

FOR SALE

541 W Garvey Ave

Monterey Park, CA 91754



EXCLUSIVELY LISTED BY:
JOHN MAN GROUP

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Property Management & Investment Company

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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.

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Property Description

PRICE: \$688,000

Year Built: 1946

Gross Area: 1,120 Sqft

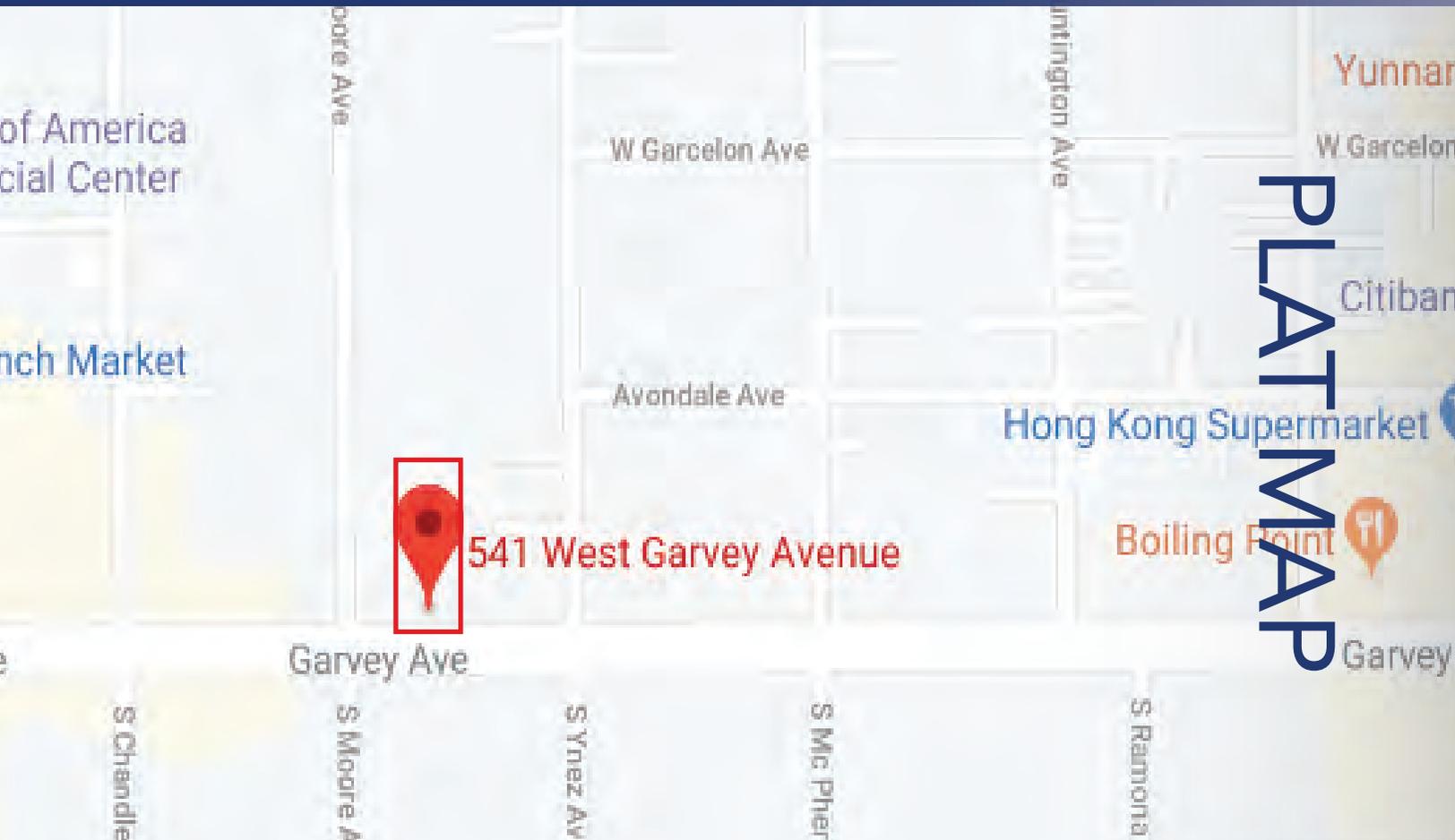
LOT SIZE: 4,359 Sqft

ZONING: MPC2

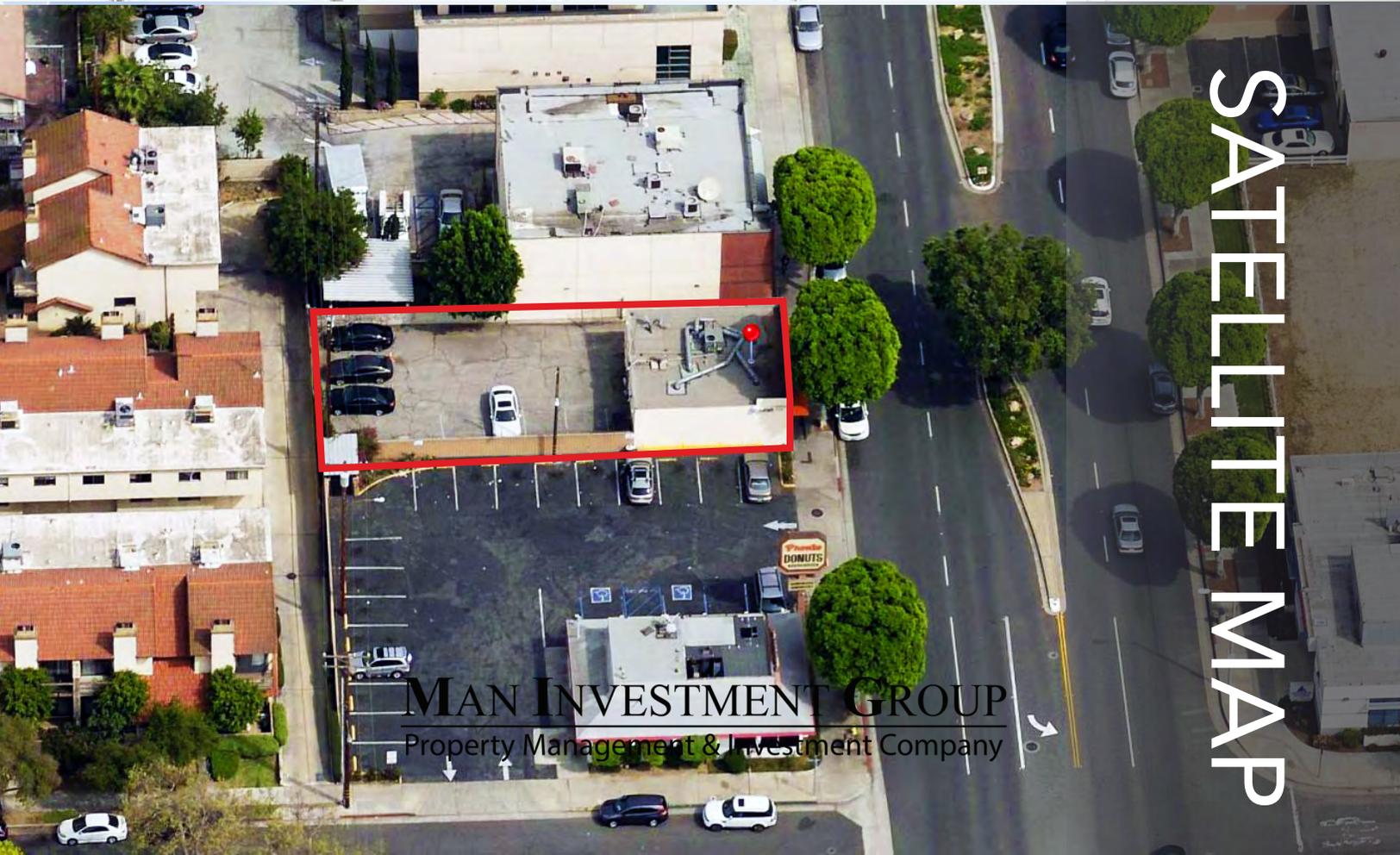
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Property Maps

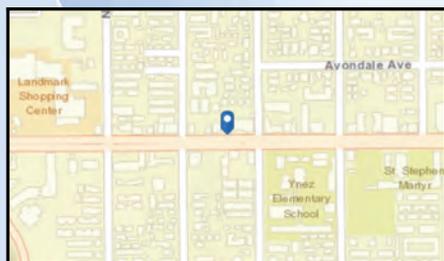
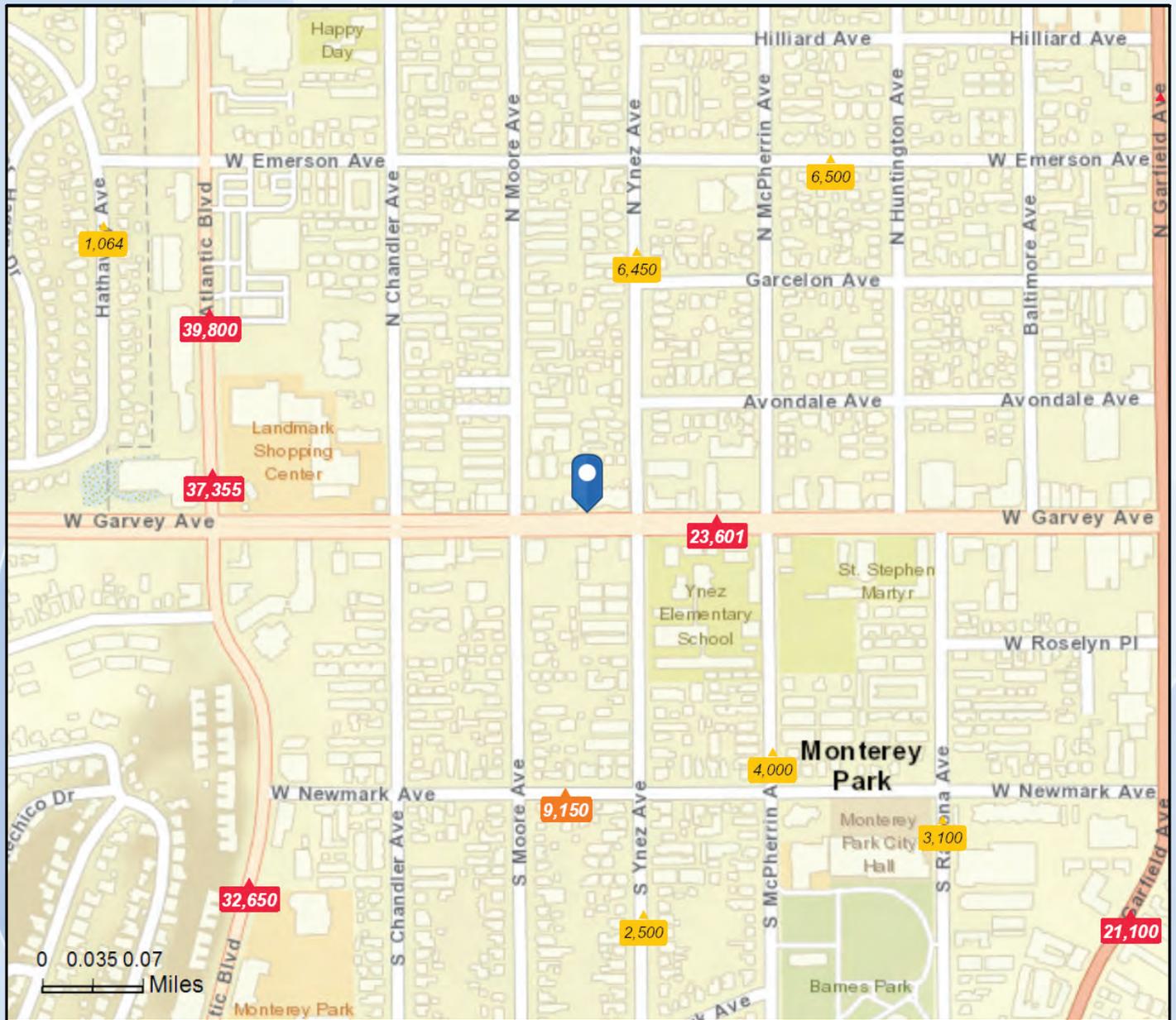
Dim Sum Exp



PLATMAP



Traffic Count Report



Source: ©2019 Kalibrate Technologies (Q2 2019).

October 11, 2019

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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	Natio nal	
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%	
House holds by In come	2018	2023		
	Number	Percent	Number	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	Ce nsus 20 10	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	Ce nsus 20 10	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	0.3%
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%

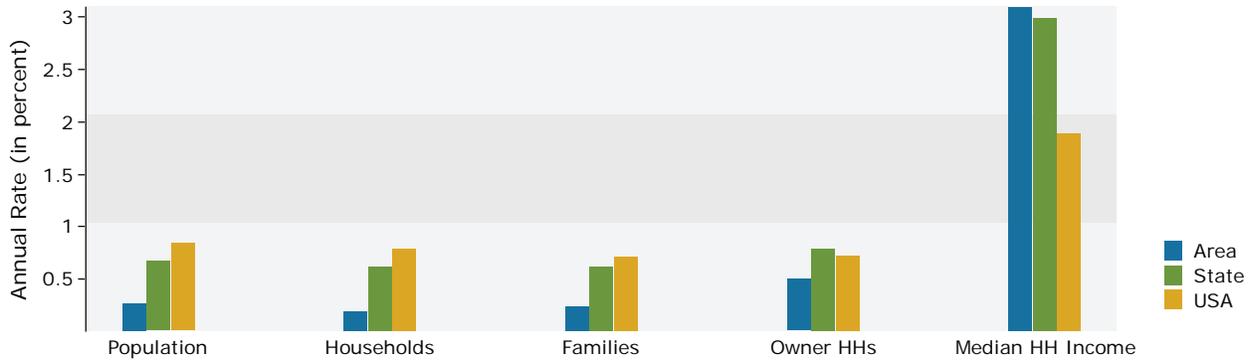
Data Note: Income is expressed in current dollars.

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

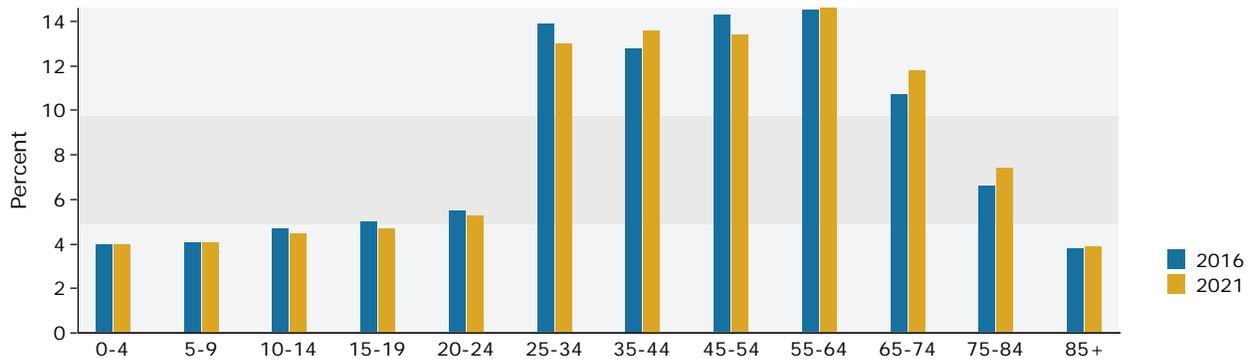
October 11, 2019

Demographic Trend Report

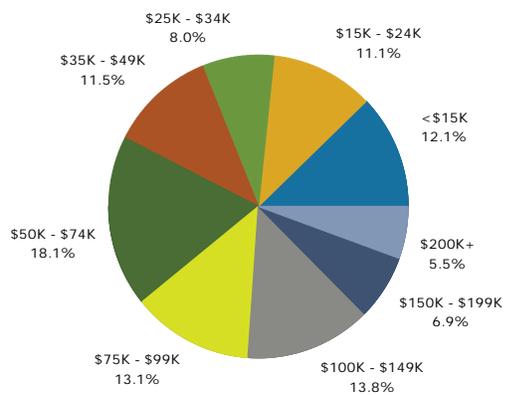
Trends 2016-2021



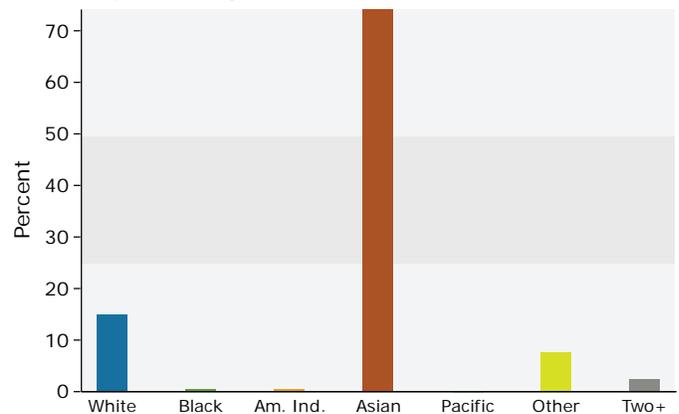
Population by Age



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.

Current Rent

\$2,500 Month to month

Market Rent

\$3,000 NNN lease