



El Monte Center

3600 Peck Road
El Monte, CA 91731

Center Type:
GLA: 180,842

Leasing Contact

Chrystelle Shanks

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PROPERTY HIGHLIGHTS

- Prime Los Angeles County Location – Positioned in the heart of one of the region's most dynamic sub-markets, with convenient access to surrounding communities.
- Attractive Demographics – Serves a dense trade area with an average household income of \$110,000 within a 5-mile radius.
- High Visibility – Features multiple pylon and monument signs, including a prominently placed pylon sign along Interstate 10.
- Regional Connectivity – Strategic location along a major transportation corridor drives consistent traffic and accessibility.

DEMOGRAPHICS

	1M	2M	3M
POPULATION	43,223	214,294	519,725
HOUSEHOLDS	11,857	59,357	152,286
AVG HH INCOME	\$78,051	\$101,597	\$110,987

MAJOR TENANTS





El Monte
Center

Contact:
CHRYSTELLE SHANKS

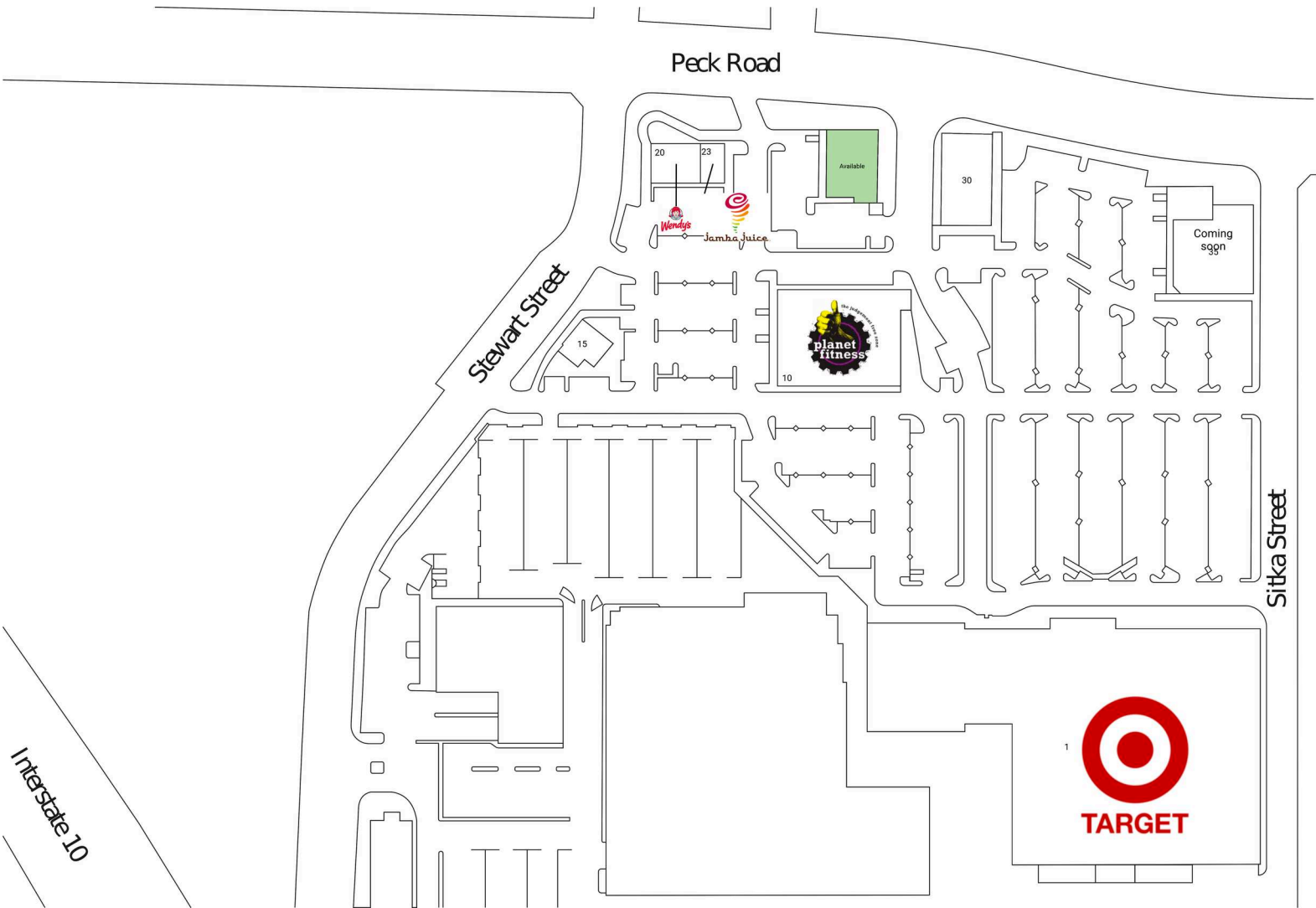
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AVAILABLE SPACES

25 0 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.

Available Coming Available



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			