



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





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AVAILABLE SPACES

25 6,000 SF

The site plan illustrates a shopping center layout with the following key features and storefronts:

- Peck Road:** A street running horizontally across the top of the site.
- Stewart Street:** A street running diagonally from the top left towards the center of the site.
- Sitka Street:** A street running vertically along the right side of the site.
- Interstate 10:** A major highway running diagonally across the bottom left of the site.

Storefronts and Landmarks:

- Wendy's:** Located on the corner of Stewart Street and Peck Road.
- JamhaJuice:** Located adjacent to Wendy's.
- Available:** A green rectangular area representing an empty plot of land.
- 30:** A large, empty rectangular plot of land.
- Coming soon:** A rectangular area representing a future development.
- Planet Fitness:** A storefront located on the corner of Peck Road and Stewart Street.
- Target:** A large, prominent storefront located on the corner of Sitka Street and Interstate 10, featuring a large red bullseye logo and the word "TARGET" in red capital letters.

Parking Areas:

- Several parking lots are indicated by dashed lines and small diamond symbols.
- A large, multi-level parking structure is located on the corner of Stewart Street and Peck Road.

Building Footprints:

- Large building footprints are shown as thick black outlines, representing the physical boundaries of the structures.

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			