DELPHI
COMMERICAL PROPERTIES, INC.



El Monte Center

3600 Peck Road
El Monte, CA 91731

Center Type:
GLA: 180,842

Leasing Contact

Adam Greenberg, CLS

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PROPERTY HIGHLIGHTS

- Prime County Location: Positioned in the heart of Los Angeles County within one of the region's most dynamic retail submarkets.
- Strong Area Demographics: Serves a dense trade area with an average household income of approximately $110,000 within a five-mile radius.
- Prominent Signage: Multiple pylon and monument signs, including a highly visible pylon along Interstate 10.
- Regional Connectivity: Strategic location along a major transportation corridor providing strong accessibility to surrounding communities.
- High Visibility Location: Excellent exposure to daily commuter traffic traveling through the greater Los Angeles market.

DEMOGRAPHICS

	1M	2M	3M
POPULATION	40,294	123,695	214,563
HOUSEHOLDS	11,082	33,853	59,627
AVG HH INCOME	$84,006	$91,425	$101,631

MAJOR TENANTS

TARGET · planet fitness · BIG 5 SPORTING GOODS · YOSHINOYA JAPANESE KITCHEN

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AVAILABLE SPACES

25 6,000 SF



CURRENT TENANTS

1	Target	125,974 SF	20	Wendy's	3,333 SF	35	Coming soon	11,047 SF
10	Planet Fitness	20,388 SF	23	Jamba Juice	1,300 SF			
15	Yoshinoya	5,000 SF	30	Big 5 Sporting Goods	7,800 SF			

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.