

# FOR LEASE

## RETAIL/OFFICE/MEDICAL



### OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN, \$0.50)
Available SF:	26,030 SF
Additional Mezzanine:	13,000 SF

### EXCLUSIVELY LISTED BY:

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### PROPERTY HIGHLIGHTS

- 39,030 SF Retail/Office/Medical Building
- Approx. 13,000 SF Floor Plate with Basement
- Additional Mezzanine (+13,000 SF) Available
- Walk Score - Very Walkable (89)
- Densely Populated Area - Over 500K in 5 Mile Radius
- Elevator Served - Ideal For Medical Uses
- Easy Access to Santa Anita Avenue & 10 Freeway
- Walking Distance to El Monte Metrolink Station
- Excellent Main Street Retail Corridor

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,729	65,076	167,947
Total Population	31,912	234,077	568,274
Average HH Income	\$61,269	\$77,361	\$84,790



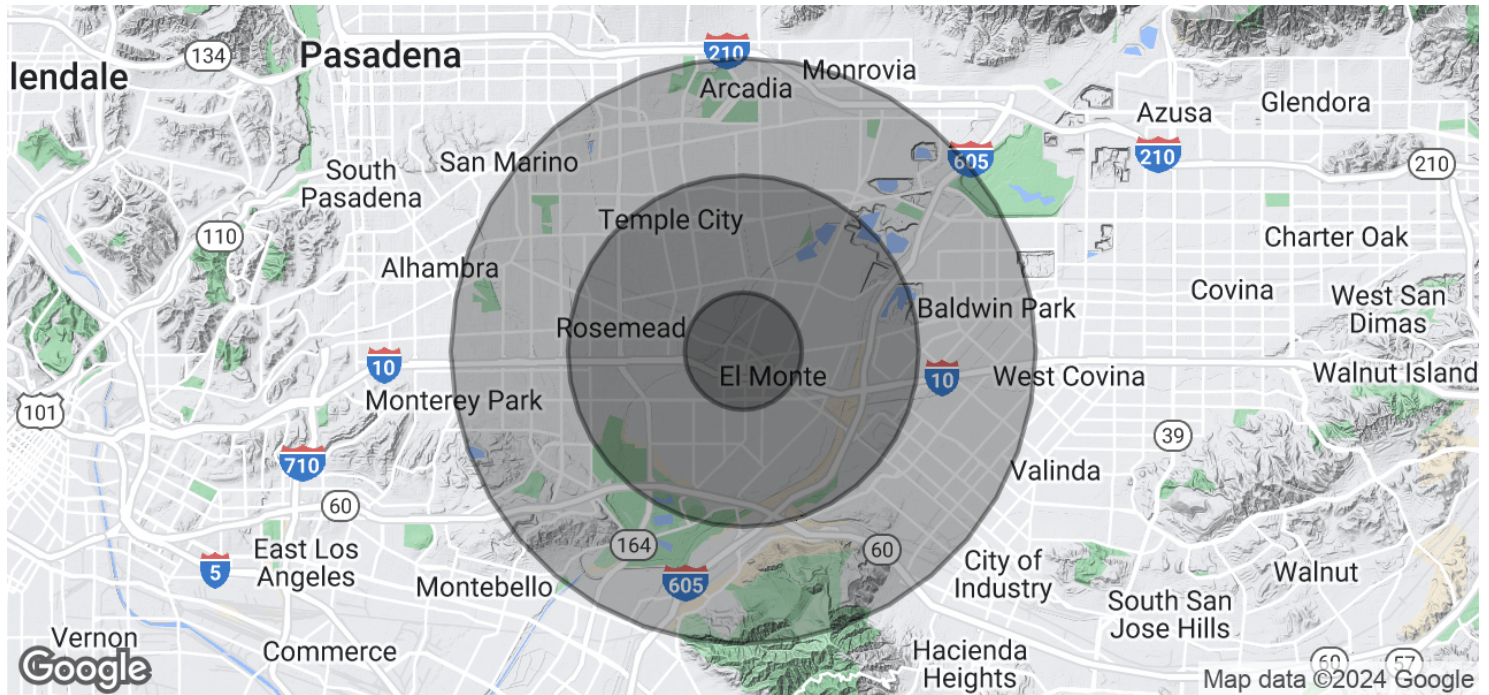
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,912	234,077	568,274
Average Age	35.1	38.5	39.8
Average Age (Male)	33.4	36.8	38.0
Average Age (Female)	37.5	40.2	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,729	65,076	167,947
# of Persons per HH	3.7	3.6	3.4
Average HH Income	\$61,269	\$77,361	\$84,790
Average House Value	\$444,120	\$549,797	\$610,804

\* Demographic data derived from 2020 ACS - US Census

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