

8614 E Valley Blvd

8614 E Valley Blvd, Rosemead CA 91770



OFFERING MEMORANDUM

8614 E Valley Blvd

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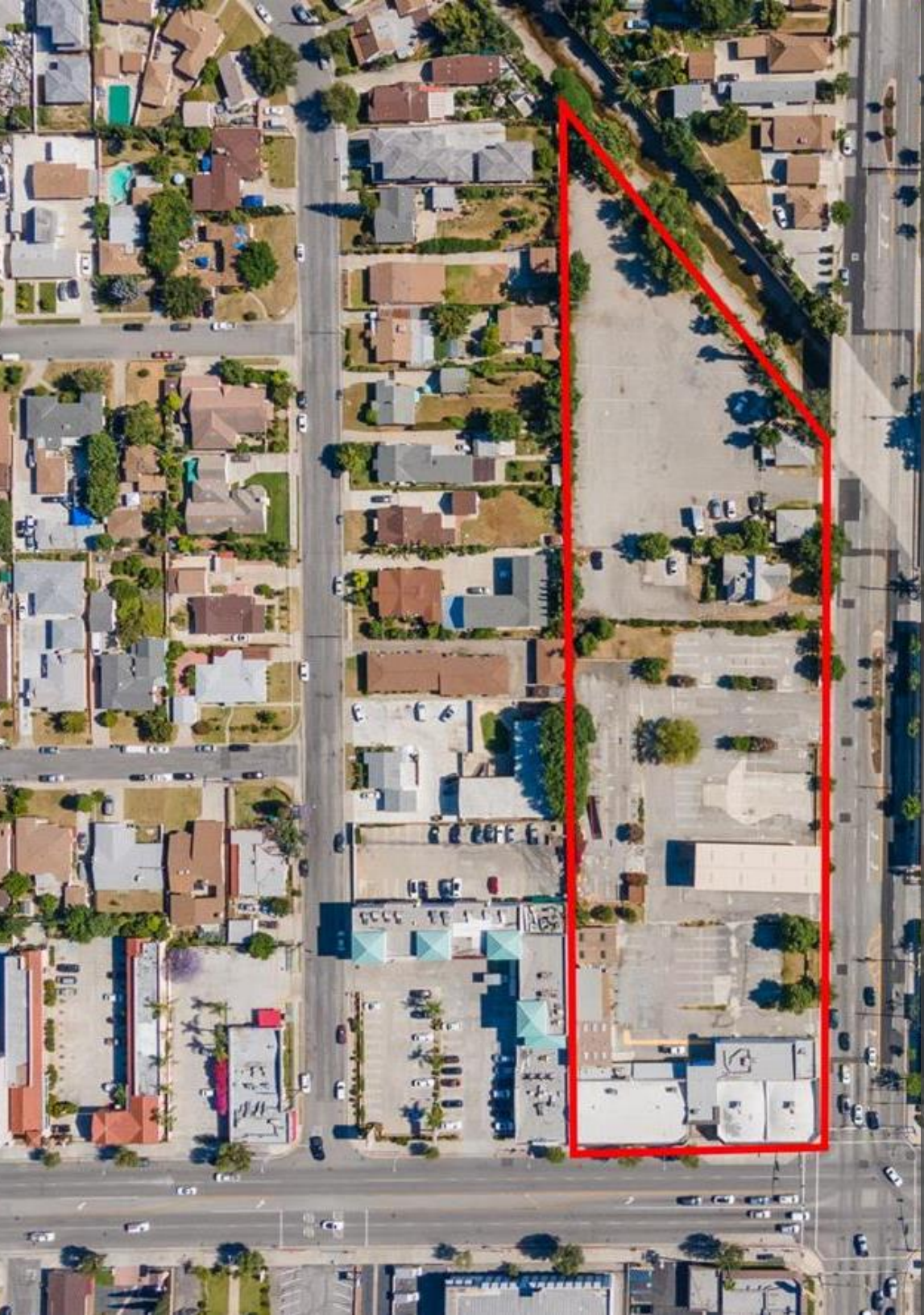
8614 E VALLEY BLVD

01

Executive Summary

Investment Summary

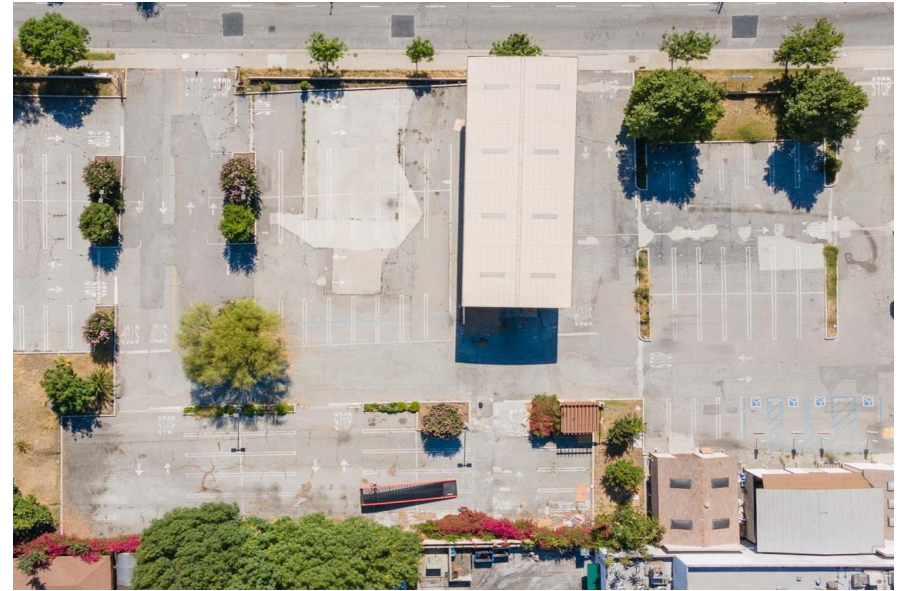
Location Summary



OFFERING SUMMARY

ADDRESS	8614 E Valley Blvd Rosemead CA 91770
COUNTY	Los Angeles
OFFERING PRICE	\$23,000,888
PRICE PSF	\$153.34
LAND SF	150,000 SF
ZONING TYPE	C4
APN	53900-001- 052,053,057

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	32,072	275,473	629,693
2019 Median HH Income	\$57,574	\$58,742	\$64,523
2019 Average HH Income	\$76,788	\$82,097	\$92,641



A Huge lot is a golden opportunity for investors looking for their dream investment property. This lot is currently zoned for three individual parcels including Zone C-4. The Properties are located in the heart of San Gabriel Valley.

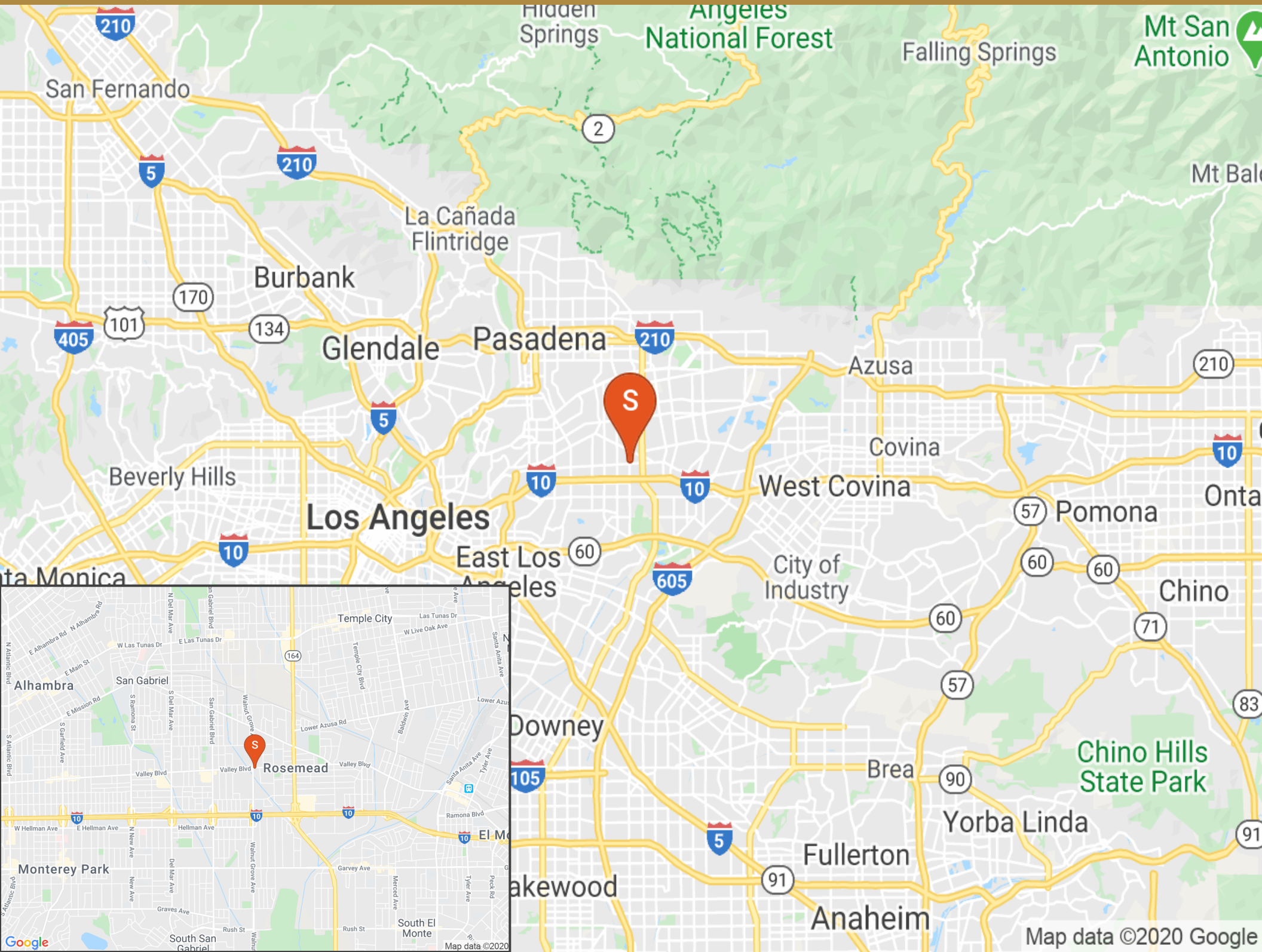
This area is considered the largest and most premier for Chinese Community property investment. There are already many new successful developments in that area. It is only approximately minutes a way to the 10 fwy and only 15 minutes to Downtown Los Angeles.

Addresses are included :

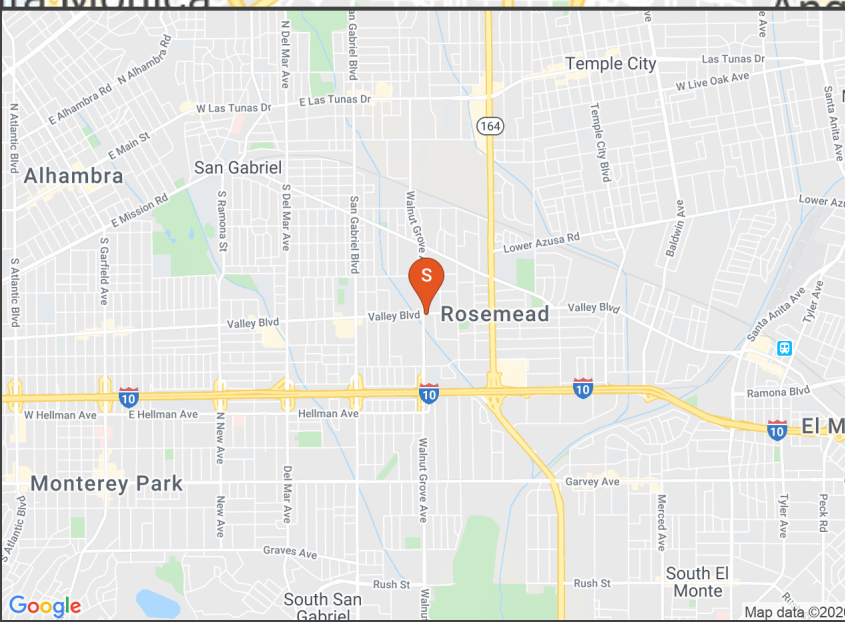
- 1) 8614 E Valley Blvd (APN:53900-001-057)
- 2) 3900 & 3910 Walnut Gove Ave. (APN: 53900-001-052,053)

There is a furniture store and a beauty school that are presently renting these properties. The owner' s rental income is \$20K/month. They both have a short term lease available

This prime piece of land is located on the corner of Valley Blvd and Walnut Grove Ave. It is approximately 200 feet of frontage on Valley Blvd.and 750 feet of frontage on Walnut Grove Ave. Total lot size is close to 150,000 Sq.Ft.



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02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

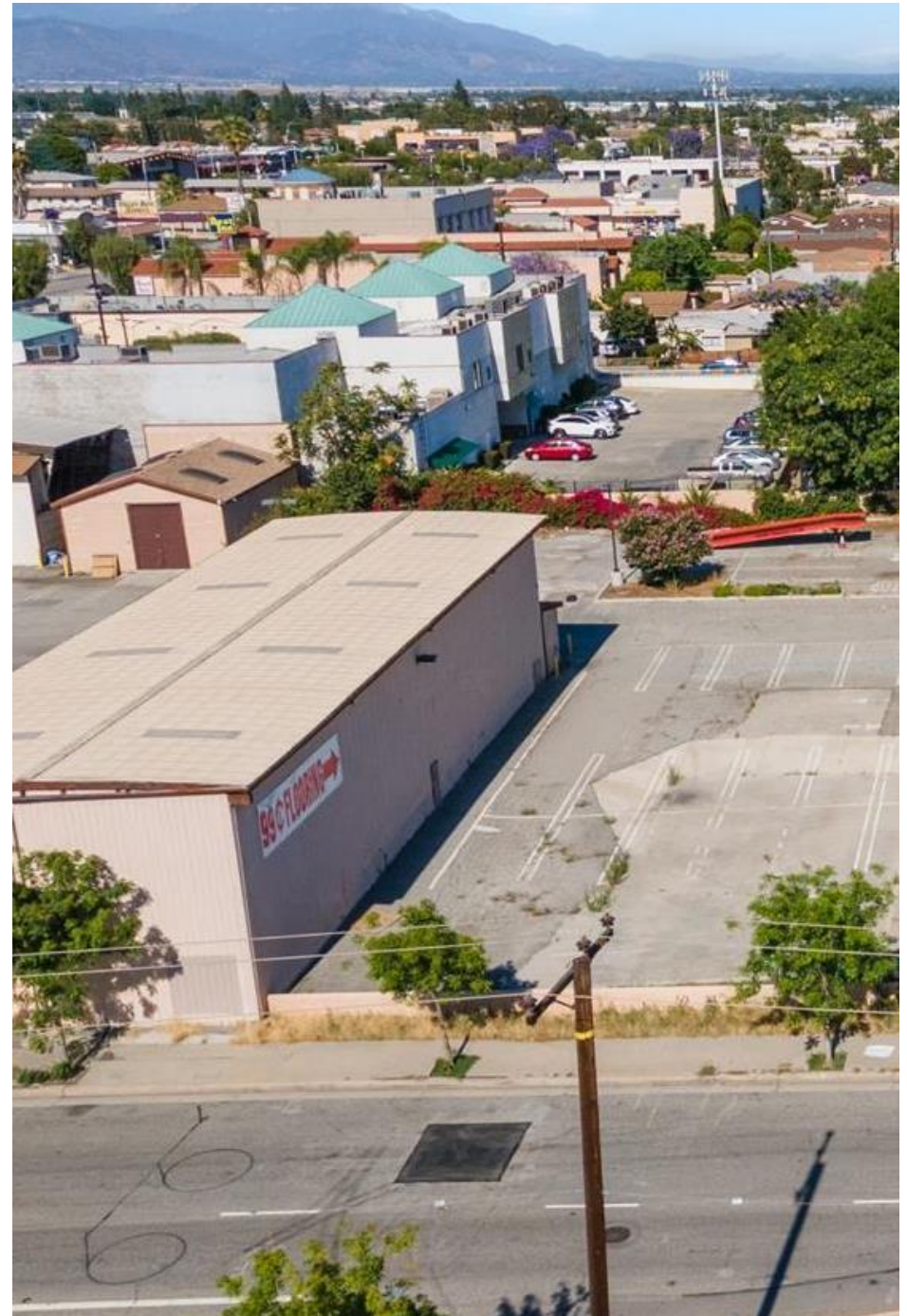
8614 E VALLEY BLVD

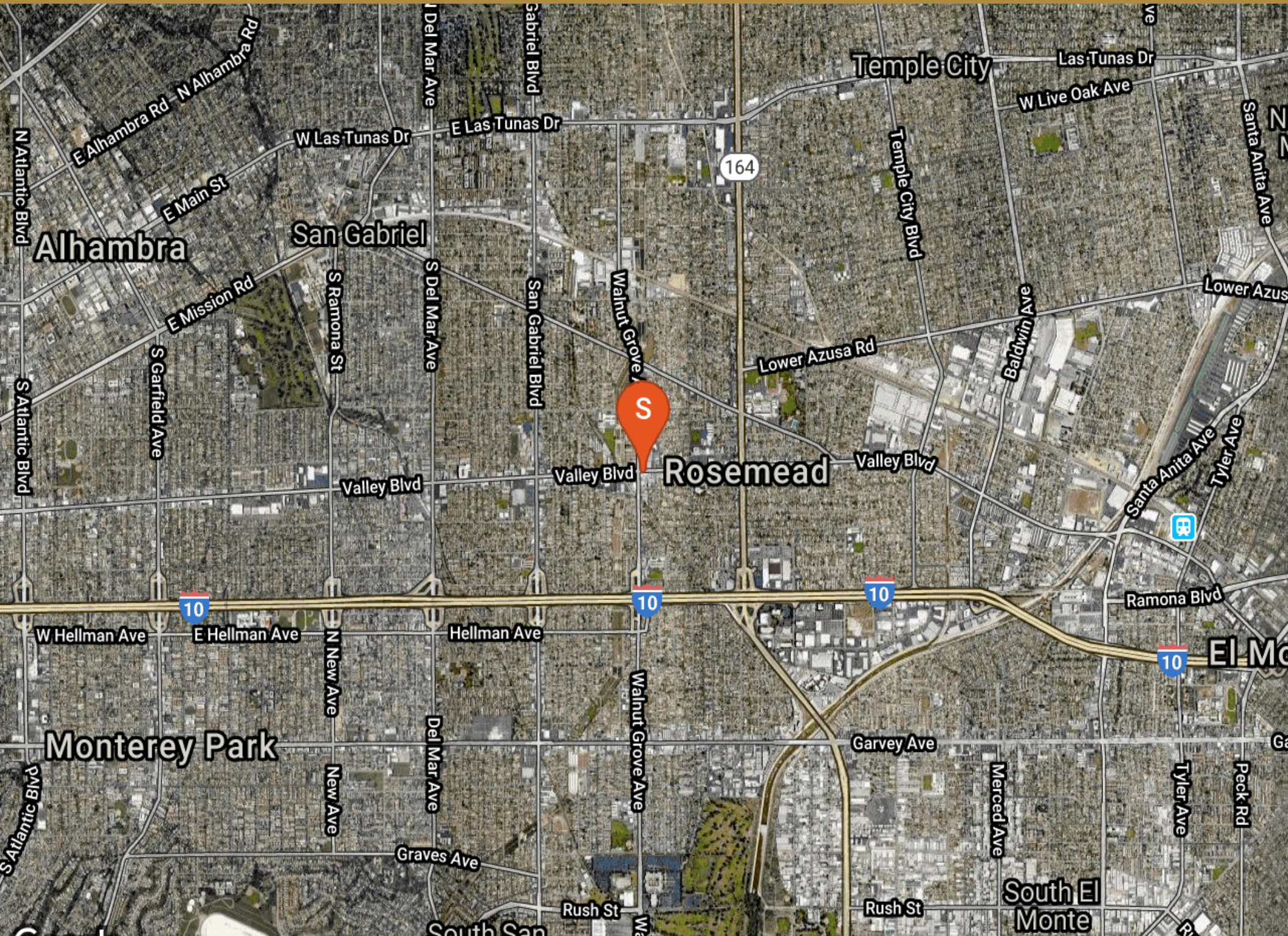
PROPERTY FEATURES

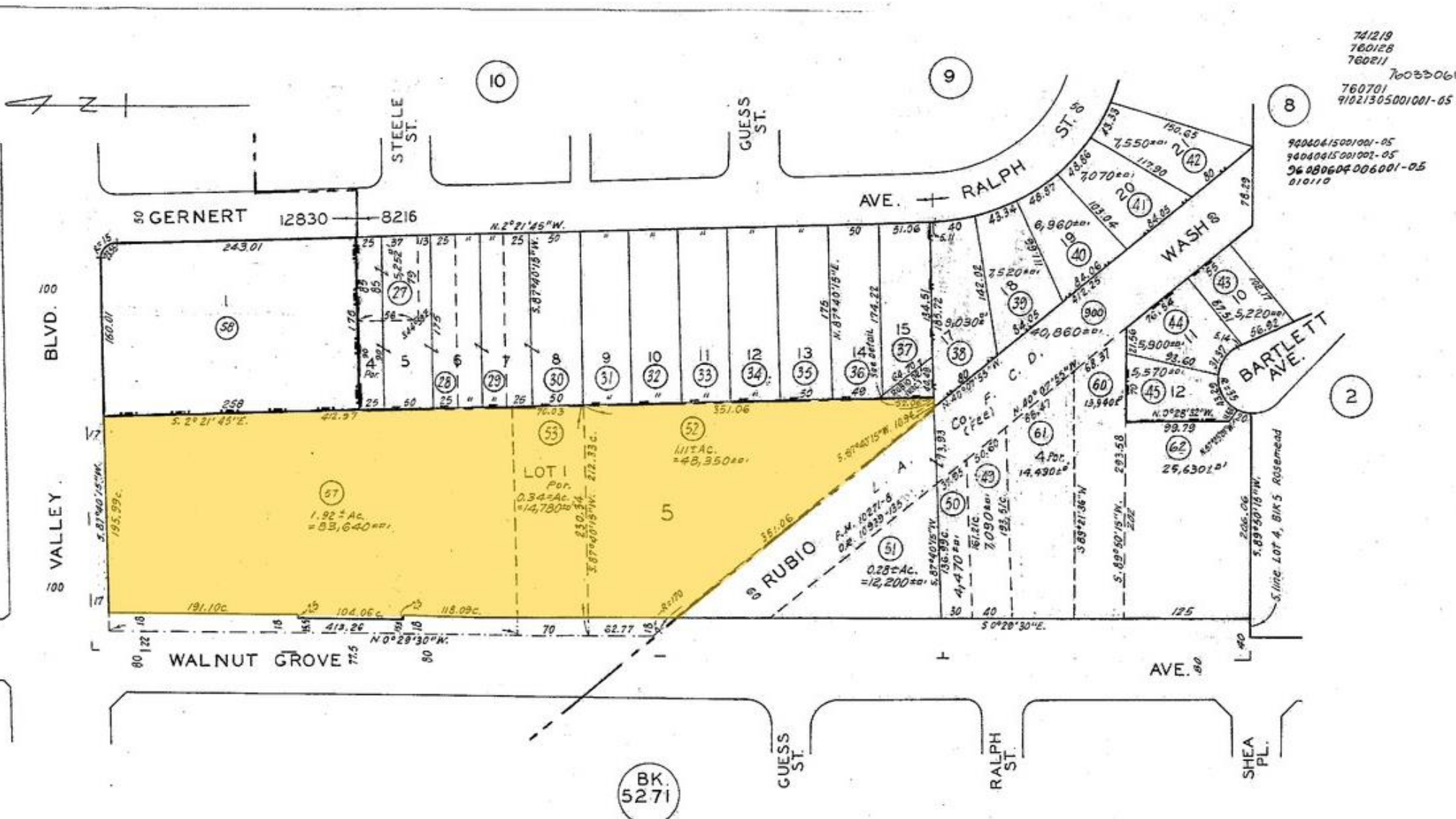
LAND SF	150,000
ZONING TYPE	C4
LOT DIMENSION	3.37 AC

UTILITIES

WATER	YES
IRRIGATION	YES
ELECTRICITY / POWER	YES



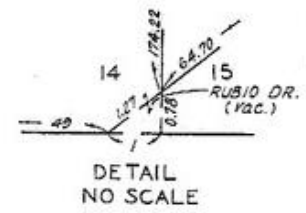




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ROSEMEAD	M.B. 21-114-115
TRACT NO. 8213	M.B. 97-28-30
TRACT NO. 12549	M.B. 236-36-37
TRACT NO. 26273	M.B. 672-3-4
PARCEL MAP	P. M. 239-6

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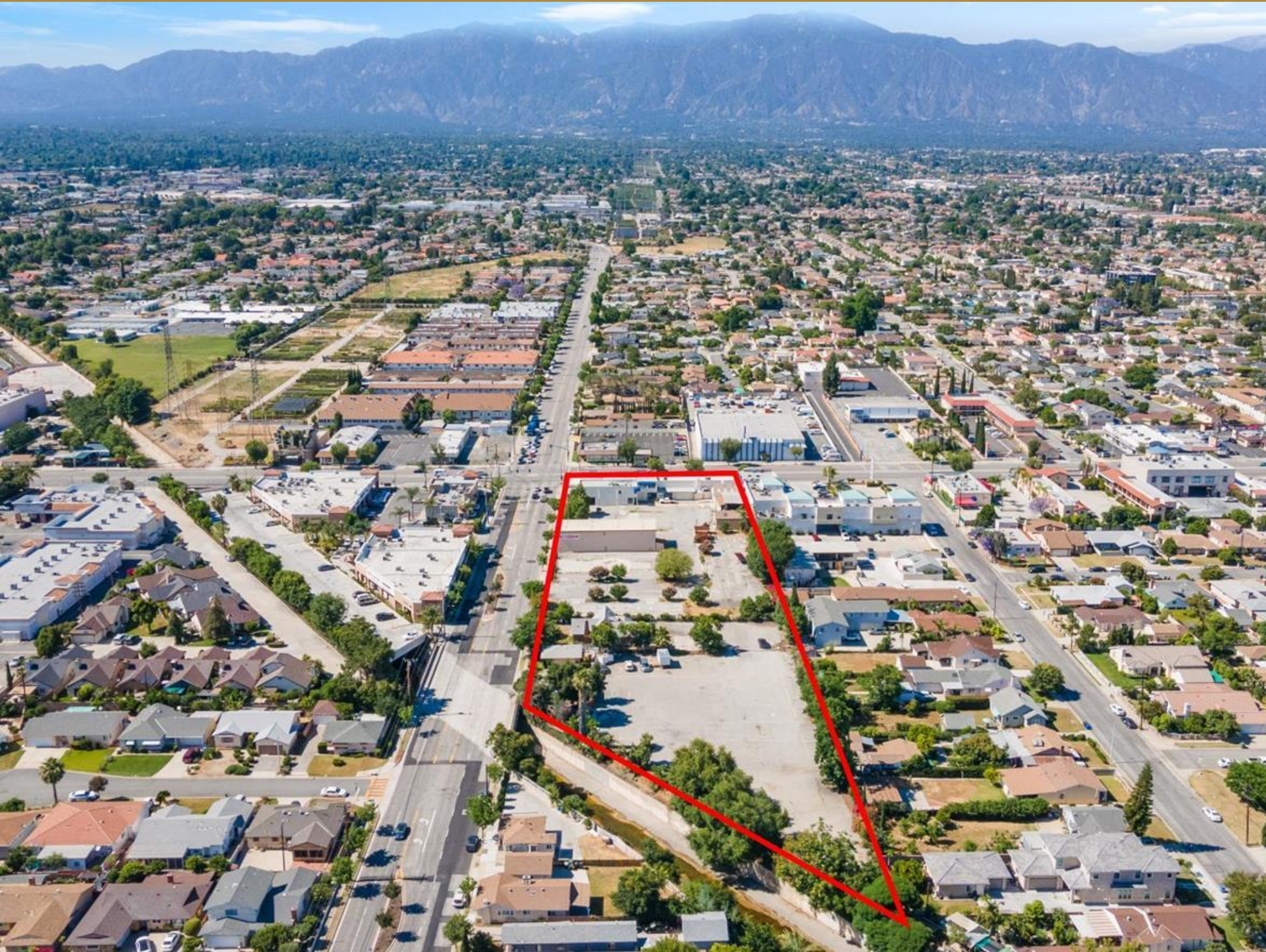
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

ASSMT SEE:
5 & 34



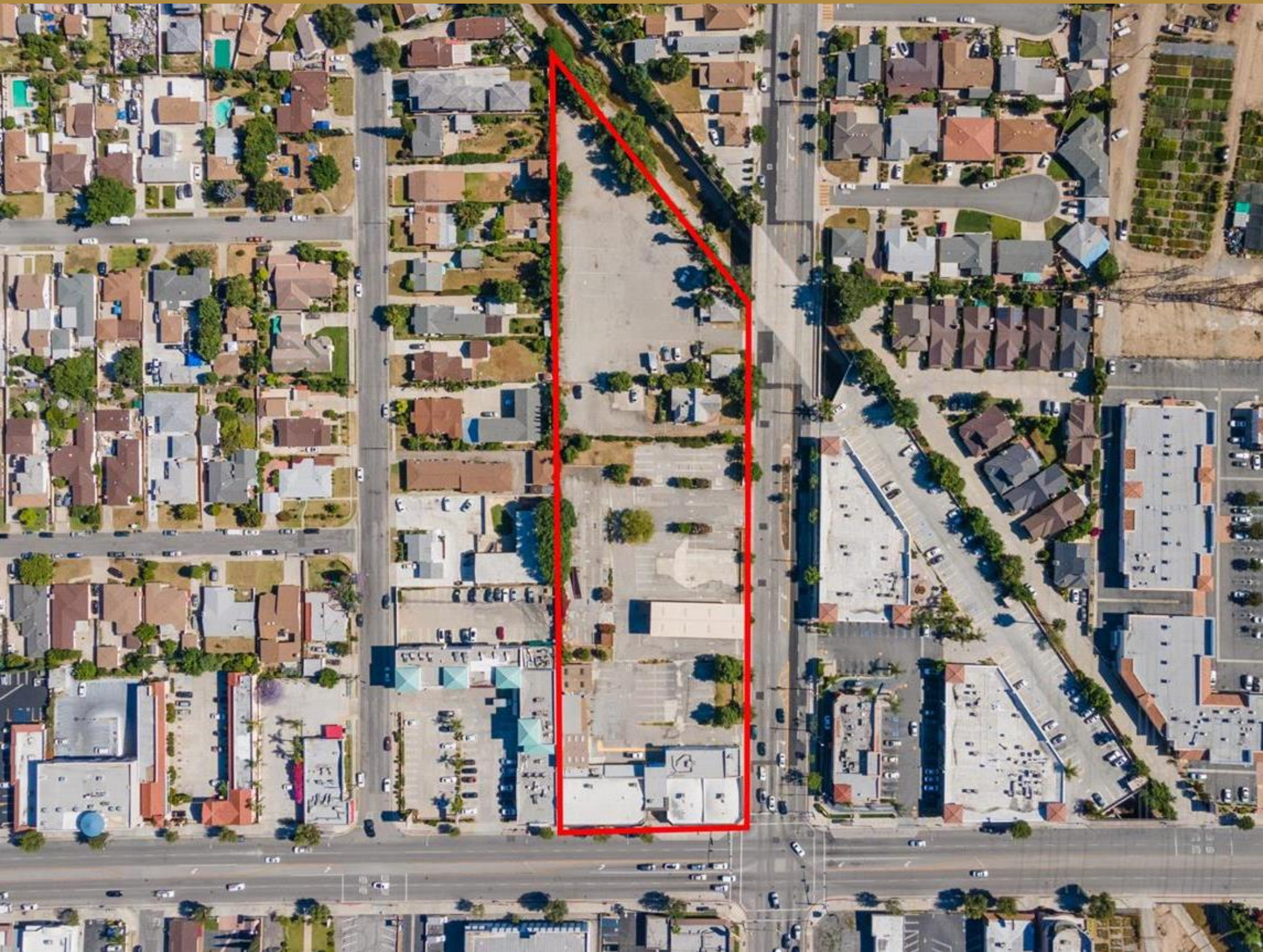




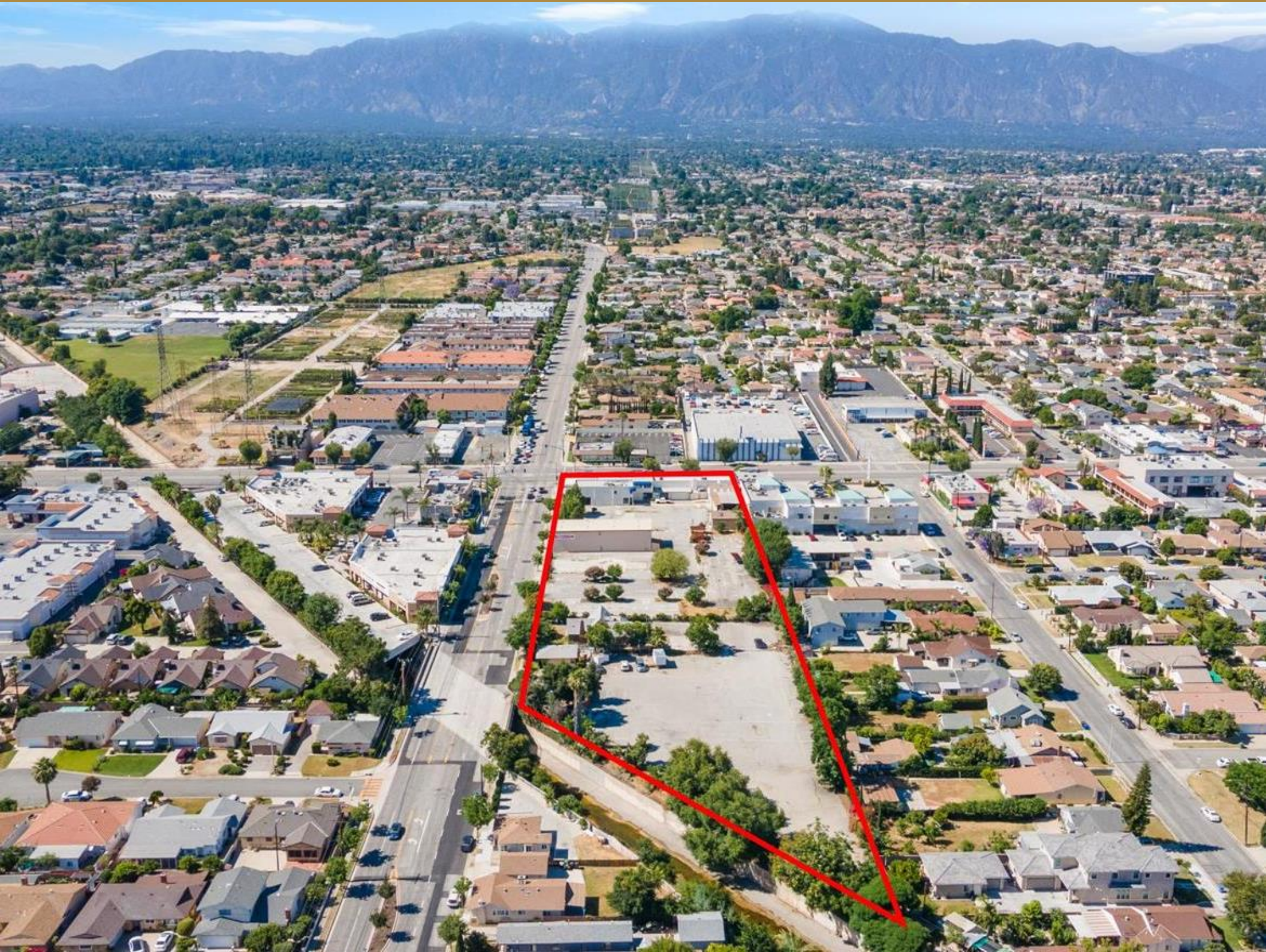














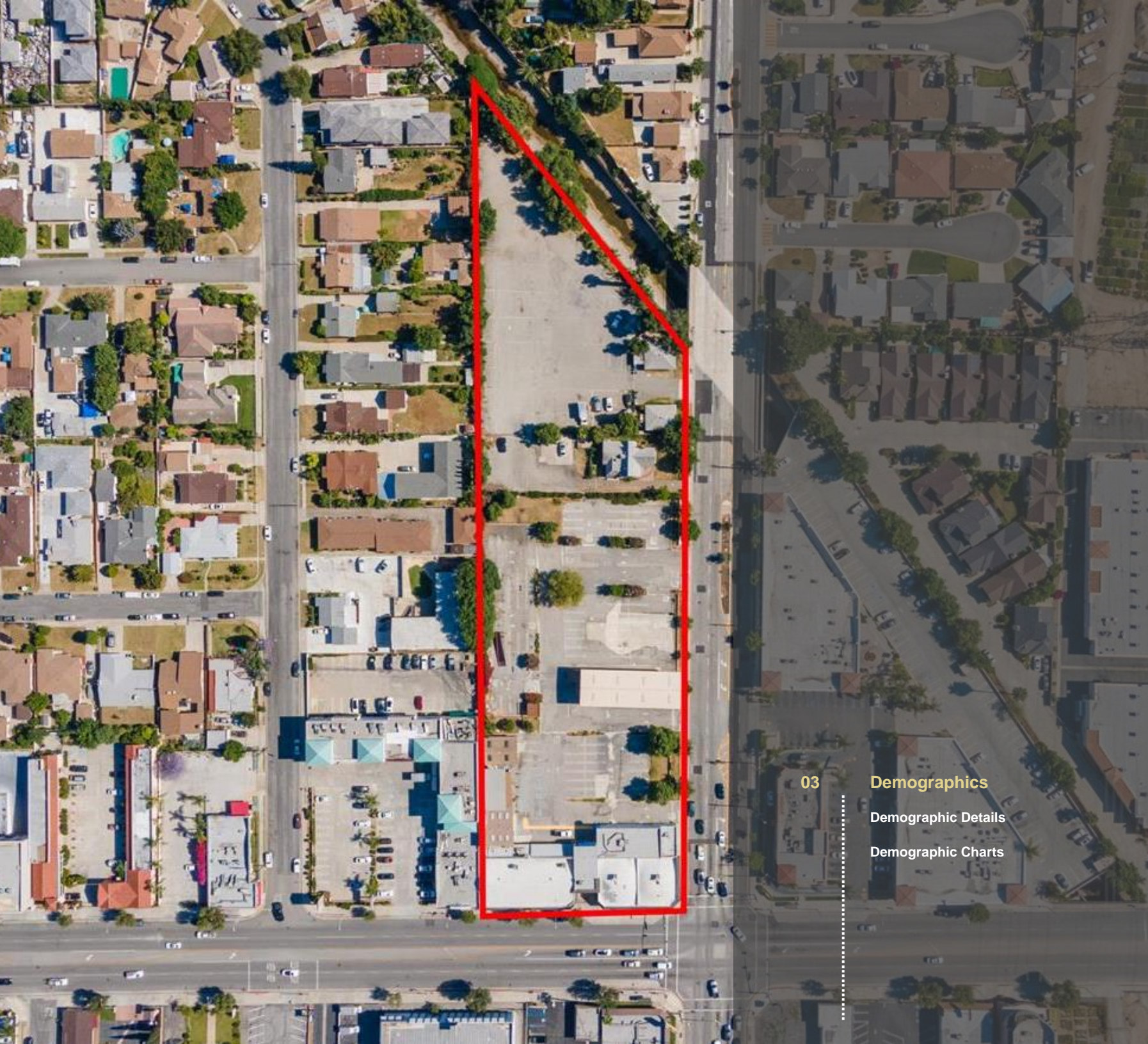
8614 E VALLEY BLVD

03

Demographics

Demographic Details

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,279	264,597	608,635
2010 Population	31,184	266,282	610,283
2019 Population	32,072	275,473	629,693
2024 Population	32,430	279,883	638,199
2019 African American	164	2,035	6,679
2019 American Indian	249	1,536	3,953
2019 Asian	21,306	155,180	283,899
2019 Hispanic	8,712	93,456	260,814
2019 Other Race	3,584	38,877	106,124
2019 White	6,066	69,963	207,561
2019 Multiracial	678	7,686	20,998
2019-2024: Population: Growth Rate	1.10 %	1.60 %	1.35 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	816	7,778	17,332
\$15,000-\$24,999	852	8,772	18,325
\$25,000-\$34,999	894	7,604	16,032
\$35,000-\$49,999	1,132	10,079	22,636
\$50,000-\$74,999	1,810	14,752	33,968
\$75,000-\$99,999	1,091	10,041	24,293
\$100,000-\$149,999	1,379	12,228	30,508
\$150,000-\$199,999	454	5,335	14,660
\$200,000 or greater	401	4,936	16,225
Median HH Income	\$57,574	\$58,742	\$64,523
Average HH Income	\$76,788	\$82,097	\$92,641

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,651	80,363	193,089
2010 Total Households	8,667	79,428	189,481
2019 Total Households	8,829	81,525	193,979
2024 Total Households	8,883	82,435	195,694
2019 Average Household Size	3.62	3.35	3.21
2000 Owner Occupied Housing	4,525	37,633	95,055
2000 Renter Occupied Housing	3,909	40,352	91,909
2019 Owner Occupied Housing	4,584	38,759	96,909
2019 Renter Occupied Housing	4,245	42,766	97,070
2019 Vacant Housing	325	3,738	9,500
2019 Total Housing	9,154	85,263	203,479
2024 Owner Occupied Housing	4,680	39,649	98,967
2024 Renter Occupied Housing	4,203	42,787	96,727
2024 Vacant Housing	316	3,789	9,664
2024 Total Housing	9,199	86,224	205,358
2019-2024: Households: Growth Rate	0.60 %	1.10 %	0.90 %



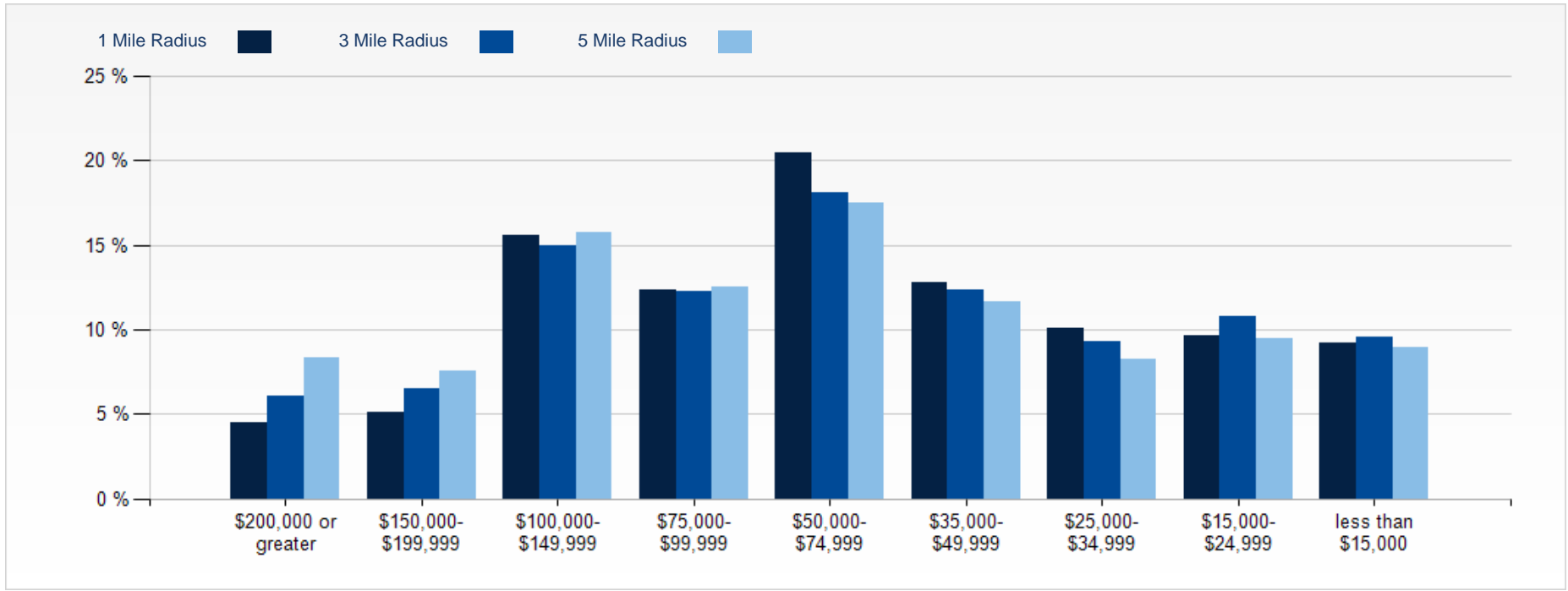
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	2,393	19,923	45,155
2019 Population Age 35-39	2,295	19,015	43,455
2019 Population Age 40-44	2,006	17,293	39,490
2019 Population Age 45-49	2,221	18,550	42,011
2019 Population Age 50-54	2,281	18,815	41,778
2019 Population Age 55-59	2,311	19,015	41,803
2019 Population Age 60-64	2,121	17,339	37,903
2019 Population Age 65-69	1,775	14,807	32,608
2019 Population Age 70-74	1,404	11,609	25,747
2019 Population Age 75-79	962	8,282	18,666
2019 Population Age 80-84	678	5,724	13,019
2019 Population Age 85+	766	6,821	15,231
2019 Population Age 18+	26,261	221,163	500,180
2019 Median Age	41	40	39

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,078	\$59,071	\$62,781
Average Household Income 25-34	\$74,104	\$76,424	\$82,211
Median Household Income 35-44	\$64,326	\$66,463	\$75,889
Average Household Income 35-44	\$83,231	\$89,483	\$100,075
Median Household Income 45-54	\$77,481	\$78,249	\$86,335
Average Household Income 45-54	\$96,677	\$103,814	\$116,141
Median Household Income 55-64	\$64,805	\$66,630	\$74,674
Average Household Income 55-64	\$82,825	\$88,946	\$104,309
Median Household Income 65-74	\$50,338	\$52,359	\$56,420
Average Household Income 65-74	\$60,755	\$68,705	\$80,776
Average Household Income 75+	\$44,387	\$48,602	\$55,583

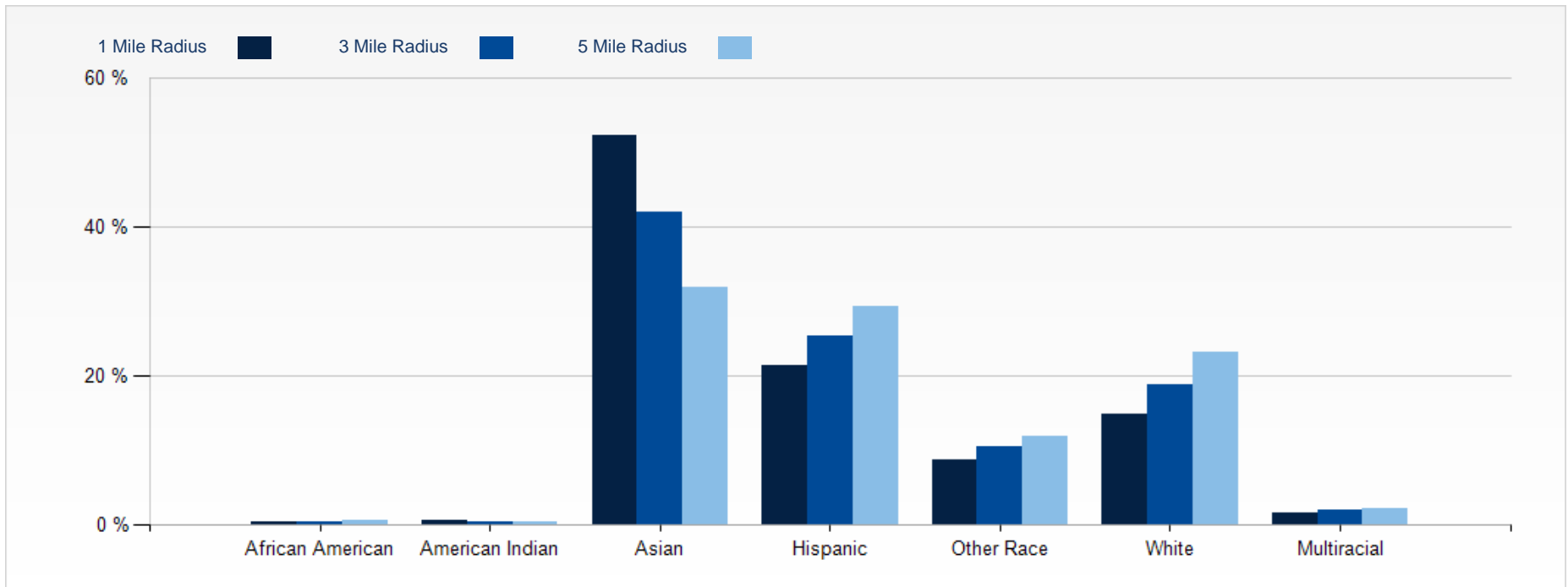
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,301	19,900	46,649
2024 Population Age 35-39	2,449	20,294	45,615
2024 Population Age 40-44	2,379	19,427	44,094
2024 Population Age 45-49	2,037	17,403	39,393
2024 Population Age 50-54	2,242	18,694	41,832
2024 Population Age 55-59	2,213	18,419	40,477
2024 Population Age 60-64	2,202	18,395	39,860
2024 Population Age 65-69	1,949	16,012	34,979
2024 Population Age 70-74	1,623	13,532	29,324
2024 Population Age 75-79	1,217	10,279	22,651
2024 Population Age 80-84	766	6,713	14,972
2024 Population Age 85+	820	7,319	16,072
2024 Population Age 18+	26,821	227,040	512,195
2024 Median Age	43	42	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,272	\$67,688	\$74,895
Average Household Income 25-34	\$87,113	\$89,704	\$98,048
Median Household Income 35-44	\$81,576	\$81,744	\$90,040
Average Household Income 35-44	\$101,957	\$107,388	\$119,857
Median Household Income 45-54	\$97,677	\$97,060	\$104,183
Average Household Income 45-54	\$118,836	\$124,597	\$136,926
Median Household Income 55-64	\$77,105	\$79,013	\$87,184
Average Household Income 55-64	\$101,368	\$107,035	\$123,236
Median Household Income 65-74	\$54,191	\$57,479	\$63,509
Average Household Income 65-74	\$71,906	\$81,521	\$95,692
Average Household Income 75+	\$51,828	\$57,277	\$65,997

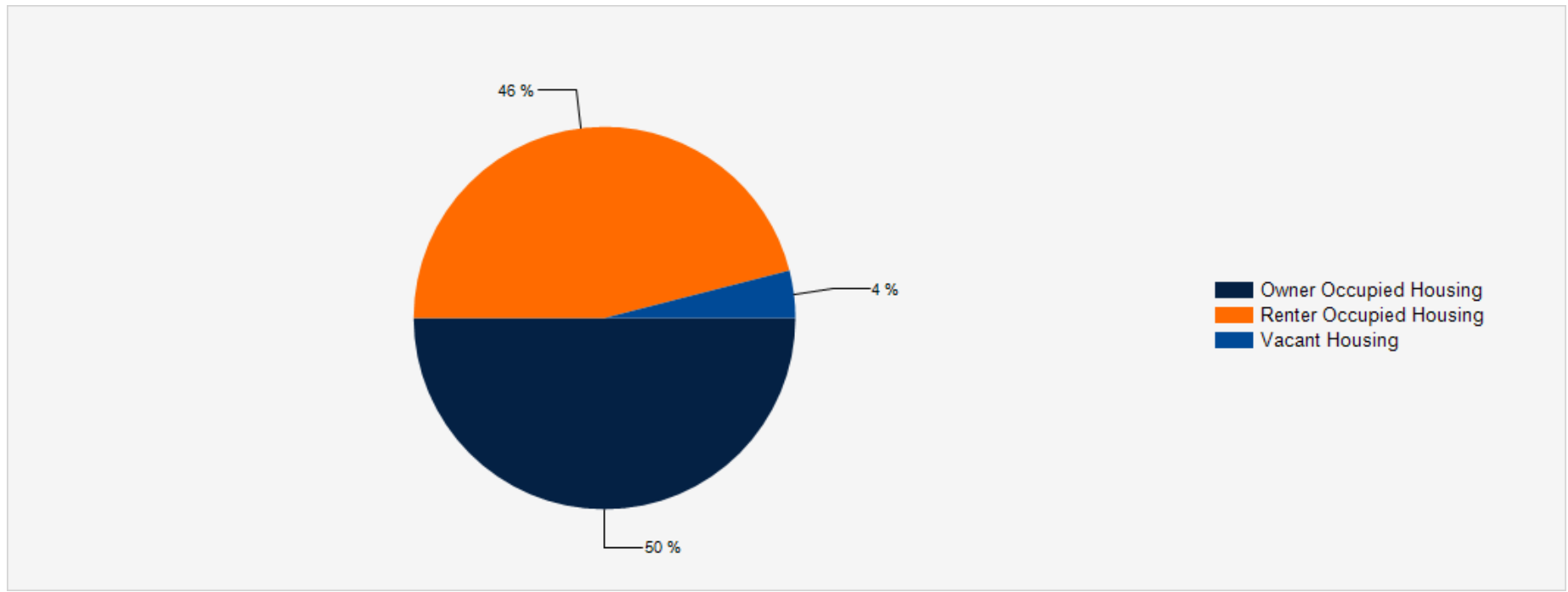
2019 Household Income



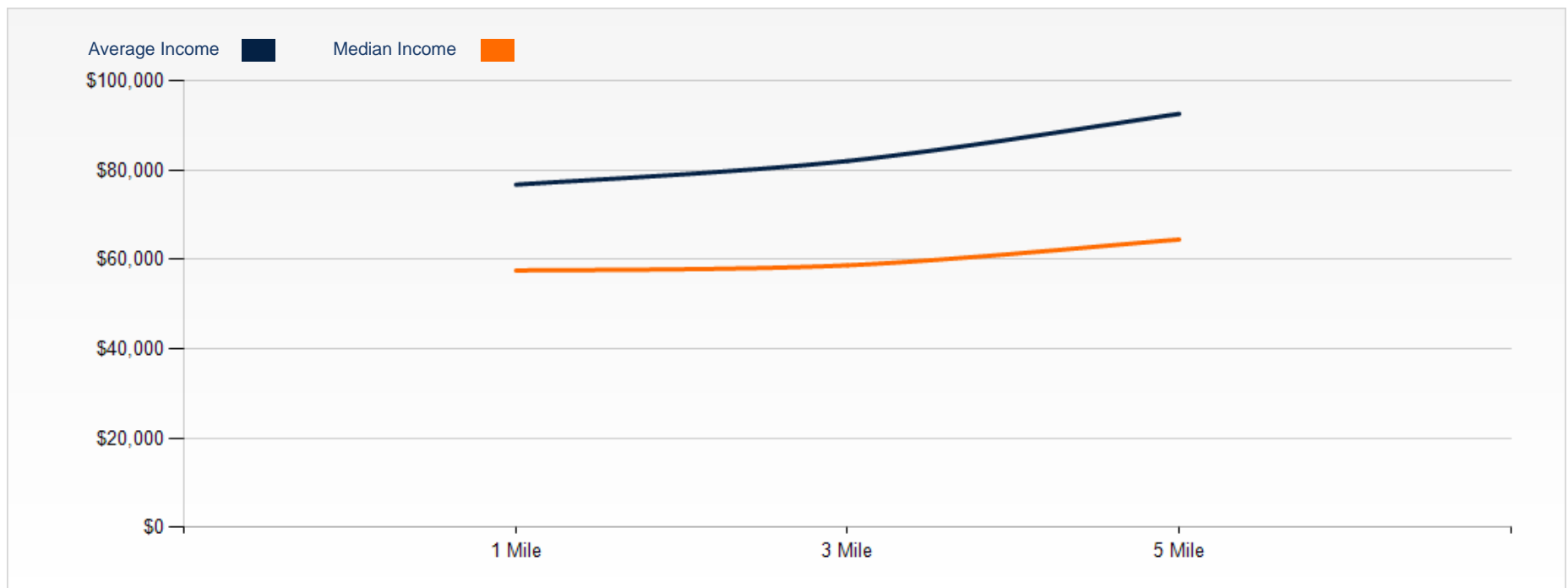
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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Inquire today:

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