marketing Brochure has been prepared to provide summary, unverified information into prospective investors, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Man Investment Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

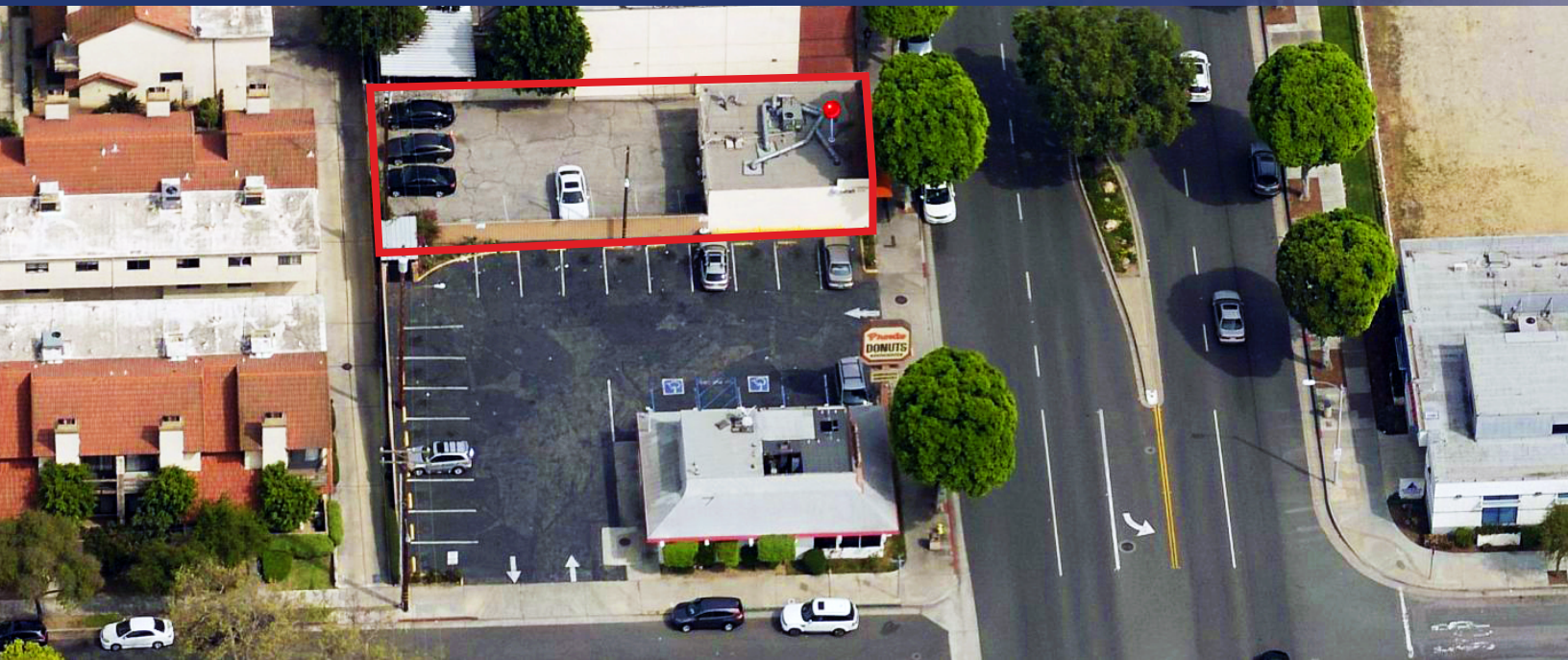
The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Man Investment Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Man Investment Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential investors must take appropriate measures to verify all of the information set forth herein.

## **NON-ENDORSEMENT NOTICE**

MAN INVESTMENT GROUP, INC. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, MAN INVESTMENT GROUP, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of MAN INVESTMENT GROUP, INC., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



# FOR SALE



## 541 W Garvey Ave. Monterey Park, CA 91754

First time on the market in over 50 years. Great location with street visibility on Garvey Ave and Moore Ave. The property is currently leased to AT&T with a month-to-month contract and will consider signing a long term NNN lease. Good size lot with 8 parking spaces in the back. Call for more details, rent roll is available upon request.

### **John Man, President**

DRE No. 01388408

Office: (626) 872-6622 #1001

Direct: (626) 236-2911

Email: [jman@maninvestmentgroup.com](mailto:jman@maninvestmentgroup.com)

### **Jonathan Hua, Manager**

DRE No. 01485938

Office: (626) 872-6622 #1005

Direct: (626) 378-3316

Email: [jhua@maninvestmentgroup.com](mailto:jhua@maninvestmentgroup.com)

## Property Description

**PRICE: \$688,000**

**Year Built: 1946**

**Gross Area: 1,120 Sqft**

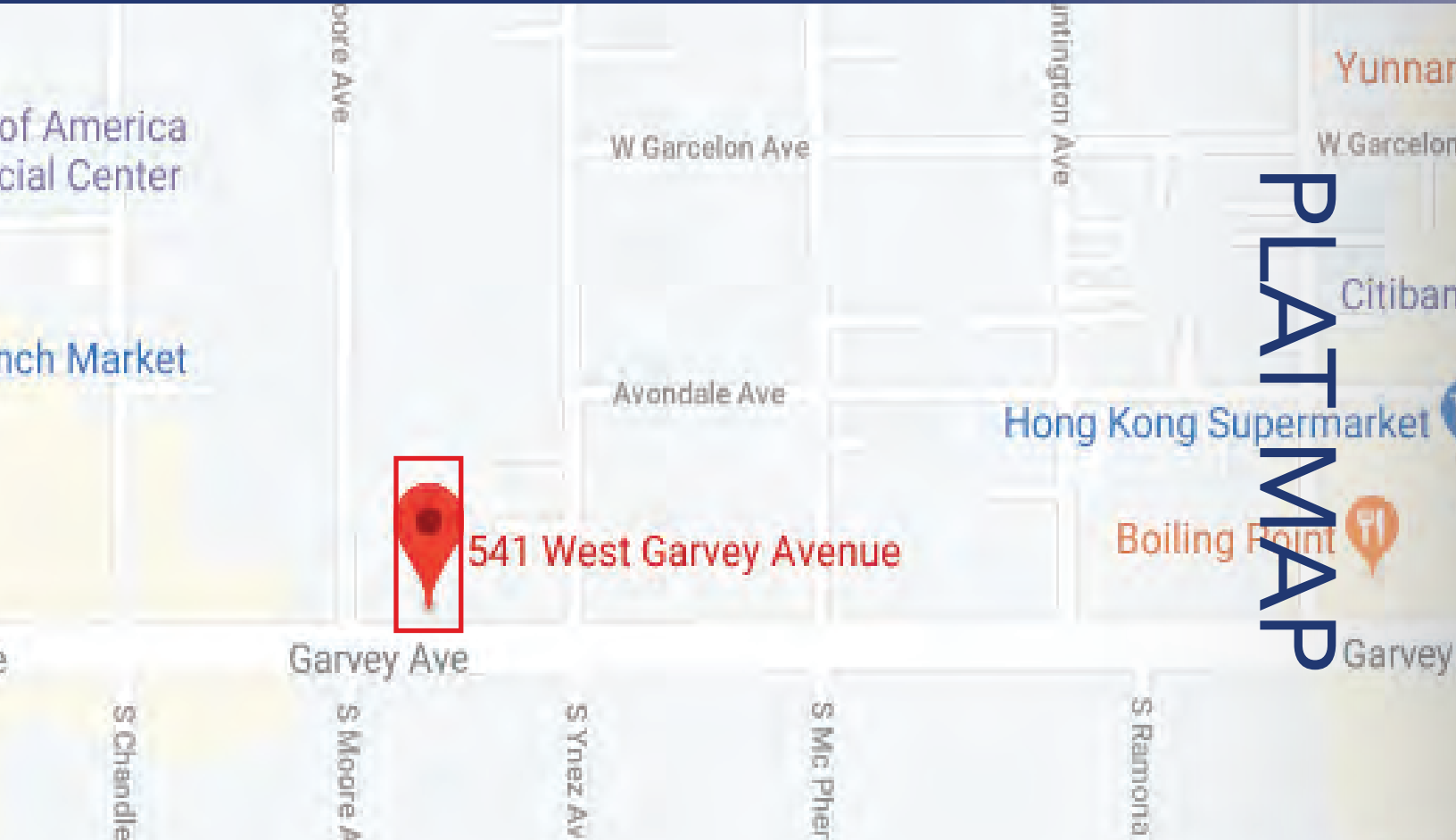
**LOT SIZE: 4,359 Sqft**

**ZONING: MPC2**

**MAN INVESTMENT GROUP**  
Property Management & Investment Company

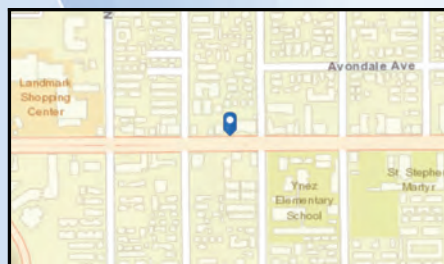
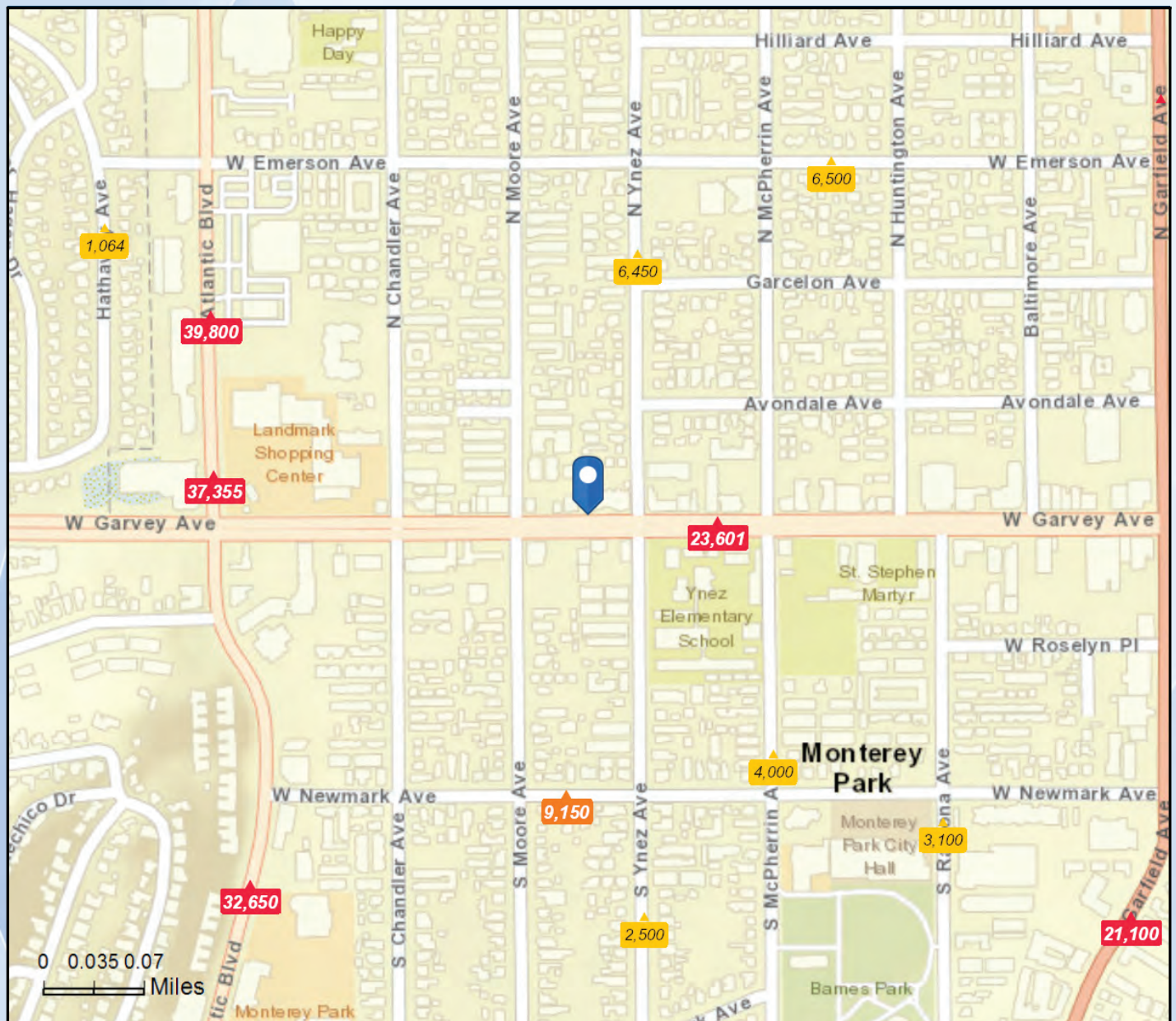


# Property Maps





# Traffic Count Report



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

October 11, 2019

©2019 Esri

**MAN INVESTMENT GROUP**  
Property Management & Investment Company

# Traffic Count Report

Distance:	Street:	Closes t Cr oss -st ree t:	Ye ar of Count :	Count:
0.09	W Garvey Ave	N Mc Pherrin Ave (0.04 miles E)	2011	23,601
0.18	N Ynez Ave	Garcelon Ave (0.02 miles S)	2005	6,450
0.19	W Newmark Ave	S Moore Ave (0.03 miles W)	2005	9,150
0.21	S McPherrin Ave	W el Repetto Dr (1.02999997 miles S)	2005	4,000
0.26	N Atlantic Blvd	W Emerson Ave (0.22 miles N)	1998	37,355
0.28	S Ynez Ave	W Newmark Ave (0.09 miles N)	2005	2,500
0.29	N Atlantic Blvd	W Emerson Ave (0.11 miles N)	2005	39,800
0.30	W Emerson Ave	N Mc Pherrin Ave (0.04 miles W)	2005	6,500
0.32	S Ramona Ave	W Newmark Ave (0.02 miles N)	2005	3,100
0.35	S Atlantic Blvd	W Newmark Ave (0.06 miles N)	2005	32,650
0.39	Hathaway Ave	Emerson Ave (0.05 miles N)	2014	1,064
0.42	Harding Ave	S Ynez Ave (0.04 miles W)	2005	3,300
0.46	Garfield Ave	E Newmark Ave (0.09 miles N)	2005	21,100
0.49	N Garfield Ave	W Emerson Ave (0.04 miles S)	2005	31,500
0.51	W Hellman Ave	N Chandler Ave (0.01 miles W)	2009	8,200
0.51	W Hellman Ave	N Mc Pherrin Ave (0.01 miles W)	1999	7,295
0.52	N Atlantic Blvd	W Hellman Ave (0.05 miles N)	1999	41,400
0.56	E Garvey Ave	N Lincoln Ave (0.05 miles W)	2011	24,615
0.59	W Garvey Ave	Hitchcock Dr (0.02 miles SW)	2005	20,700
0.61	N Garfield Ave	W Hampton Ave (0.05 miles S)	1999	42,300
0.61	W Hellman Ave	S 2nd St (0.03 miles W)	2009	11,400
0.66	I- 10	S Garfield Ave (0.17 miles E)	2013	214,000
0.67	W Hellman Ave	S Marguerita Ave (0.02 miles W)	2014	4,898
0.74	Cadiz St	Hermosa Vista St (0.01 miles SE)	2005	1,800
0.74	E Hellman Ave	S Chapel Ave (0.02 miles E)	2009	11,500
0.76	E Garvey Ave	S Alhambra Ave (0.02 miles W)	2011	26,106
0.77	S Atlantic Blvd	W Glendon Way (0.06 miles N)	2009	45,000
0.78	S Alhambra Ave	E Newmark Ave (0.05 miles N)	2005	8,100
0.78	S Garfield Ave	Maronde Way (0.02 miles S)	2005	24,000
0.78	Kempton Ave	Mooney Dr (0.04 miles N)	2005	900

# Demographic Summary

Summary	Census 2010	2018	2023		
Population	36,721	37,987	38,505		
Households	11,942	12,271	12,386		
Families	9,052	9,341	9,456		
Average Household Size	3.05	3.07	3.09		
Owner Occupied Housing Units	5,489	5,367	5,502		
Renter Occupied Housing Units	6,453	6,903	6,884		
Median Age	43.2	45.0	45.8		
Trends: 2018 - 2023 Annual Rate	Area	State	National		
Population	0.27%	0.67%	0.84%		
Households	0.19%	0.62%	0.79%		
Families	0.25%	0.62%	0.72%		
Owner HHs	0.50%	0.79%	0.73%		
Median Household Income	3.10%	2.99%	1.89%		
Households by Income	Number	2018	2023		
	Percent	Percent	Percent		
	<\$15,000	1,488	12.1%	1,293	10.4%
	\$15,000 - \$24,999	1,361	11.1%	1,166	9.4%
	\$25,000 - \$34,999	976	8.0%	849	6.9%
	\$35,000 - \$49,999	1,406	11.5%	1,229	9.9%
	\$50,000 - \$74,999	2,227	18.1%	2,155	17.4%
	\$75,000 - \$99,999	1,605	13.1%	1,652	13.3%
	\$100,000 - \$149,999	1,691	13.8%	1,929	15.6%
	\$150,000 - \$199,999	847	6.9%	1,164	9.4%
\$200,000+	671	5.5%	948	7.7%	
Median Household Income	\$57,901	\$67,442			
Average Household Income	\$78,921	\$93,896			
Per Capita Income	\$25,468	\$30,172			
Population by Age	Census 2010		2018	2023	
	Number	Percent	Number	Percent	
	0 - 4	1,586	4.3%	1,515	4.0%
	5 - 9	1,678	4.6%	1,575	4.1%
	10 - 14	1,812	4.9%	1,789	4.7%
	15 - 19	2,110	5.7%	1,903	5.0%
	20 - 24	2,409	6.6%	2,099	5.5%
	25 - 34	4,584	12.5%	5,278	13.9%
	35 - 44	5,144	14.0%	4,848	12.8%
	45 - 54	5,913	16.1%	5,439	14.3%
	55 - 64	4,888	13.3%	5,515	14.5%
	65 - 74	2,942	8.0%	4,074	10.7%
	75 - 84	2,285	6.2%	2,498	6.6%
85+	1,369	3.7%	1,456	3.8%	
Race and Ethnicity	Census 2010		2018	2023	
	Number	Percent	Number	Percent	
	White Alone	6,005	16.4%	5,695	15.0%
	Black Alone	175	0.5%	161	0.4%
	American Indian Alone	143	0.4%	135	0.4%
	Asian Alone	26,635	72.5%	28,180	74.2%
	Pacific Islander Alone	16	0.0%	16	0.0%
	Some Other Race Alone	2,849	7.8%	2,874	7.6%
	Two or More Races	898	2.4%	925	2.4%
	Hispanic Origin (Any Race)	7,722	21.0%	7,738	20.4%

Data Note: Income is expressed in current dollars.

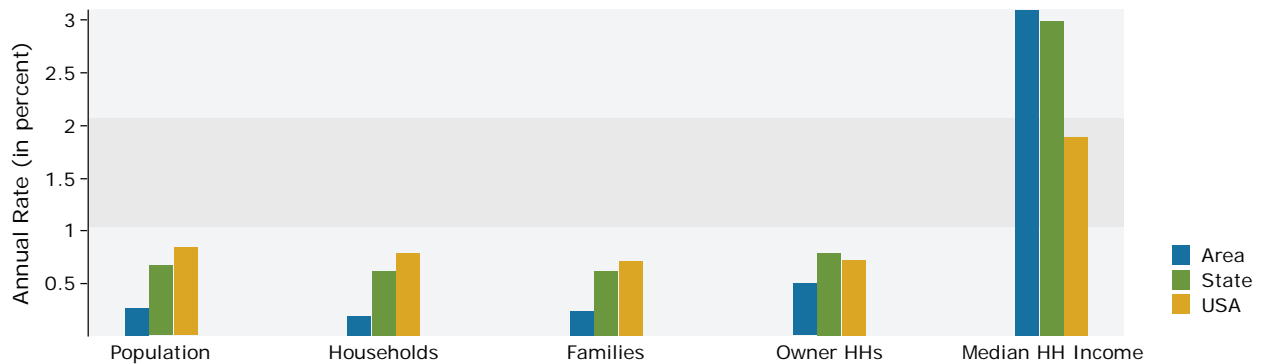
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

October 11, 2019

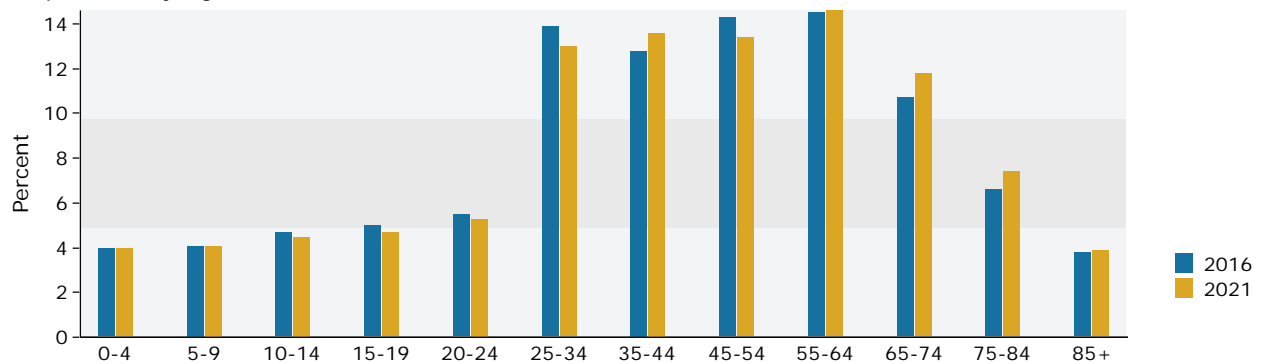


# Demographic Trend Report

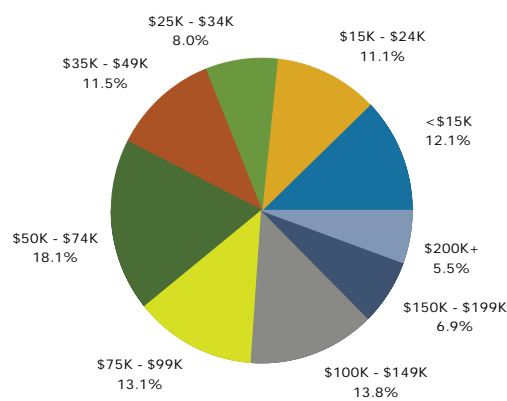
Trends 2016-2021



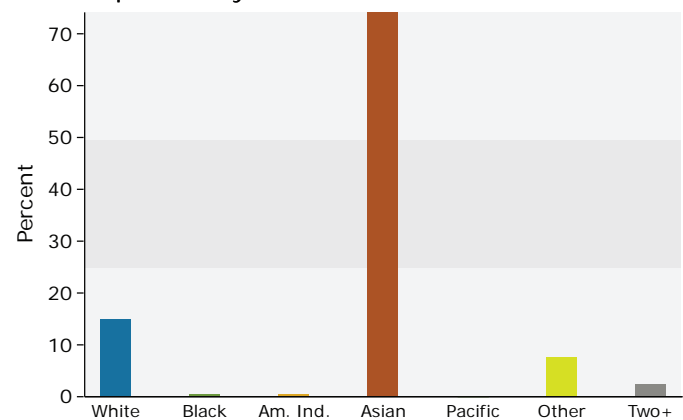
Population by Age



2016 Household Income



2016 Population by Race



2018 Percent Hispanic Origin: 20.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

October 11, 2019



**Current Rent**

\$2,500 Month to month

**Market Rent**

\$3,000 NNN lease