



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 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	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



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			