



223,000 CPD



Your sign here



**Fast Food Pad Available**  
**Pylon Sign on I-10**

*For Lease*

Flair Plaza | 9150 Flair Drive | El Monte, CA

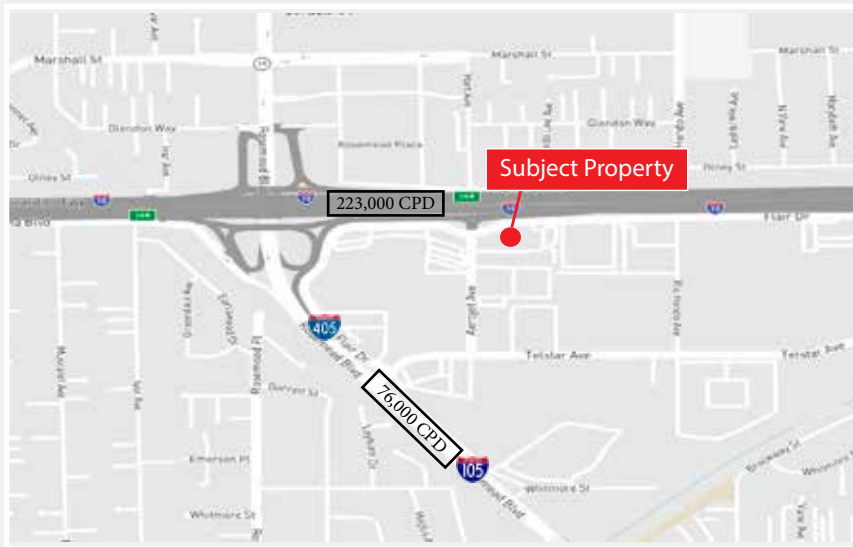
Austin Bettar  
Senior Vice President  
License #0808334  
Tel +1 310 694 3194  
austin.bettar@am.jll.com

Nick Segal  
Associate  
License #02030958  
Tel +1 310 694 3186  
nick.segal@am.jll.com

# Property Highlights

9150 Flair Drive | El Monte, CA

- New pad opportunity with drive thru potential
- Unparalleled pylon signage placement (top billing) with excellent visibility from the 10 Freeway (over 223,000 cars per day)
- Located at a direct ingress and egress for the 10 Freeway (over 15,000 cars per day utilizing these ramps)
- High daytime population with industrial and office pocket to the East (39,247 employees within 2 miles)
- Ground lease and build to suit opportunities available
- Co-tenants include: Starbucks, Del Taco, Jack in the Box, Fed Ex and more



## AREA RETAILERS



## DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



30,688

Total Population

116,180

Total Population

261,932

Total Population



3.93

Avg. HH Size

3.83

Avg. HH Size

3.60

Avg. HH Size



\$67,820

Ave. HH Income

\$69,552

Ave. HH Income

\$74,542

Ave. HH Income



\$488,534

Median Home Value

\$516,834

Median Home Value

\$534,833

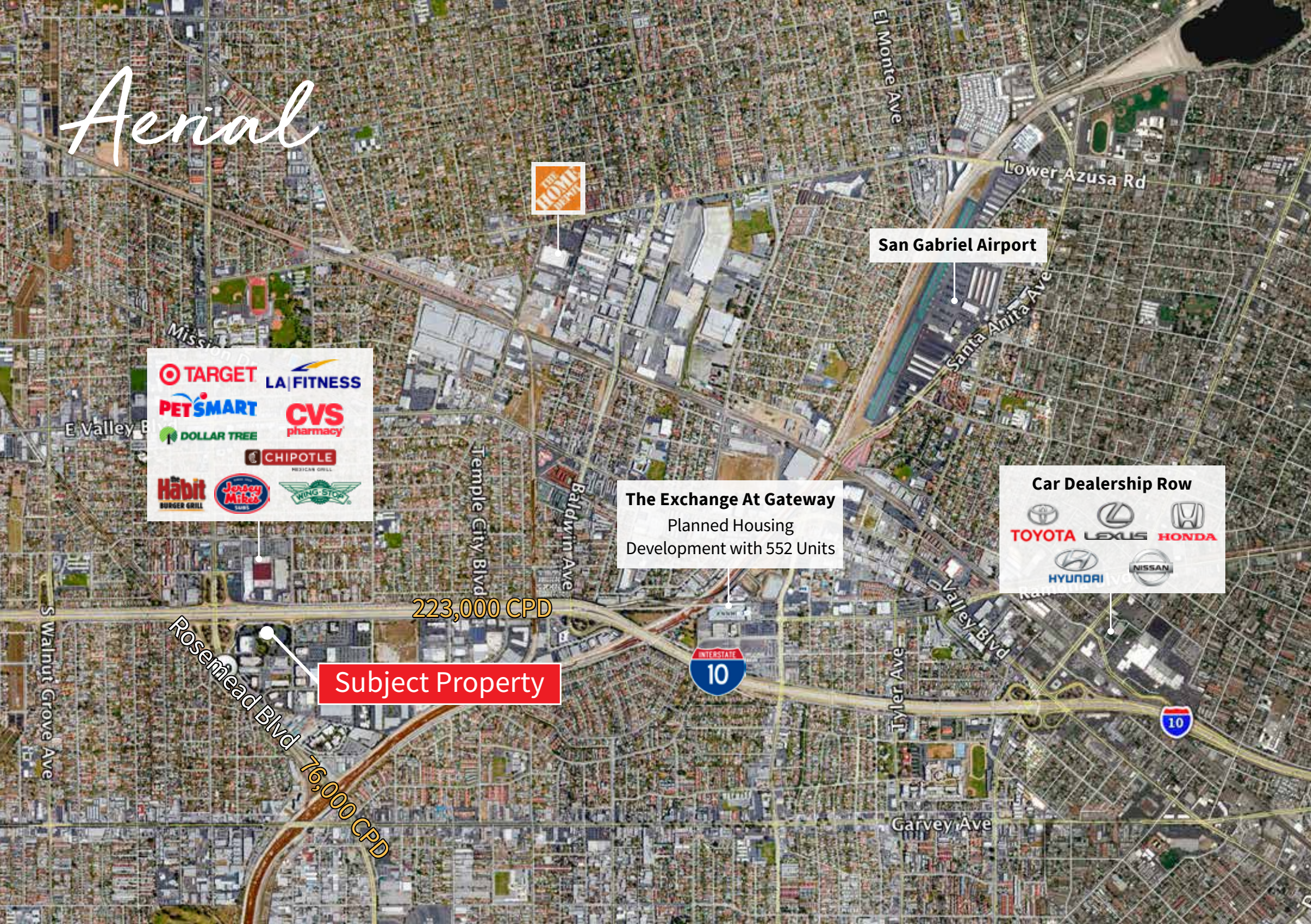
Median Home Value

# Additional Property Views

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# Aerial



San Gabriel Airport

**TARGET** **LA FITNESS**  
**PET SMART** **CVS pharmacy**  
**DOLLAR TREE**  
**CHIPOTLE MEXICAN GRILL**  
**Habit BURGER GRILL** **Jersey Mike's** **WING STOP**

**The Exchange At Gateway**  
Planned Housing  
Development with 552 Units

**Car Dealership Row**

**TOYOTA** **LEXUS** **HONDA**  
**HYUNDAI** **NISSAN**

**Subject Property**

223,000 CPD

Rosemead Blvd 76,000 CPD



*Achieve  
Ambitions*

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**Austin Bettar**

Senior Vice President

License #0808334

Tel +1 310 694 3194

[austin.bettar@am.jll.com](mailto:austin.bettar@am.jll.com)

**Nick Segal**

Associate

License #02030958

Tel +1 310 694 3186

[nick.segal@am.jll.com](mailto:nick.segal@am.jll.com)