

11338 Valley Blvd

11338 Valley Blvd, El Monte CA 91731

OFFERING MEMORANDUM

11338 Valley Blvd

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01

Executive Summary

Investment Summary

Location Summary

11338 VALLEY BLVD

OFFERING SUMMARY

ADDRESS **11338 Valley Blvd
El Monte CA 91731**

OFFERING PRICE **\$3,750,000**

APN **8579-020-011**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	40,869	230,145	565,535
2020 Median HH Income	\$44,541	\$56,990	\$64,901
2020 Average HH Income	\$59,527	\$77,693	\$86,672



APN:

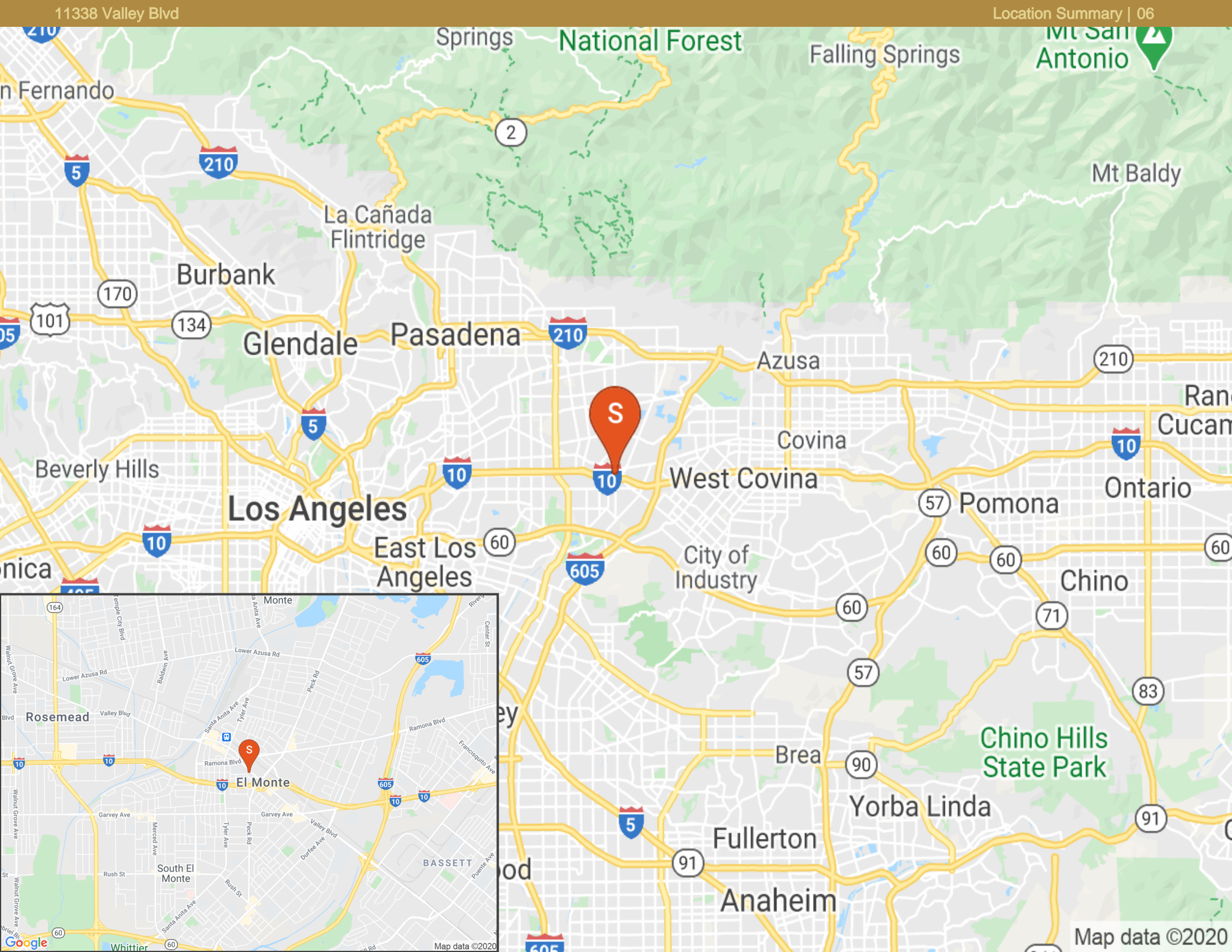
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02

Property Description

Property Features

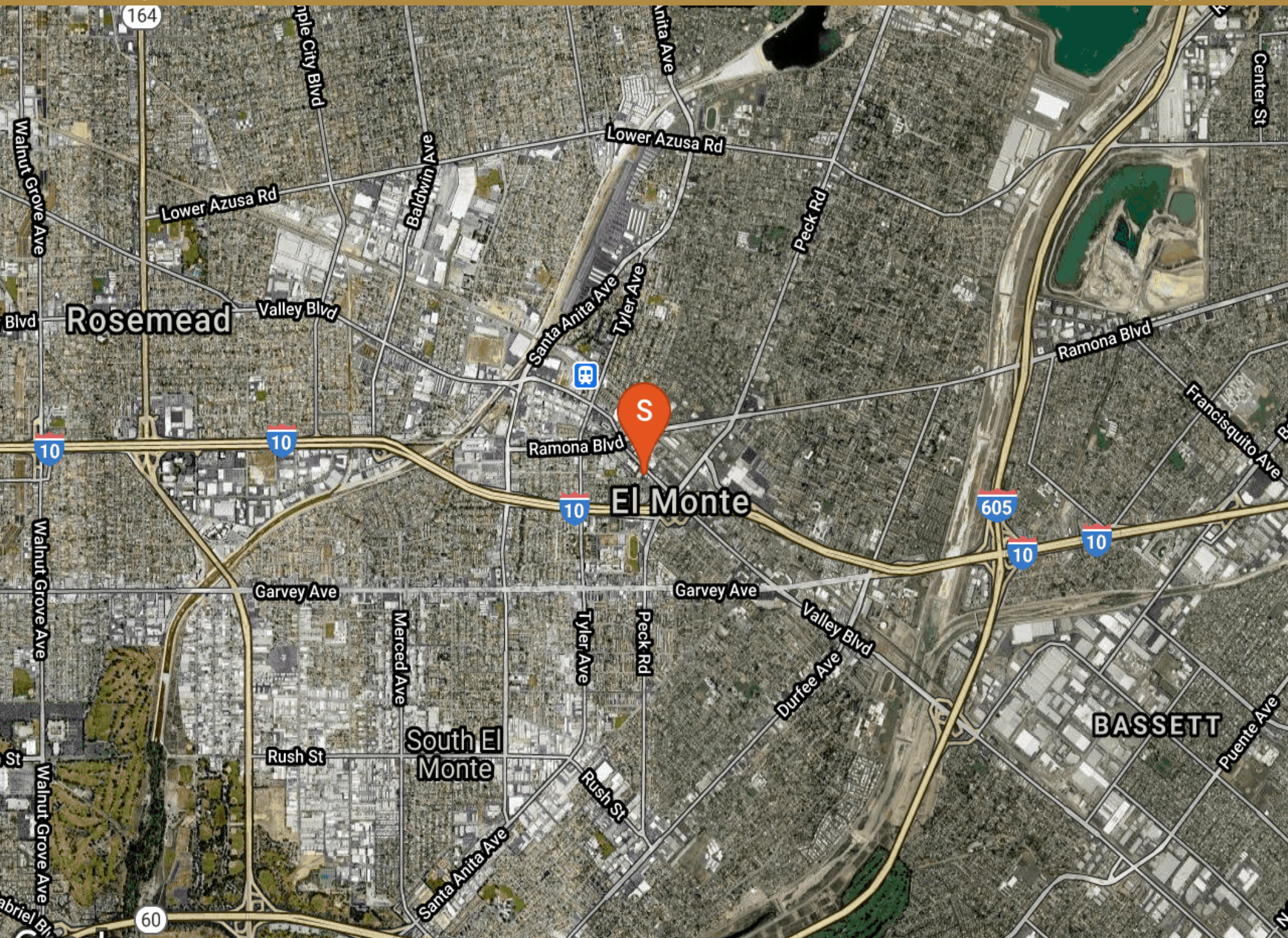
Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

11338 VALLEY BLVD



















03

Demographics

Demographic Details

Demographic Charts

11338 VALLEY BLVD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40,273	226,310	551,026
2010 Population	39,276	225,366	553,858
2020 Population	40,869	230,145	565,535
2025 Population	42,765	232,417	569,510
2020 African American	322	1,673	6,682
2020 American Indian	370	1,826	4,031
2020 Asian	9,605	71,458	202,399
2020 Hispanic	29,754	141,072	305,562
2020 Other Race	13,408	60,837	129,820
2020 White	15,845	86,836	203,344
2020 Multiracial	1,295	7,289	18,780
2020-2025: Population: Growth Rate	4.55 %	1.00 %	0.70 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,136	5,208	12,631
\$15,000-\$24,999	1,531	6,458	13,486
\$25,000-\$34,999	1,126	5,524	12,946
\$35,000-\$49,999	1,630	8,063	18,731
\$50,000-\$74,999	1,864	10,735	27,642
\$75,000-\$99,999	950	7,456	20,713
\$100,000-\$149,999	1,156	8,370	25,797
\$150,000-\$199,999	321	3,646	11,534
\$200,000 or greater	184	2,913	9,801
Median HH Income	\$44,541	\$56,990	\$64,901
Average HH Income	\$59,527	\$77,693	\$86,672

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,730	57,672	153,307
2010 Total Households	9,547	57,523	151,319
2020 Total Households	9,898	58,373	153,281
2025 Total Households	10,326	58,671	153,585
2020 Average Household Size	4.07	3.91	3.66
2000 Owner Occupied Housing	3,107	29,721	84,422
2000 Renter Occupied Housing	6,365	26,490	64,549
2020 Owner Occupied Housing	3,309	29,546	83,374
2020 Renter Occupied Housing	6,589	28,827	69,907
2020 Vacant Housing	518	2,718	7,436
2020 Total Housing	10,416	61,091	160,717
2025 Owner Occupied Housing	3,424	30,041	84,491
2025 Renter Occupied Housing	6,903	28,629	69,094
2025 Vacant Housing	570	3,082	8,392
2025 Total Housing	10,896	61,753	161,977
2020-2025: Households: Growth Rate	4.25 %	0.50 %	0.20 %



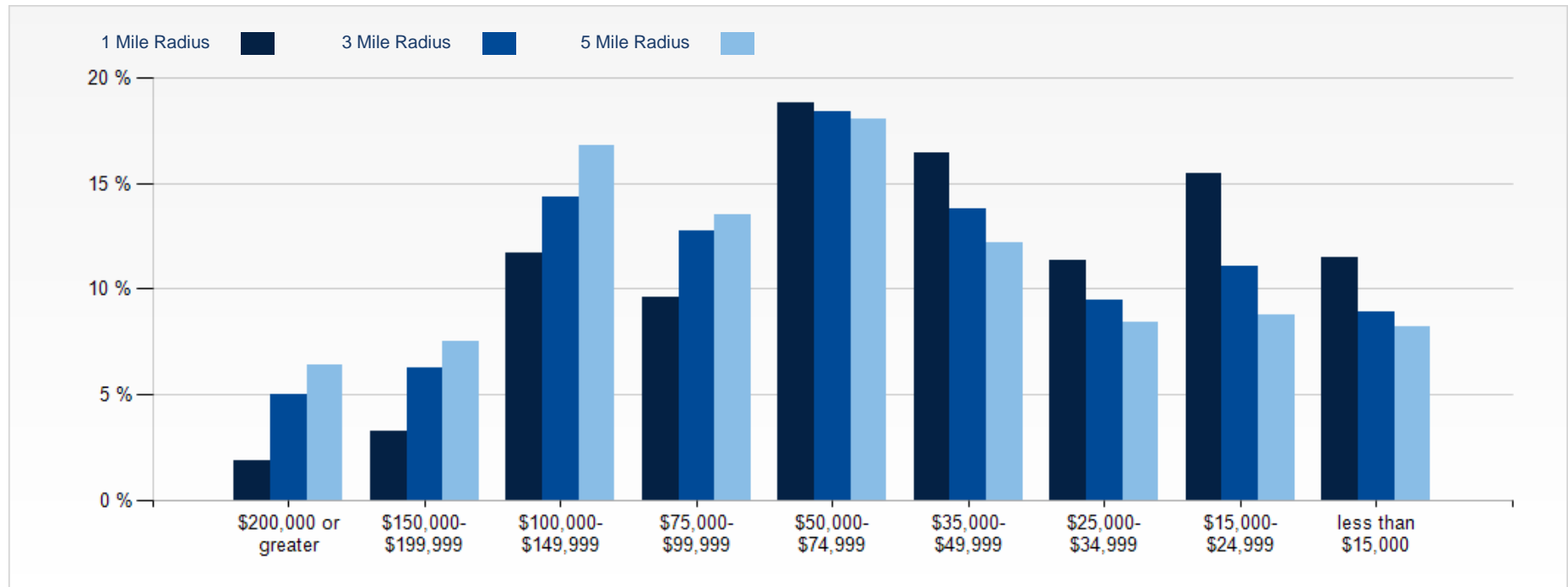
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	3,187	17,725	42,949
2020 Population Age 35-39	2,827	15,982	39,115
2020 Population Age 40-44	2,477	14,140	34,498
2020 Population Age 45-49	2,419	14,307	36,374
2020 Population Age 50-54	2,389	13,895	36,232
2020 Population Age 55-59	2,085	13,165	35,075
2020 Population Age 60-64	1,782	11,806	31,728
2020 Population Age 65-69	1,450	10,304	27,402
2020 Population Age 70-74	1,028	7,863	20,991
2020 Population Age 75-79	691	5,426	14,599
2020 Population Age 80-84	454	3,567	9,924
2020 Population Age 85+	493	3,632	10,684
2020 Population Age 18+	29,550	173,403	437,025
2020 Median Age	31	35	37

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,926	\$58,123	\$64,990
Average Household Income 25-34	\$62,257	\$73,271	\$80,465
Median Household Income 35-44	\$45,880	\$62,674	\$76,652
Average Household Income 35-44	\$64,766	\$83,699	\$93,992
Median Household Income 45-54	\$54,942	\$76,730	\$86,440
Average Household Income 45-54	\$70,551	\$96,163	\$108,051
Median Household Income 55-64	\$50,017	\$63,754	\$73,720
Average Household Income 55-64	\$58,848	\$84,884	\$94,679
Median Household Income 65-74	\$36,750	\$47,437	\$53,409
Average Household Income 65-74	\$46,243	\$63,491	\$71,186
Average Household Income 75+	\$33,247	\$45,684	\$51,463

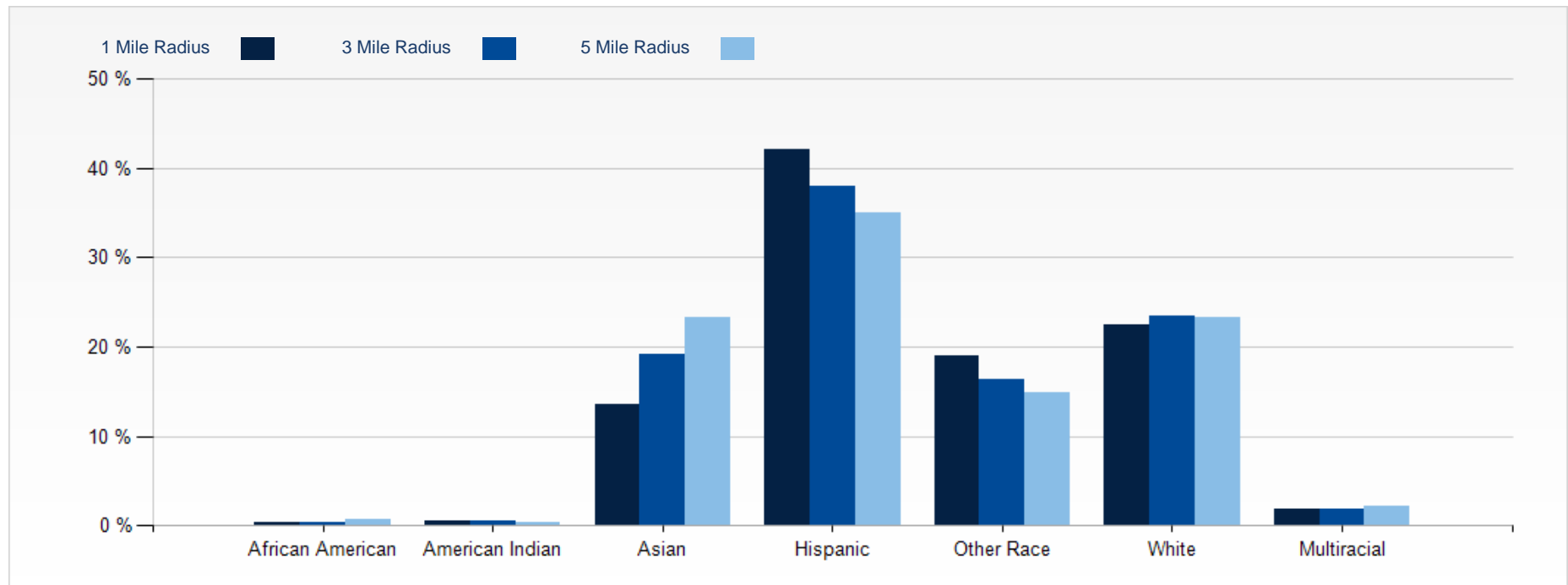
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,466	17,268	42,153
2025 Population Age 35-39	3,087	17,317	42,943
2025 Population Age 40-44	2,883	16,022	39,379
2025 Population Age 45-49	2,548	14,066	34,396
2025 Population Age 50-54	2,361	13,831	35,488
2025 Population Age 55-59	2,327	13,354	34,696
2025 Population Age 60-64	1,992	12,251	32,945
2025 Population Age 65-69	1,658	10,879	28,962
2025 Population Age 70-74	1,299	9,076	24,250
2025 Population Age 75-79	919	6,849	18,267
2025 Population Age 80-84	569	4,231	11,480
2025 Population Age 85+	548	4,005	11,600
2025 Population Age 18+	31,254	176,977	444,764
2025 Median Age	33	37	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,469	\$61,811	\$70,681
Average Household Income 25-34	\$67,512	\$80,639	\$89,429
Median Household Income 35-44	\$50,873	\$73,374	\$84,314
Average Household Income 35-44	\$72,247	\$95,440	\$107,291
Median Household Income 45-54	\$59,105	\$83,908	\$96,660
Average Household Income 45-54	\$78,637	\$109,255	\$123,048
Median Household Income 55-64	\$52,693	\$70,315	\$81,025
Average Household Income 55-64	\$65,909	\$96,906	\$108,620
Median Household Income 65-74	\$39,143	\$51,347	\$57,310
Average Household Income 65-74	\$52,343	\$72,658	\$81,496
Average Household Income 75+	\$37,058	\$51,754	\$58,420

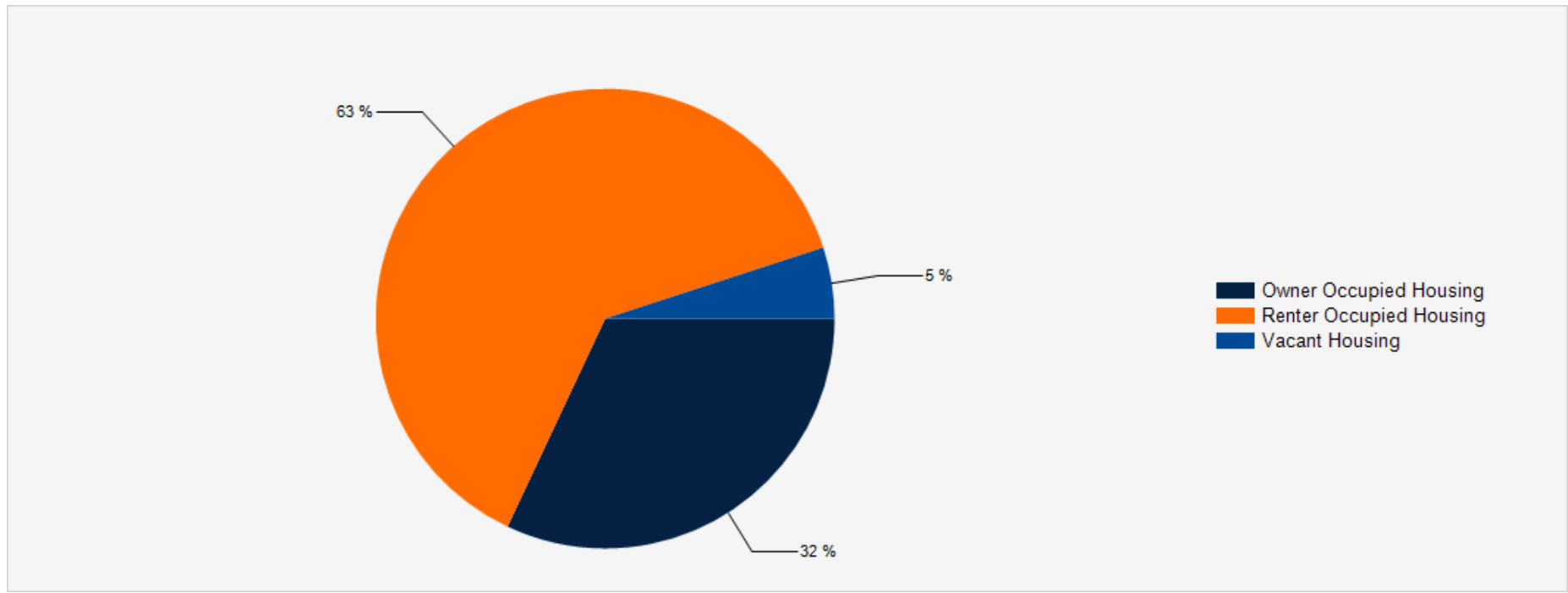
2020 Household Income



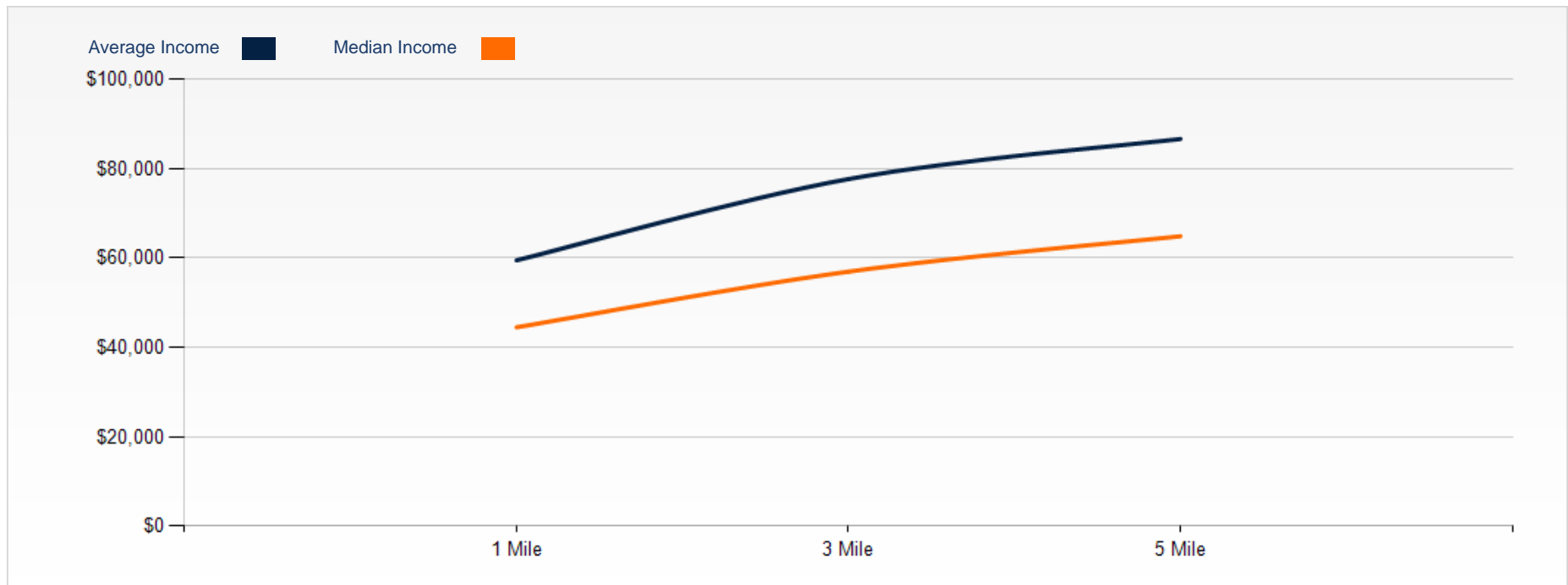
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





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