

OFFERING MEMORANDUM



**VERSATILE C-2 RETAIL COMMERCIAL PROPERTY
IN EL MONTE, CALIFORNIA FOR SALE**

3225 TYLER AVENUE, EL MONTE, CA 91731

ADDRESS:	3225 Tyler Avenue, El Monte, CA 91731
APNs:	8580-030-004, 8580-030-005, 8580-030-006. 8580-030-007
BUILDING SIZE:	16,217 SF per LA County Tax Assessor
LAND SIZE:	22,040 SF amongst 4 parcels
YEAR BUILT:	1948
ZONING:	C-2
LAND USE:	Mixed Use
SALE PRICE:	\$2,800,000

INVESTMENT OVERVIEW

Versatile C-2 Retail Commercial property offering approximately 16,217 SF of building area on a 22,040 SF parcel. Currently operating as a school with student housing on the premises, the building features a ground floor of classrooms, a library, and meeting areas, with student housing on the second and third floors.

The property offers ample parking, a secure gated parking lot, and a double driveway for convenient access. Its location provides easy access to the 10 Freeway.

The C-2 zoning opens a broad range of potential uses, including conversion to multifamily or senior housing, transitional housing, medical or professional office, continued educational use, or general office. The building includes an elevator that is in need of repair; once restored, it would further enhance the property's flexibility for these uses.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
36,728	206,546	536,820

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$87,512	\$109,205	\$123,277

MEDIAN HH INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$66,700	\$81,444	\$92,336



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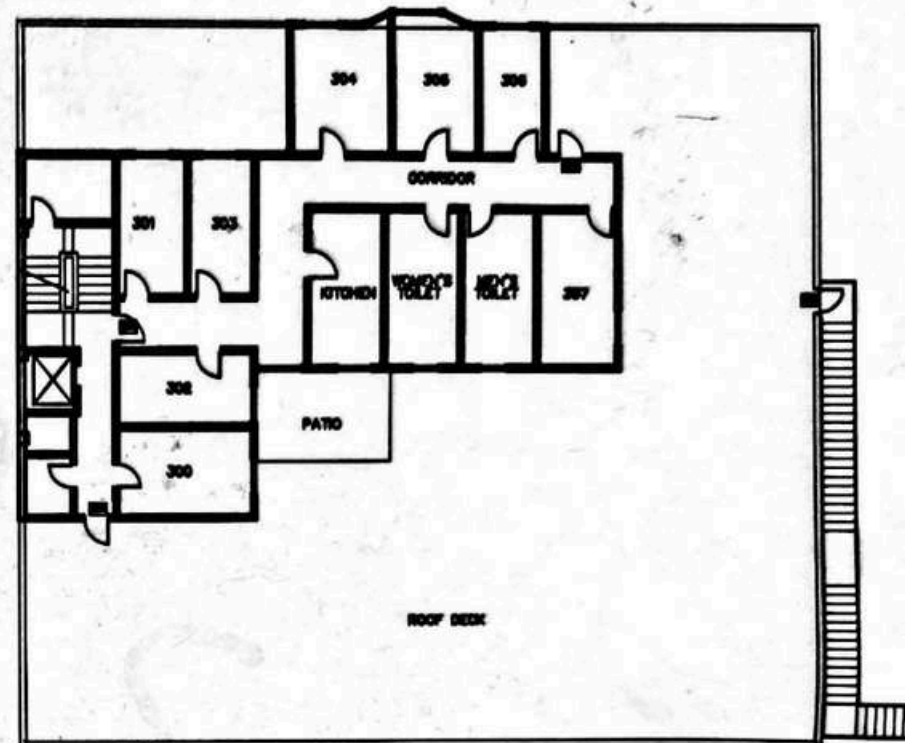
Bill.Ukropina@cbcnrt.com

CalDRE #00820557

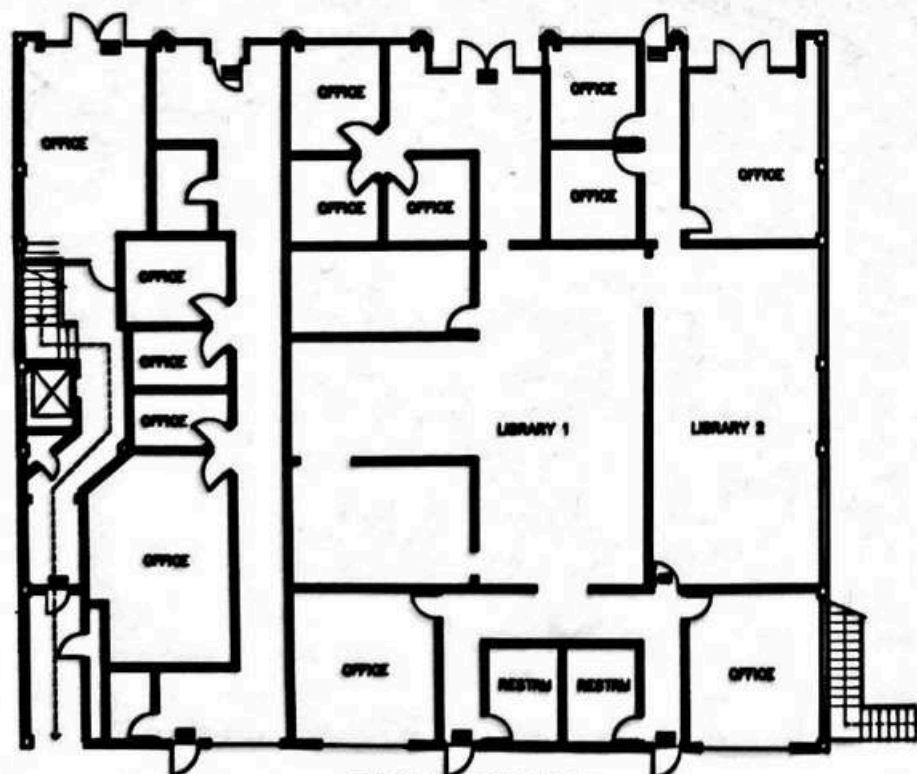


IN CASE OF FIRE:

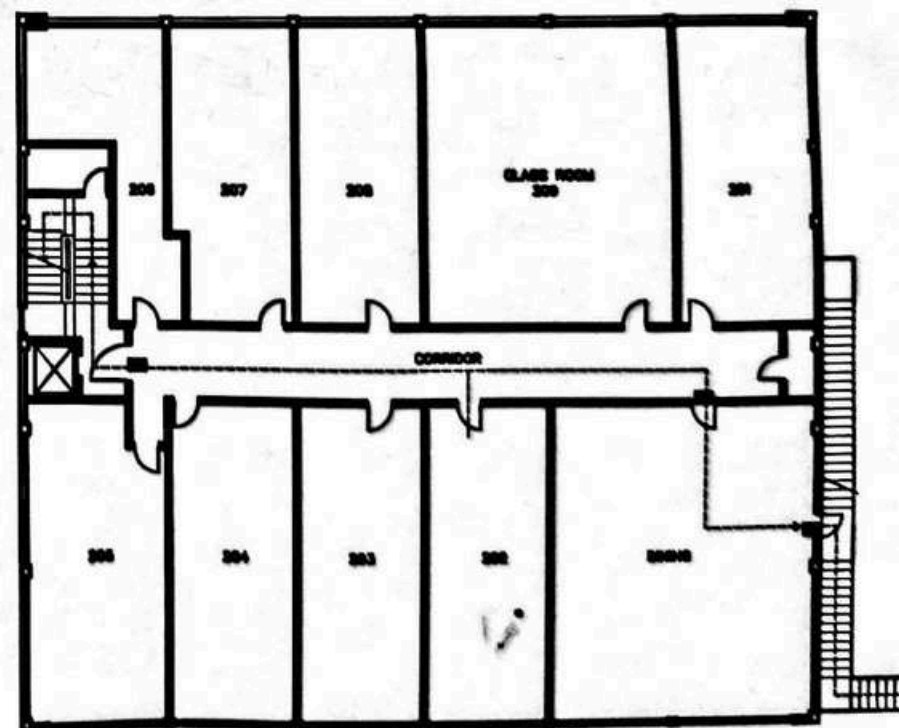
- Evacuate building immediately, using either displayed route or any safe exit
- If route is obstructed immediately, seek alternate route
- Do not use elevator
- Gather in front of building on Tyler Avenue



THIRD FLOOR PLAN

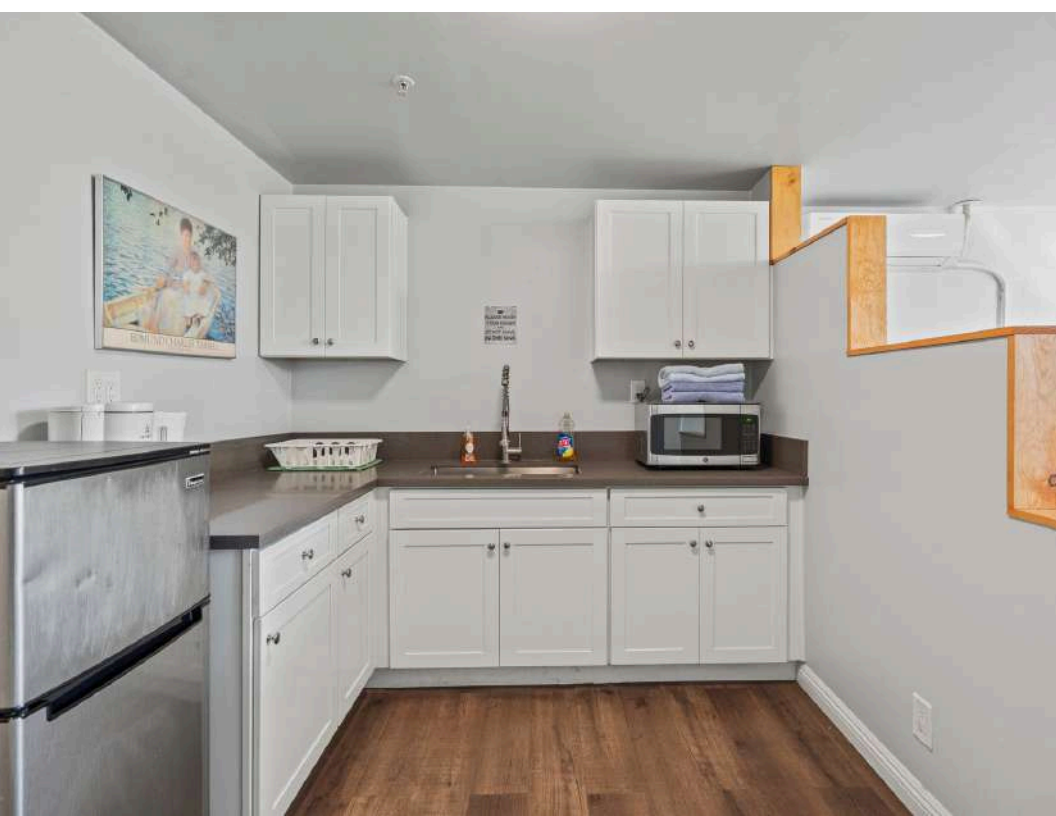


FIRST FLOOR PLAN



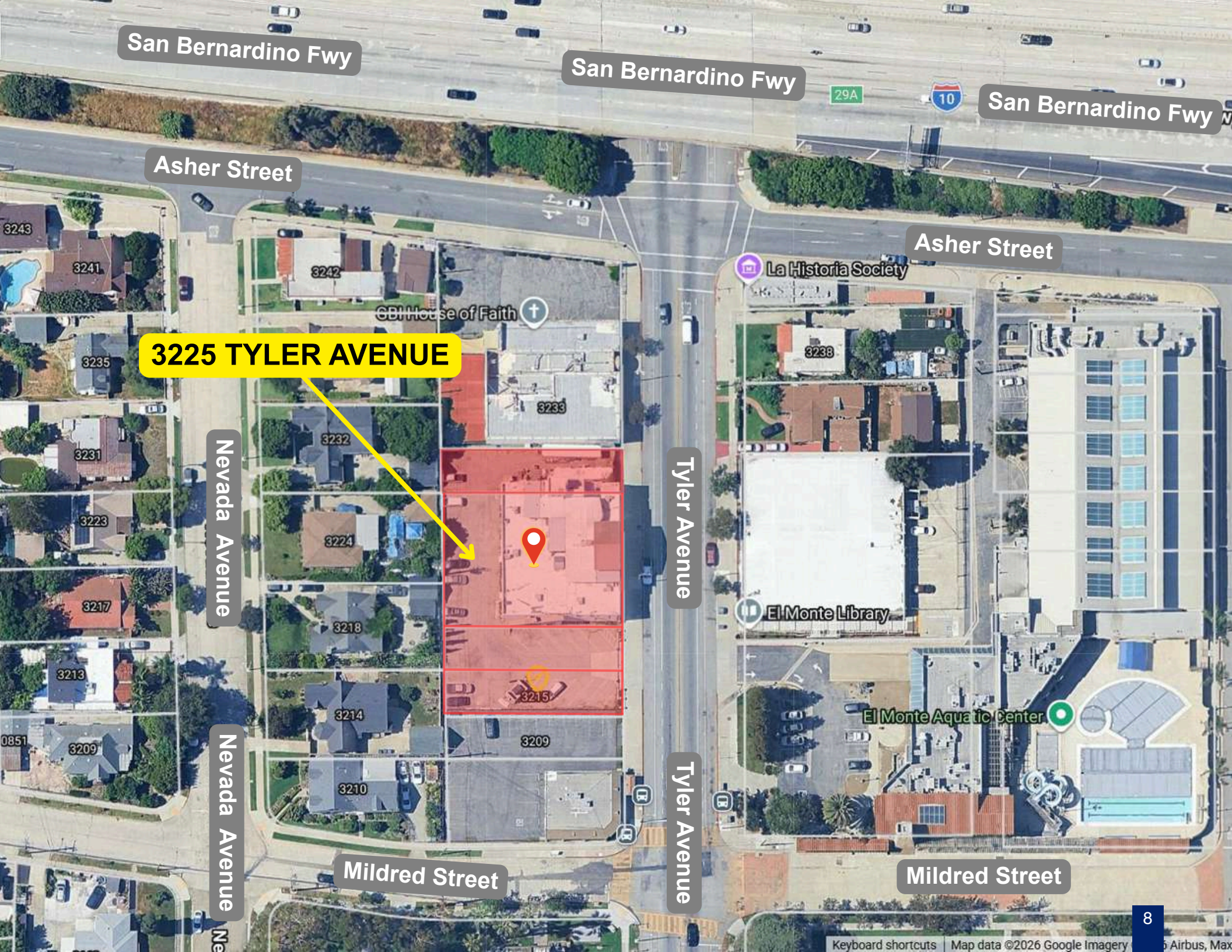
SECOND FLOOR PLAN











San Bernardino Fwy

San Bernardino Fwy

San Bernardino Fwy

Asher Street

Asher Street

3225 TYLER AVENUE

Nevada Avenue

Tyler Avenue

Nevada Avenue

Tyler Avenue

Mildred Street

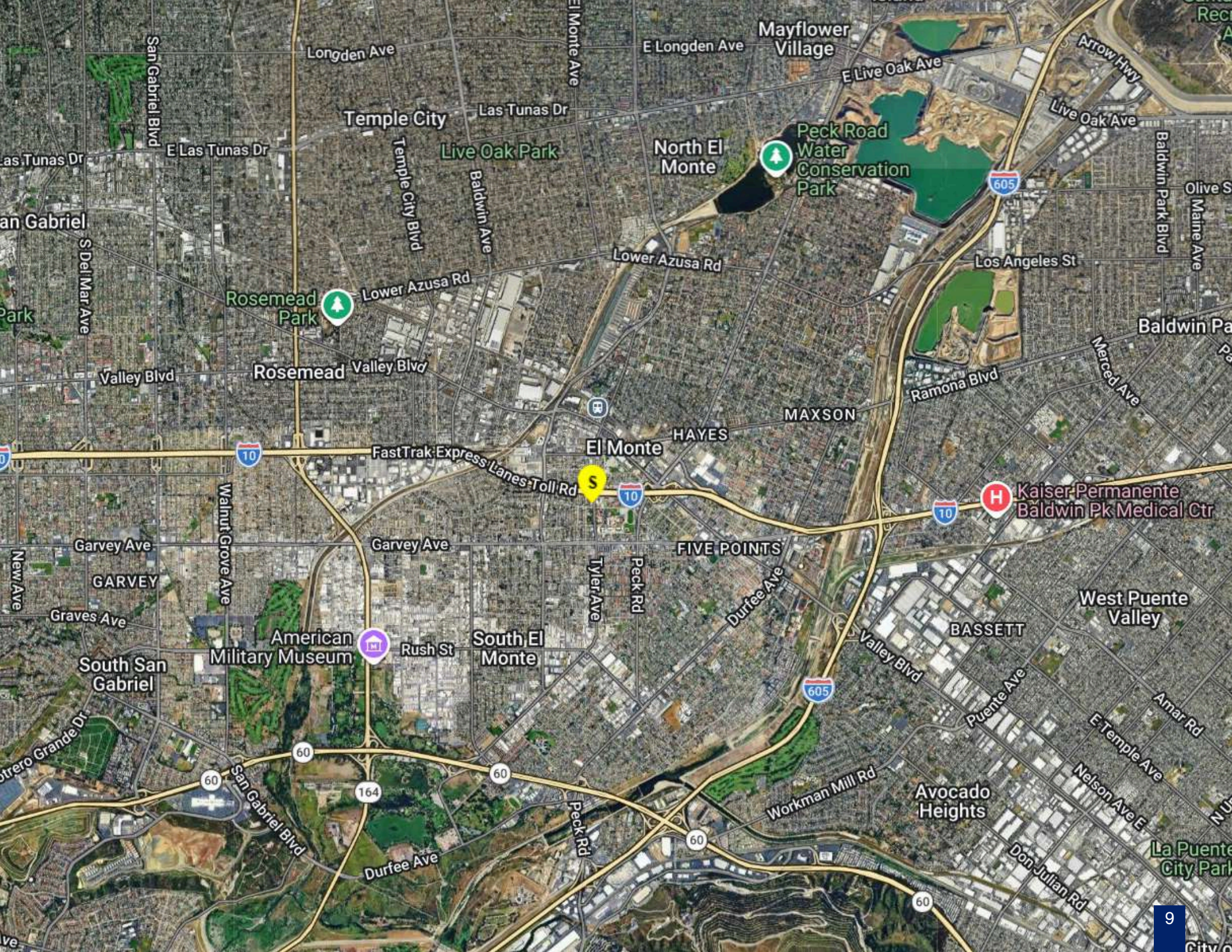
Mildred Street

El House of Faith

La Historia Society

El Monte Library

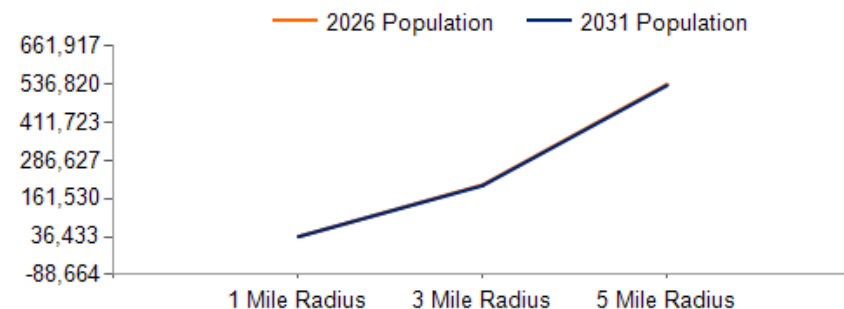
El Monte Aquatic Center



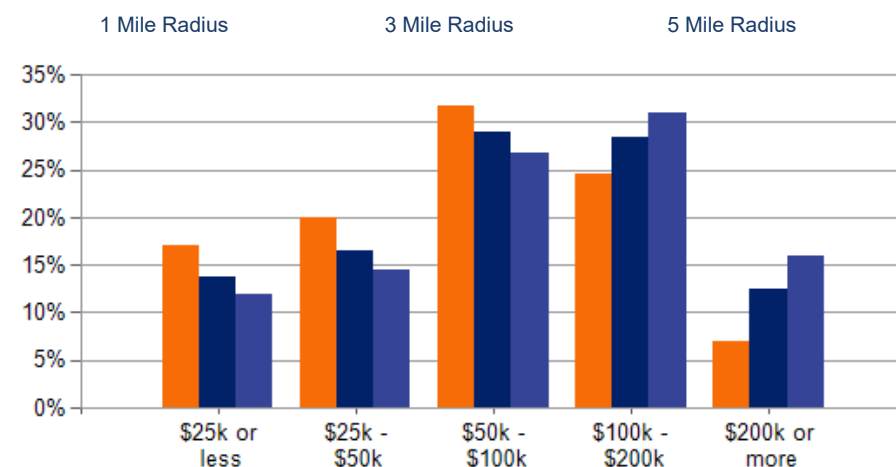


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40,155	221,337	559,476
2010 Population	38,940	219,877	562,292
2026 Population	36,728	206,546	536,820
2031 Population	36,433	204,141	532,642
2026 African American	275	1,622	6,021
2026 American Indian	881	3,930	8,464
2026 Asian	9,487	75,179	217,847
2026 Hispanic	25,996	118,586	270,922
2026 Other Race	15,555	68,328	149,003
2026 White	4,537	26,261	76,541
2026 Multiracial	5,971	31,108	78,489
2026-2031: Population: Growth Rate	-0.80%	-1.15%	-0.80%

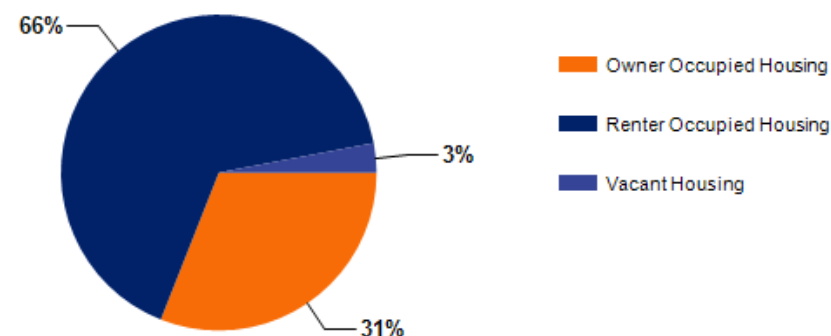
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	959	4,291	11,021
\$15,000-\$24,999	809	3,776	8,405
\$25,000-\$34,999	815	3,900	8,948
\$35,000-\$49,999	1,252	5,860	14,519
\$50,000-\$74,999	1,944	9,250	23,366
\$75,000-\$99,999	1,348	7,868	19,947
\$100,000-\$149,999	1,666	10,868	31,364
\$150,000-\$199,999	886	5,924	18,812
\$200,000 or greater	715	7,386	25,889
Median HH Income	\$66,700	\$81,444	\$92,336
Average HH Income	\$87,512	\$109,205	\$123,277



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

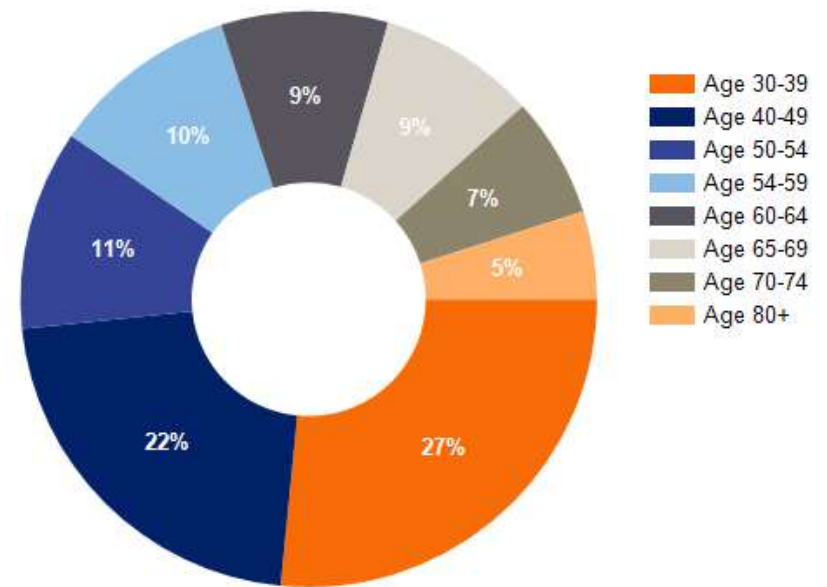
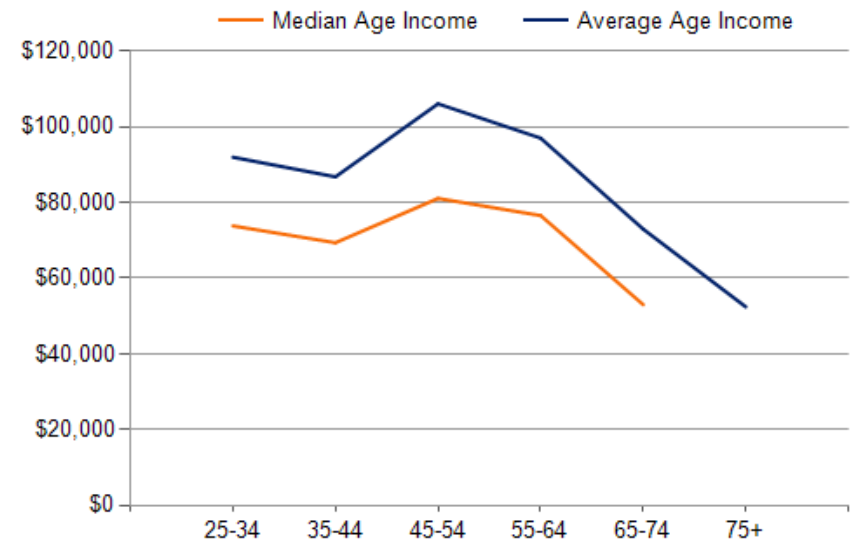


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,058	16,633	42,281
2026 Population Age 35-39	2,435	13,993	37,419
2026 Population Age 40-44	2,224	12,816	33,329
2026 Population Age 45-49	2,282	12,339	32,526
2026 Population Age 50-54	2,328	13,364	36,266
2026 Population Age 55-59	2,167	13,151	35,150
2026 Population Age 60-64	1,935	12,331	33,587
2026 Population Age 65-69	1,833	11,108	30,271
2026 Population Age 70-74	1,397	9,633	26,480
2026 Population Age 75-79	1,020	6,845	19,259
2026 Population Age 80-84	573	3,949	11,304
2026 Population Age 85+	558	4,166	12,237
2026 Population Age 18+	28,668	165,612	436,184
2026 Median Age	36	39	40
2031 Median Age	37	40	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,823	\$90,592	\$100,605
Average Household Income 25-34	\$91,968	\$109,667	\$120,847
Median Household Income 35-44	\$69,368	\$81,930	\$98,910
Average Household Income 35-44	\$86,786	\$111,685	\$131,089
Median Household Income 45-54	\$81,079	\$99,898	\$112,399
Average Household Income 45-54	\$106,083	\$130,876	\$146,185
Median Household Income 55-64	\$76,555	\$87,982	\$101,317
Average Household Income 55-64	\$97,008	\$115,228	\$130,630
Median Household Income 65-74	\$52,975	\$73,396	\$79,441
Average Household Income 65-74	\$72,944	\$102,033	\$116,765
Average Household Income 75+	\$52,414	\$76,710	\$84,298

Population By Age



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El Monte, CA 91731

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Exclusively Marketed by:

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