

**Retail For Lease**

# Plaza Del Valle

11912 Valley Blvd.  
El Monte, CA 91732

### Property Highlights

- Surrounded by national retailers, quick-service restaurants and major banks
- Prominent three-street frontage ensuring constant exposure from multiple directions
- Strong population with over 202,000 people within 3 miles, and over 55,900 households with an average household income of over \$102,708.
- Daytime Population Includes more than 89,000 people within 3 miles.

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Available:  
±6,360 SF  
Divisible

Contact us:

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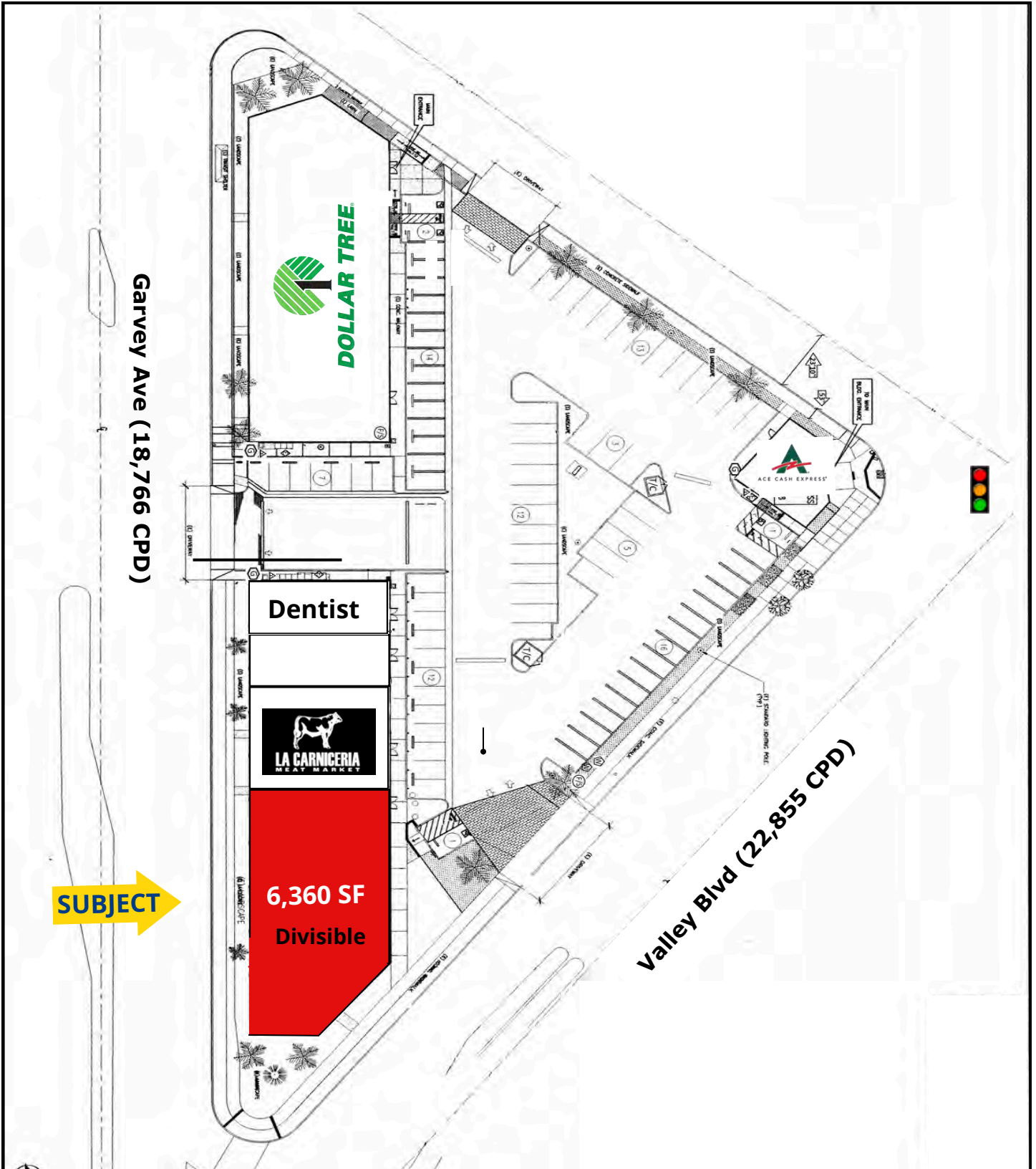
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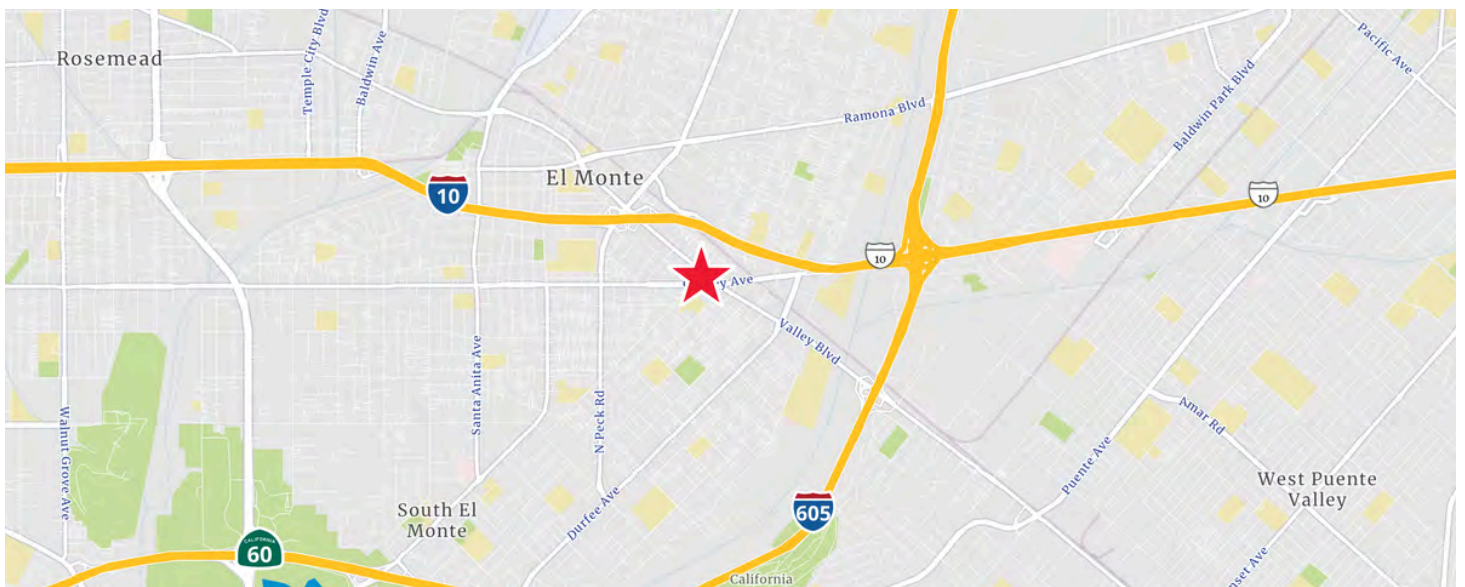
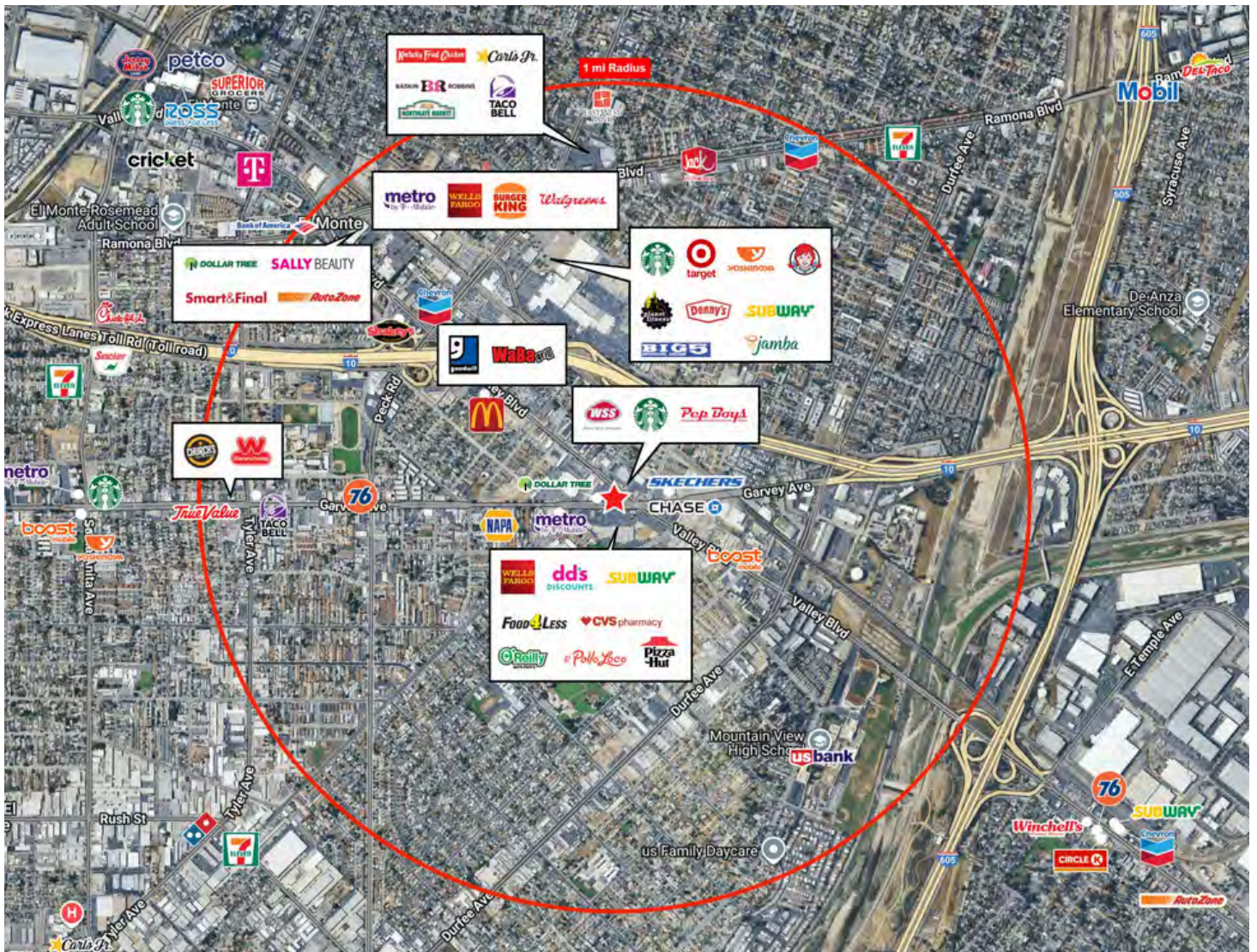
**Colliers International**  
865 S. Figueroa St., Suite 3500  
Los Angeles, CA 90017

# Site Plan



- Available
- Available Soon

# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	41,722	202,567	501,301
Total Households	11,411	55,996	146,291
Total Family Households	9,318	45,768	117,188
Average Household Size	3.59	3.58	3.39
Median Age	34.5	37.7	39.5
Population Age 25+	27,455	141,222	359,299
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.44%	-0.33%	-0.19%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.64%	-0.73%	-0.73%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.27%	-0.41%	-0.32%
Households	0.30%	0.09%	0.20%
Families	0.32%	0.12%	0.20%
Median Household Income	3.05%	2.74%	3.07%
<b>Current Year Population by Sex</b>			
Male Population	20,944	101,214	248,089
% Male	50.2%	50.0%	49.5%
Female Population	20,778	101,353	253,212
% Female	49.8%	50.0%	50.5%
<b>Current Year Race and Ethnicity</b>			
Total	41,721	202,567	501,300
White Alone	12.2%	13.4%	14.5%
Black Alone	0.9%	0.9%	1.2%
American Indian Alone	2.4%	2.1%	1.8%
Asian Alone	23.4%	28.5%	35.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	45.3%	37.9%	31.1%
Two or More Races	15.8%	17.1%	15.6%
Hispanic Origin	72.9%	66.0%	55.8%
Diversity Index	81.8	85.0	86.3
<b>Current Year Educational Attainment</b>			
Total	27,454	141,223	359,297
Less than 9th Grade	22.4%	18.8%	15.1%
9th - 12th Grade, No Diploma	14.3%	11.2%	9.0%
High School Graduate	27.1%	26.7%	25.1%
GED/Alternative Credential	2.2%	2.6%	2.6%
Some College, No Degree	14.3%	14.8%	14.6%
Associate Degree	5.3%	6.3%	7.0%
Bachelor's Degree	11.5%	15.0%	19.0%
Graduate/Professional Degree	2.8%	4.8%	7.7%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$63,902	\$78,072	\$86,959
Average Household Income	\$84,465	\$102,708	\$115,336
Per Capita Income	\$23,031	\$28,420	\$33,764
<b>Current Year Summary Business Data</b>			
Total Businesses	1,071	7,747	18,463
Total Daytime Population	33,145	197,667	469,237
Daytime Population: Workers	10,781	89,269	203,052
Daytime Population: Residents	22,364	108,398	266,185

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