

El Monte Center

3643 Peck Road, El Monte, CA 91731



Demographics

	1 Mile	3 Mile	5 Mile
Population	46,042	238,143	570,494
Households	11,032	59,373	153,050
Avg HH Income	\$51,960	\$70,066	\$76,878

Source: Esri, 2018

Property Highlights

468,847 Gross Leasable Area

24.93 Total Acres

570,494 5 Mile Population

- Located in the heart of one of the most dynamic sub-markets in Los Angeles County and readily accessible to the surrounding communities.
- Benefits from solid demographics with an average household income of over \$80,000 within a 5-mile radius.
- Enjoys excellent exposure from multiple pylon and monument signs including a visible pylon sign on Interstate 10.
- Anchored by Lexus Longo Auto Dealership, the #1 Lexus retailer in the western region.

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Current Tenants

10	Planet Fitness	20,388 SF	30	Big 5 Sporting Goods	7,800 SF
15	Yoshinoya	500 SF	33	New Wok	1,984 SF
20	Wendy's	3,333 SF	35	Ichiban Buffet and Grill	9,063 SF
23	Jamba Juice	1,300 SF	40	Penske	
25	Denny's	6,000 SF	40	Penske	292,505 SF

Available/Coming Soon

1	Available	101,086 SF
5	Available	3,648 SF
6	Available	3,600 SF
7	Available	17,640 SF