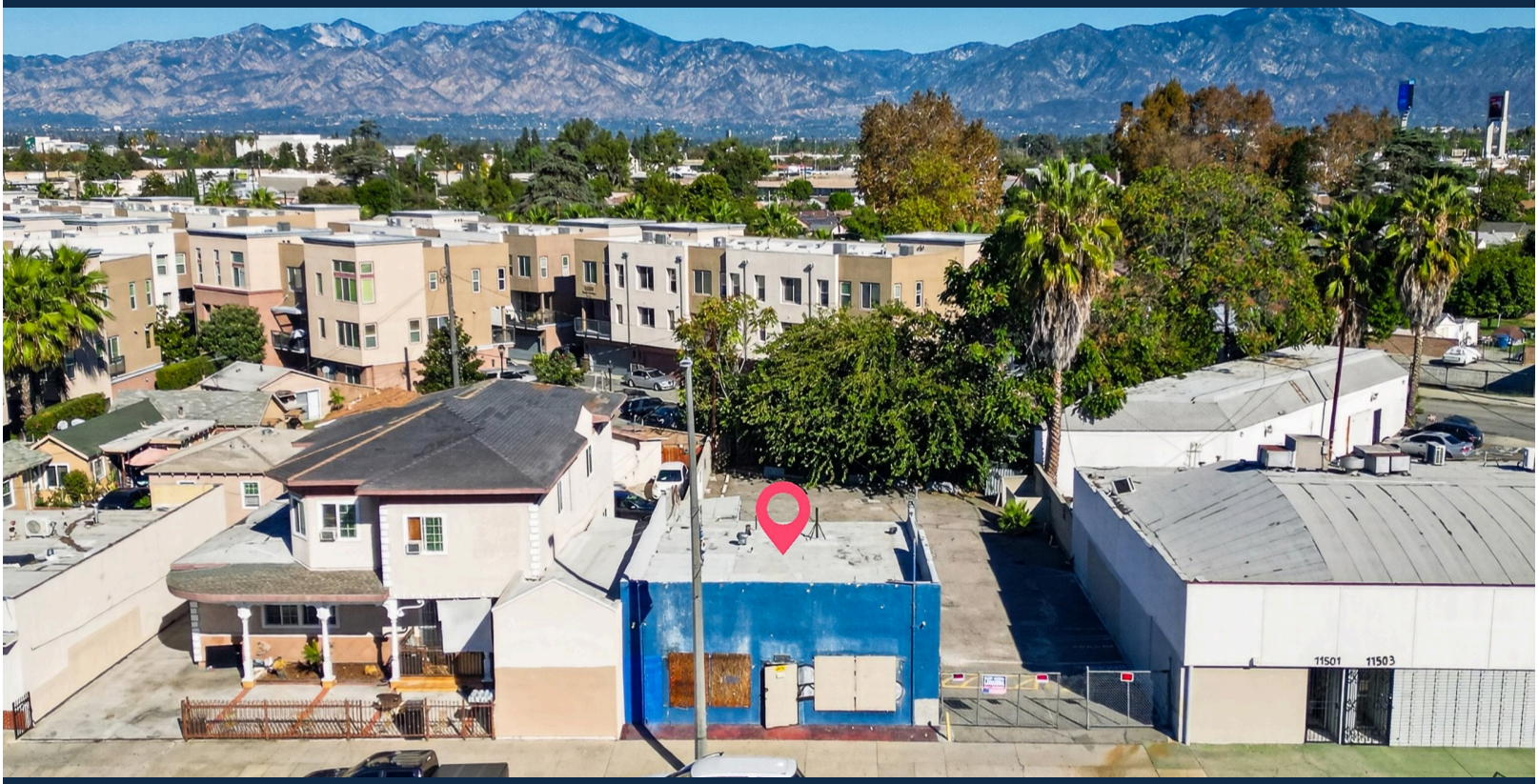
IRN REALTY

OFFERING MEMORANDUM



COMMERCIAL BUILDING · MIXED-USE ZONING

11437 GARVEY AVE

El Monte, California 91732 · Western San Gabriel Valley

OFFERED AT $589,000 | **QUALIFIED OPPORTUNITY ZONE**

1,340	5,790	MMU	18,605
SF BUILDING	SF LAND	ZONING	ADT · GARVEY AVE

LISTED BY

FILIP AUEYONG

(626) 227-5994 · filip.aueyong@irnrealty.com

DRE 02121308

INVESTMENT HIGHLIGHTS

IRN Realty is pleased to present **11437 Garvey Avenue**, a 5,790 SF (0.13-acre) level, previously developed commercial parcel in El Monte. The site is improved with a 1,340 SF single-story building (constructed 1951, per public record), is zoned **MMU (Multi Mixed Use)** per listing data, and is located within a designated **Qualified Opportunity Zone**. Potential uses include owner-occupancy, adaptive reuse of the existing building, or redevelopment, subject to the buyer's own verification of zoning, permitted uses and entitlements.



GARVEY AVENUE CORRIDOR · WESTERN SAN GABRIEL VALLEY

KEY ATTRIBUTES

01 **Mixed-use commercial zoning.** MMU (Multi Mixed Use) per listing data. Permitted uses and entitlement path to be confirmed by the buyer with the City of El Monte.

02 **Qualified Opportunity Zone.** The parcel lies within a designated Opportunity Zone per public data. Any tax treatment depends on the investor's circumstances and current law. Consult your own tax advisor.

03 **Frontage on a high-traffic corridor.** 18,605 vehicles per day on Garvey Avenue at Dee Avenue, and 29,560 per day on Peck Road approximately 0.15 mile away (TrafficMetrix®, 2026).

04 **Regional access.** Car-friendly profile (score 100), within a short drive of the I-10 and Peck Road, and approximately a 3-minute drive (1.4 mi) to the El Monte Metrolink Station.

05 **Established trade area.** Approximately 192,988 residents within 3 miles and 506,942 within 5 miles, with average household sizes of 3.4 to 3.7 persons.

06 **Level, previously developed site.** Existing 1,340 SF building available for owner-occupancy, reuse or redevelopment, subject to inspection.

OFFERING SUMMARY

Address	**11437 Garvey Ave**
City / ZIP	**El Monte · 91732**
Submarket	**Western San Gabriel Valley**
Property Type	**Commercial Land**
Land Area	**5,790 SF · 0.13 AC**
Building Size	**1,340 SF**
Zoning	**MMU (verify)**
APN	**8566-011-025**
Topography	**Level**
Opportunity Zone	**Yes (per public data)**

OFFERED AT

$589,000

$101.73 per SF of land

Price subject to change or withdrawal without notice. See Notice to Recipients.

PROPERTY OVERVIEW







EXTERIOR: BUILDING, REAR PARKING AND STREET FRONTAGE

LAND

Type	**Commercial land**
Location	**Suburban**
Land area	**5,790 SF**
Land area (assessor)	**5,706 SF**
Topography	**Level**
Site history	**Previously developed**
Zoning	**MMU, Multi Mixed Use**
Property taxes (2025)	**$5,601 · $0.97/SF**
Opportunity Zone	**Yes (per public data)**

EXISTING IMPROVEMENTS

Building size	**1,340 SF**
Stories	**1**
Buildings	**1**
Year built	**1951 (public record)**
Existing FAR	**0.23**

WALK PROFILE

Pedestrian	**60 · Moderately friendly**
Cycling	**60 · Moderately friendly**
Car	**100 · Exceptionally friendly**
Transit	**60 · Moderately friendly**

Land area differs between sources: one source reports 5,790 SF and the Los Angeles County Assessor reports 5,706 SF. Zoning is shown as MMU per listing data; the assessor zoning code is shown on the Public Record page. Building data is per public record. Buyers should confirm all dimensions, zoning and improvement details through their own survey, zoning review and inspections.

SITE AERIAL

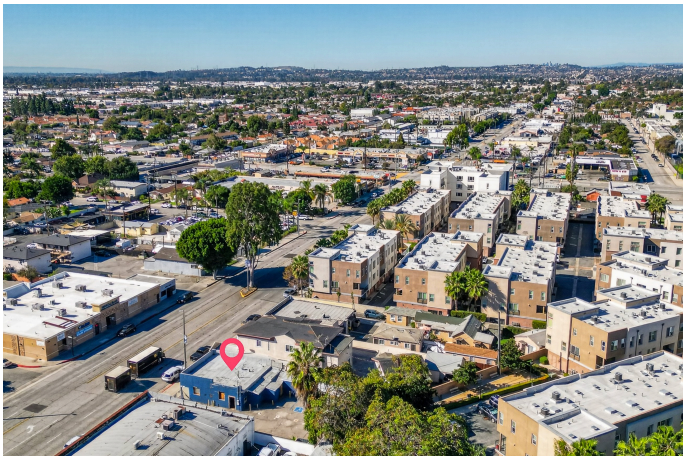
PARCEL OUTLINE · ILLUSTRATIVE



OVERHEAD VIEW WITH APPROXIMATE PARCEL OUTLINE SHOWN FOR ILLUSTRATION ONLY. NOT A SURVEY; BUYERS SHOULD CONFIRM BOUNDARIES.



AERIAL: PROPERTY AND ADJACENT BLOCKS



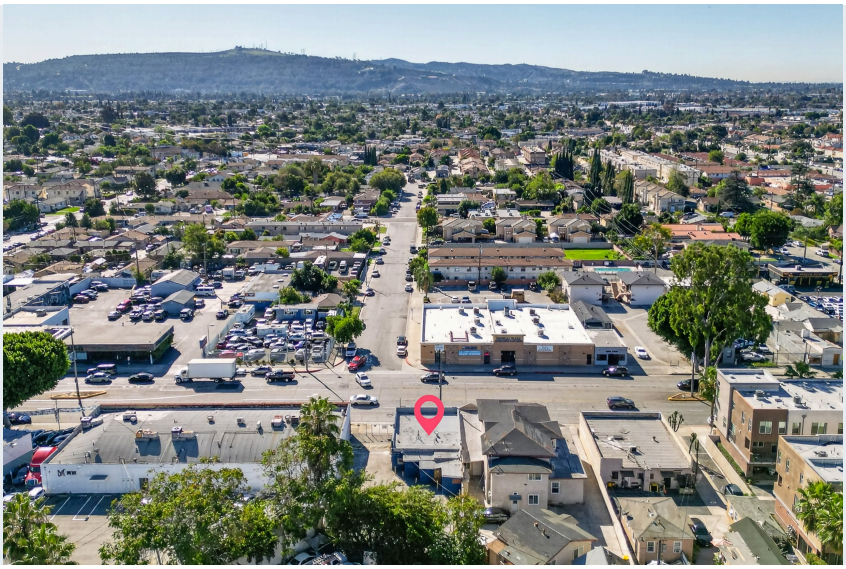
AERIAL: FRONTAGE AND CORRIDOR TOWARD THE MOUNTAINS

Aerial photographs are illustrative and may not reflect current conditions. Parcel outline is approximate. Any reliance on dimensions or boundaries should be preceded by a survey.

LOCATION & CONNECTIVITY

WESTERN SAN GABRIEL VALLEY

The property fronts Garvey Avenue in El Monte, approximately 0.15 mile from the Peck Road corridor and within a short drive of the I-10. Its location in the Western San Gabriel Valley places it among the region's most populous communities. Distances and drive times below are approximate.



PANORAMIC AERIAL: EL MONTE AND SURROUNDING NEIGHBORHOODS

COMMUTER RAIL

El Monte Metrolink Station	**3 min · 1.4 mi**
Baldwin Park Metrolink Station	**9 min · 5.1 mi**

AIRPORTS

Long Beach (Daugherty Field)	**32 min · 22.6 mi**
Hollywood Burbank	**36 min · 28.0 mi**
Los Angeles International	**40 min · 30.9 mi**

TRAFFIC COUNTS — TrafficMetrix® · 2026

STREET / CROSS STREET	ADT	DISTANCE
Garvey Ave / Dee Ave W	**18,605**	0.05 mi
Peck Road / Peck Road N	29,560	0.15 mi
Peck Road / Peck Road S	29,560	0.15 mi
N Peck Rd / Magnolia St S	20,156	0.17 mi
Garvey Ave / New Deal Ave E	23,912	0.26 mi
I-10 / N Peck Rd NW	7,626	0.31 mi
Garvey Ave / Mountain View Rd	16,915	0.32 mi
Peck Road / Peck Road NE	25,283	0.32 mi
Mountain View Rd / Garvey Ave NE	7,745	0.33 mi

FLOOD ZONE

Per FEMA panel data, the parcel is mapped in Flood Zone X and Zone B, areas of moderate-to-low flood hazard between the 100-year and 500-year limits.

Floodplain area	**100 & 500-year**
In special flood hazard area	**No**
FEMA map ID	**06037C1675F**
FEMA map date	**Sep 26, 2008**

Flood designations are based on FEMA mapping and may change. Buyers should confirm flood status and insurance requirements with FEMA maps and a qualified insurance advisor. Traffic data: TrafficMetrix® 2026. Drive times are approximate.

PARCEL & PUBLIC RECORD

APN 8566-011-025

PARCEL

Parcel ID (APN)	**8566-011-025**
Municipality	**East / El Monte**
Subdivision	**Tract 10782**
Zoning code (assessor)	**EMC3***
Census tract	**433403**
Land (assessor)	**0.13 AC · 5,706 SF**

Legal description: Tract No 10782 Lot Com at SW Cor of Lot 8 th E on N line of Garvey Ave 52.2 ft th N on E line of sd lot 97.47 ft th NW to most S cor of Lot 10 th S on W line of sd Lot 8 117.02 ft to beg part of Lot 8.

IMPROVEMENTS & LOCATION

Building size	**1,340 SF**
Existing FAR	**0.23**
Stories / buildings	**1 / 1**
Year built / renovated	**1951 / 1951**
Office submarket	**Western San Gabriel Valley**
Multi-family submarket	**El Monte**
County	**Los Angeles**

ASSESSMENT HISTORY (LOS ANGELES COUNTY)

ASSESSED YEAR	TOTAL ASSESSED	IMPROVED	LAND	% IMPROVED	TAX YEAR	TAX AMOUNT
2026	$400,000	$70,000	$330,000	17.50%	2025	$5,601.12
2025	$179,572	$86,620	$92,952	48.24%	2025	$5,601.12
2024	$176,052	$84,922	$91,130	48.24%	2024	$5,246.56
2023	$172,601	$83,257	$89,344	48.24%	2023	$5,157.68
2022	$169,218	$81,625	$87,593	48.24%	2022	$5,014.91

RECORDED TRANSFER HISTORY

RECORDING DATE	PRICE	TRANSACTION
9/22/2025	$400,000 (loan $400,000)	Resale with financing
12/31/2009	Undisclosed	Nominal
8/27/2008	Undisclosed	Nominal
4/5/2008	Undisclosed	Nominal

Property taxes are shown for reference only. Under California law, the assessed value of real property may be reassessed upon a change in ownership, so future taxes may differ materially from those shown. Zoning: the assessor zoning code (EMC3*) differs from the MMU designation used elsewhere in this Memorandum. Buyers must confirm current zoning and permitted uses with the City of El Monte. Vesting, ownership and transfer history are to be confirmed through a preliminary title report.

DEMOGRAPHIC SUMMARY

2 · 5 · 10 MILE RADIUS

506,942
5-MI POPULATION (2025)

$84,142
5-MI MEDIAN HH INCOME

179,449
5-MI DAYTIME EMPLOYEES

$5.3B
5-MI CONSUMER SPENDING

POPULATION

	2 MI	5 MI	10 MI
2020 population	123,964	535,172	1,956,297
2025 population	117,015	506,942	1,862,756
2030 projection	115,299	499,920	1,839,357
Annual change '25–'30	-0.3%	-0.3%	-0.3%
Median age	37.8	41.0	40.5
Bachelor's degree or higher	12%	23%	28%

HOUSEHOLDS

	2 MI	5 MI	10 MI
2025 households	30,128	142,780	575,470
2030 projection	29,608	140,480	567,325
Owner occupied	12,051	77,281	301,937
Renter occupied	17,556	63,198	265,388
Average household size	3.7	3.4	3.1
Consumer spending	$993.7M	$5.3B	$21.3B

HOUSING

	2 MI	5 MI	10 MI
Median home value	$699,232	$771,151	$797,347
Median year built	1963	1961	1959

INCOME

	2 MI	5 MI	10 MI
Average HH income	$86,153	$109,184	$118,433
Median HH income	$66,125	$84,142	$92,115
Under $25,000	5,095	19,095	72,368
$25,000–50,000	6,279	23,071	79,839
$50,000–75,000	5,580	22,401	85,070
$75,000–100,000	4,089	18,658	73,701
$100,000–125,000	3,149	16,010	64,476
$125,000–150,000	1,893	10,777	45,016
$150,000–200,000	2,123	15,032	67,598
$200,000+	1,922	17,737	87,402

DAYTIME EMPLOYMENT

	2 MI	5 MI	10 MI
Service-producing	31,224	155,202	655,789
Trade, transport & utilities	8,975	38,962	136,435
Education & health	6,843	43,020	163,930
Leisure & hospitality	5,411	22,160	93,244
Goods-producing	4,934	24,247	93,403
Total employees	**36,158**	**179,449**	**749,192**
Total businesses	4,519	20,045	89,597

TRADE AREA SNAPSHOT

	POPULATION	HOUSEHOLDS	MEDIAN AGE	MEDIAN HH INCOME	DAYTIME EMPLOYEES
1 mile	39,633	10,176	36.5	$60,937	12,827
3 miles	192,988	51,045	39.3	$75,197	80,978

Source: demographic estimates and projections, USD. Figures are estimates and projections, are not guaranteed, and may differ from actual results.

SALES ACTIVITY

2 CLOSED SALES · 2 ACTIVE LISTINGS

Two recent closed sales of small commercial parcels in the trade area, sourced from MLS and public records, and two current El Monte listings shown for asking-price context. Comparable 1 is located on Garvey Avenue, approximately 0.05 mile from the subject.

#	ADDRESS	SOLD / LISTED	PRICE	LAND SF	AC	BLDG SF	$/SF LAND	$/AC	ZONING
1	11414 Garvey Ave, El Monte	4/1/2025	$610,000	7,969	0.18	170	$76.55	$3,334,371	EMC3*
2	651 Glendora Ave, La Puente	3/18/2024	$550,000	11,824	0.27	1,126	$46.52	$2,026,218	LPC2*
★	**Subject — 11437 Garvey Ave**	**Offered**	**$589,000**	**5,790**	**0.13**	**1,340**	**$101.73**	**$4,431,237**	**MMU**

$61.53
AVG. $/SF LAND (CLOSED)

$46.52–76.55
$/SF LAND RANGE (CLOSED)

$580,000
AVG. CLOSED SALE PRICE

$2.68M
AVG. $/AC (CLOSED)

ACTIVE LISTINGS — asking prices, not closed sales; excluded from the averages above

#	ADDRESS	LISTED	ASKING	LAND SF	AC	BLDG SF	ZONING
A	10343 Garvey Ave, El Monte	10/8/2026	$570,000	24,873†	0.57†	742	—
B	4004 Baldwin Ave, El Monte	4/19/2026	$599,000	7,436	0.17	—	EMC3*

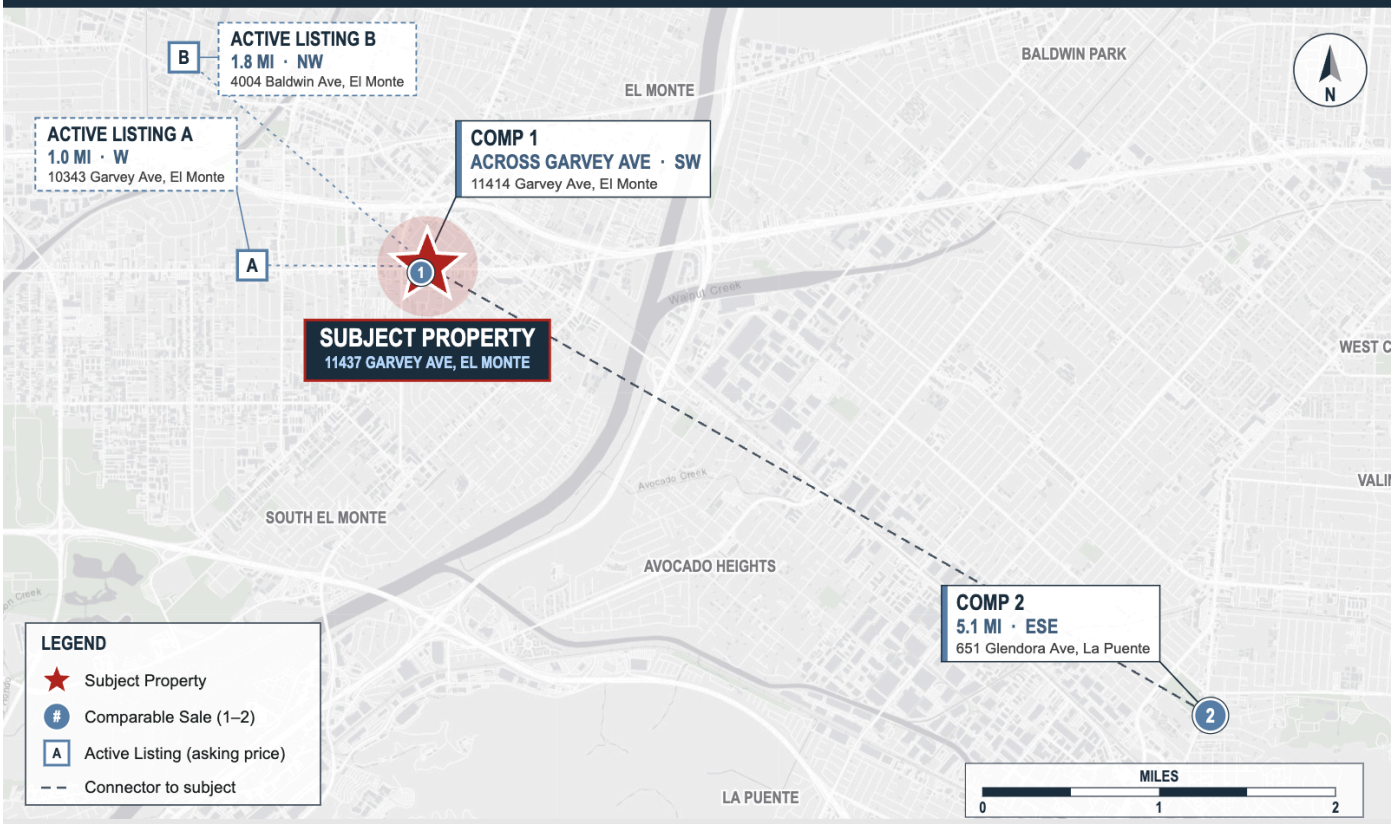
† Listing A is a 742 SF retail condominium unit within El Monte Plaza (10 units, 23 parking stalls). The 24,873 SF parcel is shared, so land-based metrics do not apply. Listing B is vacant EMC3-zoned land listed by IRN Realty.

Sales data is included as general market context only. It is not an appraisal, valuation, or opinion of value of the Property. Sources: MLS closed-sale records, LoopNet and public record. Subject land area is 5,790 SF; the assessor reports 5,706 SF. Zoning designations for comparables are as reported in the sources cited and should be independently verified.

SALES MAP & LOCATIONS

SALE COMPARABLES — LOCATION MAP

Subject: 11437 Garvey Ave, El Monte, CA 91732 · 2 Closed Sales · 2 Active Listings · Straight-line distance and direction from the subject parcel



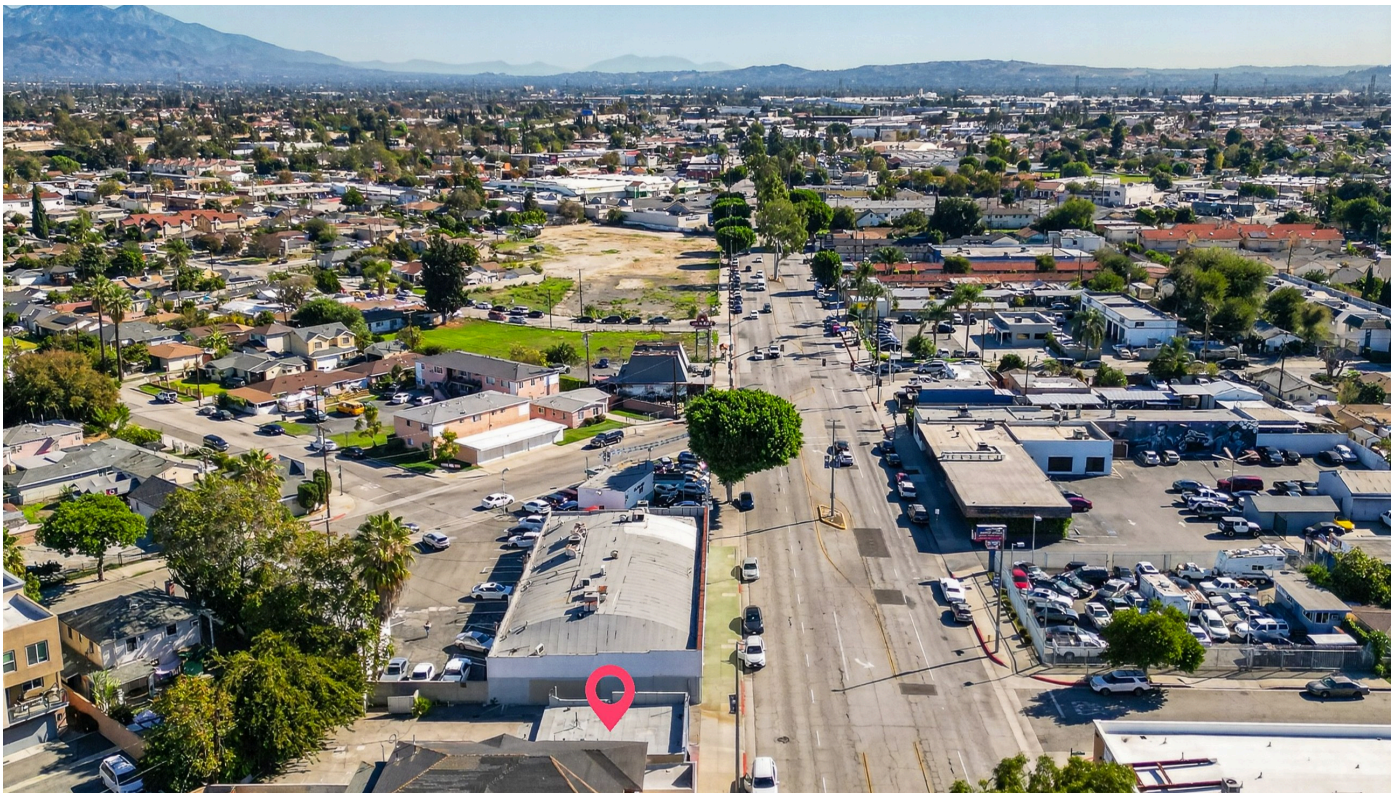
Straight-line distances. Comparables and listings placed from street address and parcel description; subject per public record. Buyer to verify. Basemap: Esri, HERE, Garmin, © OpenStreetMap contributors.

DISTANCE FROM SUBJECT — nearest to farthest

#	ADDRESS	DISTANCE	DIRECTION
★	**Subject — 11437 Garvey Ave, El Monte**	—	—
1	11414 Garvey Ave, El Monte (closed 4/2025)	0.05 mi	SW
A	10343 Garvey Ave, El Monte (listed)	1.0 mi	W
B	4004 Baldwin Ave, El Monte (listed)	1.8 mi	NW
2	651 Glendora Ave, La Puente (closed 3/2024)	5.1 mi	ESE

Straight-line distances measured from the subject parcel, approximate. Comparable locations are placed from the sources cited and should be independently verified.

BUILDING INTERIOR



OPEN FLOOR AREA, EXPOSED FRAMING AND TILE FLOORING



OPEN ROOM, EXPOSED FRAMING



PAINTED WALLS, EXPOSED ROOF STRUCTURE



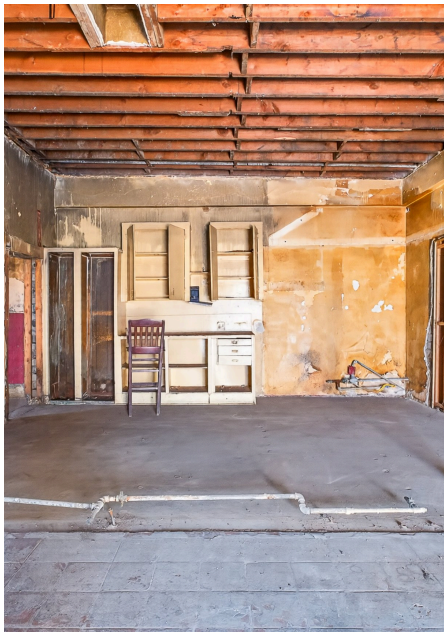
BUILT-IN CABINETRY, REAR ROOM

Interior photographs show the building in its current condition as of the date of capture, which is unfinished in places. They are not a substitute for inspection. Buyers should evaluate structure, systems, permits and code compliance through their own inspectors and consultants.

BUILDING INTERIOR



MAIN ROOM, WIDE VIEW



MAIN ROOM TOWARD ENTRANCE



OPEN ROOM WITH PLASTER WALLS AND FRAMED CEILING



RESTROOM: TOILET AND URINAL



RESTROOM: VANITY AND MIRRORS

Photographs reflect the property's condition as of the date of capture. Interior finishes, fixtures and systems are not warranted. Buyers should conduct their own inspections and verify all conditions, permits and code compliance.

DISCLAIMER & DUE DILIGENCE NOTICE

This Offering Memorandum (the "Memorandum") has been prepared by IRN Realty, Inc. ("IRN Realty" or the "Brokerage") solely for the purpose of providing general marketing information to prospective purchasers evaluating a possible acquisition of the real property located at 11437 Garvey Avenue, El Monte, California 91732 (the "Property"). The Memorandum is provided for informational purposes only. It is not an appraisal, a valuation, a market study, an offer to sell, a solicitation of an offer to buy, or legal, tax, accounting, engineering, environmental, or investment advice.

1. INFORMATION NOT INDEPENDENTLY VERIFIED

All information contained in this Memorandum, including without limitation information concerning land area, improvements, zoning, permitted uses, taxes, assessments, flood status, demographics, traffic counts, transfer history, comparable sales and listings, and photographs, aerial images and maps, has been obtained from sources believed to be reliable, which may include the owner, public records, governmental agencies, and third-party data providers such as TrafficMetrix®, FEMA and the Los Angeles County Assessor. **Such information has not been independently verified** by the Brokerage, the Listing Agent, or any other party, and no investigation has been made as to its accuracy, completeness, or currency.

2. NO REPRESENTATIONS OR WARRANTIES

Neither the owner of the Property (the "Owner"), IRN Realty, Inc., Filip Aueyong (the "Listing Agent"), nor any of their respective parent, subsidiary, or affiliated companies, partners, officers, directors, shareholders, employees, agents, associates, licensees, or representatives (collectively, the "Released Parties") makes any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, or as to the Property's physical condition, the condition of any improvements, lot area or dimensions, boundaries, zoning, permitted or legal uses, development potential, entitlements, compliance with laws, codes or regulations, soils, geology, environmental condition, the presence or absence of hazardous substances, the availability, capacity or cost of utilities, access, title, easements, encumbrances, or suitability for any particular purpose. All such representations and warranties are expressly disclaimed. The Property is offered **"AS IS, WHERE IS, AND WITH ALL FAULTS."**

3. INDEPENDENT INVESTIGATION AND DUE DILIGENCE REQUIRED

Each prospective purchaser is strongly advised to conduct its own complete and independent investigation, inspection, analysis, and due diligence with respect to every aspect of the Property. Prospective purchasers must rely **solely** upon their own inspections, surveys, studies, reports, and investigations, and upon the advice of their own attorneys, accountants, tax advisors, architects, engineers, surveyors, environmental consultants, land-use and entitlement consultants, contractors, lenders, insurance advisors, and other professional advisors. Without limitation, purchasers should independently verify: zoning and permitted uses with the City of El Monte; lot area, dimensions and boundaries by survey; the condition, permit history and code compliance of the existing building; environmental conditions and prior uses of the site; the availability and cost of utilities; required fees, impact charges and off-site improvements; title, vesting, easements, and encumbrances through a preliminary title report; flood zone status and insurance requirements; property taxes, including potential reassessment upon a change of ownership; and every cost, income, value, and timing assumption on which the purchaser may rely.

4. PROJECTIONS, ESTIMATES, AND FORWARD-LOOKING STATEMENTS

Any projections, estimates, opinions, assumptions, market data, demographic figures, traffic counts, comparable sales information, development or construction cost references, tax considerations, and other forward-looking statements in this Memorandum are provided for general illustrative purposes only. They are **not guarantees, representations, or predictions** of future performance, future value, appreciation, rental or sales income, operating results, development outcomes, financing terms, tax treatment, or investment return. Actual results may differ materially from those expressed or implied.

5. ZONING, PERMITTED USES, AND ENTITLEMENTS

References to zoning (including MMU, Multi Mixed Use) and to potential uses are informational only. Zoning designations in public sources may differ, and the Property's current zoning, permitted and conditional uses, development standards, and entitlement pathway are not warranted. Nothing in this Memorandum should be construed as confirmation that any particular use, building, or development is permitted, feasible, or obtainable.

DISCLAIMER & DUE DILIGENCE NOTICE

6. OPPORTUNITY ZONE AND TAX MATTERS

References to the Property's location within a federally designated Qualified Opportunity Zone are for informational purposes only. No representation is made regarding the availability, amount, or timing of any tax benefit, deferral, exclusion, or other tax treatment. Any such treatment depends on each investor's individual circumstances, the structure of the investment, and federal, state and local law as in effect from time to time. Prospective purchasers must consult their own tax advisors. Nothing in this Memorandum constitutes tax advice.

7. PHYSICAL, ENVIRONMENTAL, FLOOD AND INSURANCE MATTERS

Descriptions of the existing building, its age, its size, and its condition are based on public record and other sources and are not warranted. Photographs of the interior and exterior reflect conditions at the time of capture only. The Property may contain hazardous materials, may be subject to environmental regulation, and may have been used for prior commercial, industrial or other purposes that may affect the site. Flood zone designations are based on third-party and governmental mapping, may change, and do not reflect the actual flood risk of the Property. Insurability and insurance cost are not warranted.

8. LAND AREA, MEASUREMENTS AND GRAPHICS

Land area is reported differently by different sources (for example, 5,790 SF in one source and 5,706 SF in the Los Angeles County Assessor's records). Square footage, acreage, building size, distances, drive times and traffic counts are approximate. Photographs, aerial images, parcel outlines, maps, plats, floor plans and other graphics are illustrative only, may not be to scale or current, and do not constitute a survey.

9. COMPARABLE SALES AND MARKET DATA

Comparable sales, listings and market statistics are presented as general market context. They are not an appraisal, a broker price opinion, a valuation, or a determination of fair market value, and they do not establish or support any particular value or price for the Property. Purchasers and their lenders and appraisers should reach their own conclusions.

10. OFFERING PRICE, AVAILABILITY AND TERMS

The offering price of $589,000 is set by the Owner and is provided for informational purposes only. It is not an appraisal or a representation of value by any Released Party, and no assurance is given that the Property will sell at, above or below that price. The Property is subject to prior sale, lease, financing, withdrawal, or change in price or terms at any time, without notice. The Owner reserves the right, in its sole discretion, to reject any or all offers, to negotiate with any party, to modify or supplement this Memorandum, and to terminate discussions at any time. No agreement, obligation, or binding commitment of any kind shall arise unless and until a definitive written purchase agreement has been executed and delivered by the Owner and the purchaser.

11. AGENCY AND COMMUNICATIONS

The Listing Agent and IRN Realty act as agents for the Owner in connection with the marketing of the Property. Unless otherwise agreed in writing, they do not represent any prospective purchaser. Prospective purchasers should consult their own legal and financial advisors. Communications with the Listing Agent do not create any agency or fiduciary relationship with a purchaser. Any commission or fee arrangement will be governed by a separate written agreement. Tours, due diligence materials, and access to the Property are available only through the Listing Agent and are subject to the Owner's requirements.

12. NO RELIANCE AND LIMITATION OF LIABILITY

This Memorandum does not purport to be all-inclusive or to contain all of the information a prospective purchaser may require. Recipients should not rely on this Memorandum in making any decision. None of the Released Parties shall have any liability whatsoever to any prospective purchaser or any other person arising out of or relating to this Memorandum, its contents, any error or omission in it, or any use of or reliance upon it, whether in contract, tort, or otherwise. By accepting or reviewing this Memorandum, each recipient agrees that it is responsible for its own investigation and waives any claim against the Released Parties arising from the information contained herein, to the fullest extent permitted by law.

13. USE, INTELLECTUAL PROPERTY AND THIRD-PARTY DATA

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14. EQUAL OPPORTUNITY AND LICENSING

IRN Realty, Inc. supports the principles of the Fair Housing Act and the Equal Opportunity Act. Real estate services are offered without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, disability, source of income, age, or any other characteristic protected by law. IRN Realty, Inc. is a California real estate brokerage licensed by the California Department of Real Estate. License No. [INSERT BROKERAGE DRE NUMBER BEFORE PUBLICATION].

15. ACKNOWLEDGMENT

By accepting, reviewing, or relying upon this Memorandum in any way, the recipient acknowledges that it has read and understands this Notice to Recipients and agrees to be bound by its terms. If you do not agree to these terms, do not use this Memorandum.

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LISTING AGENT

For property information, tours, due diligence materials, and the offer process, please contact the Listing Agent directly. Information in this Memorandum is subject to the Notice to Recipients on the preceding pages.



FILIP AUEYONG

REALTOR & COMMERCIAL ADVISOR

Phone (626) 227-5994

DRE 02121308

Email filip.aueyong@irnrealty.com

Office 556 Las Tunas Dr, Suite 101, Arcadia, CA 91007

IRN REALTY, INC. — Arcadia, California

This Offering Memorandum is provided for informational purposes only and is not an appraisal. All information should be independently verified by the prospective purchaser. See the Notice to Recipients.

IRN REALTY

OFFERING MEMORANDUM

11437 GARVEY AVE

El Monte, California 91732 · Western San Gabriel Valley · Offered at $589,000

LISTED BY

FILIP AUEYONG · REALTOR & COMMERCIAL ADVISOR

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DRE 02121308

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