



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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Accelerating success.

Available:
±1,500 SF
±6,360 SF (Divisible)

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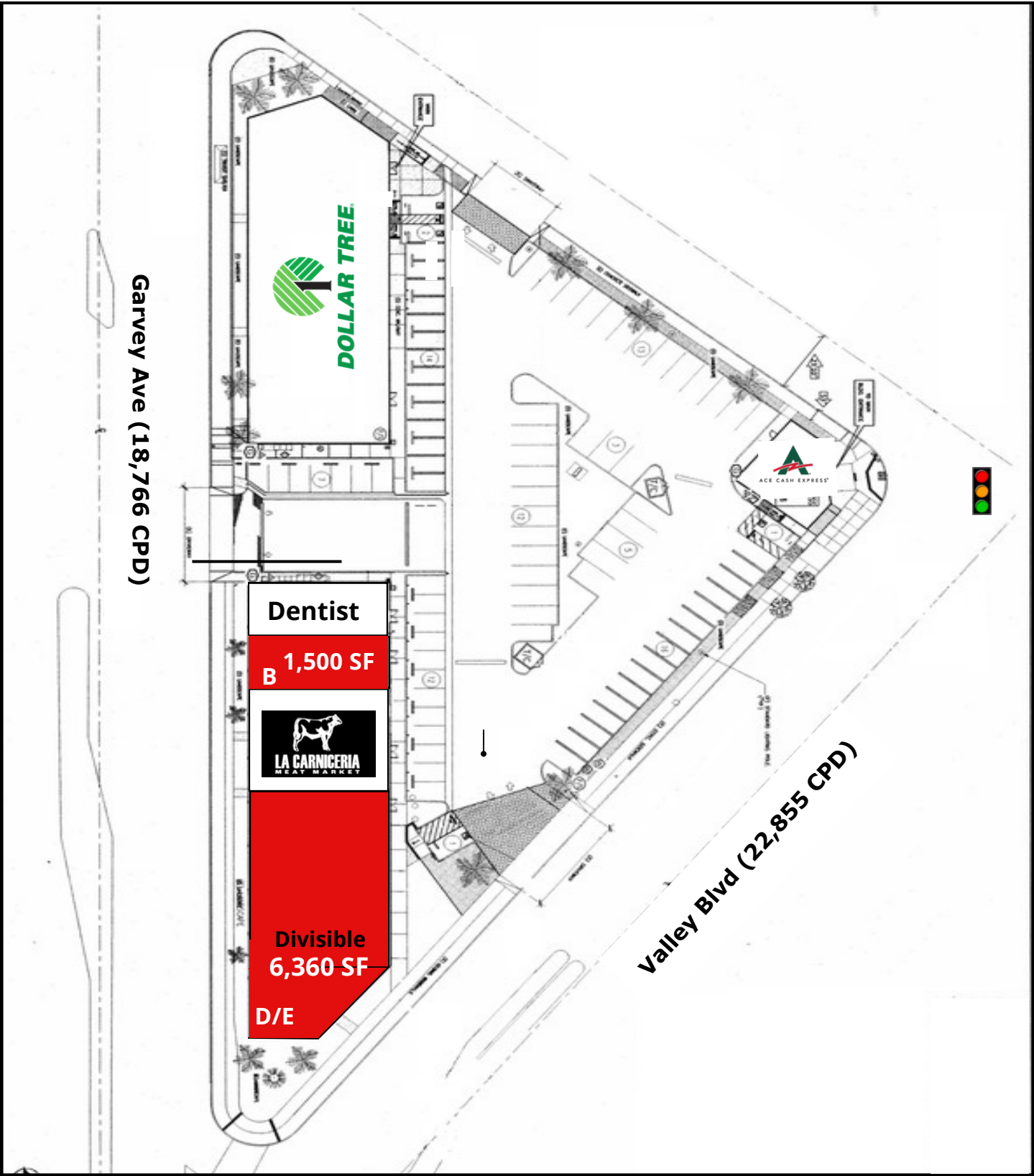
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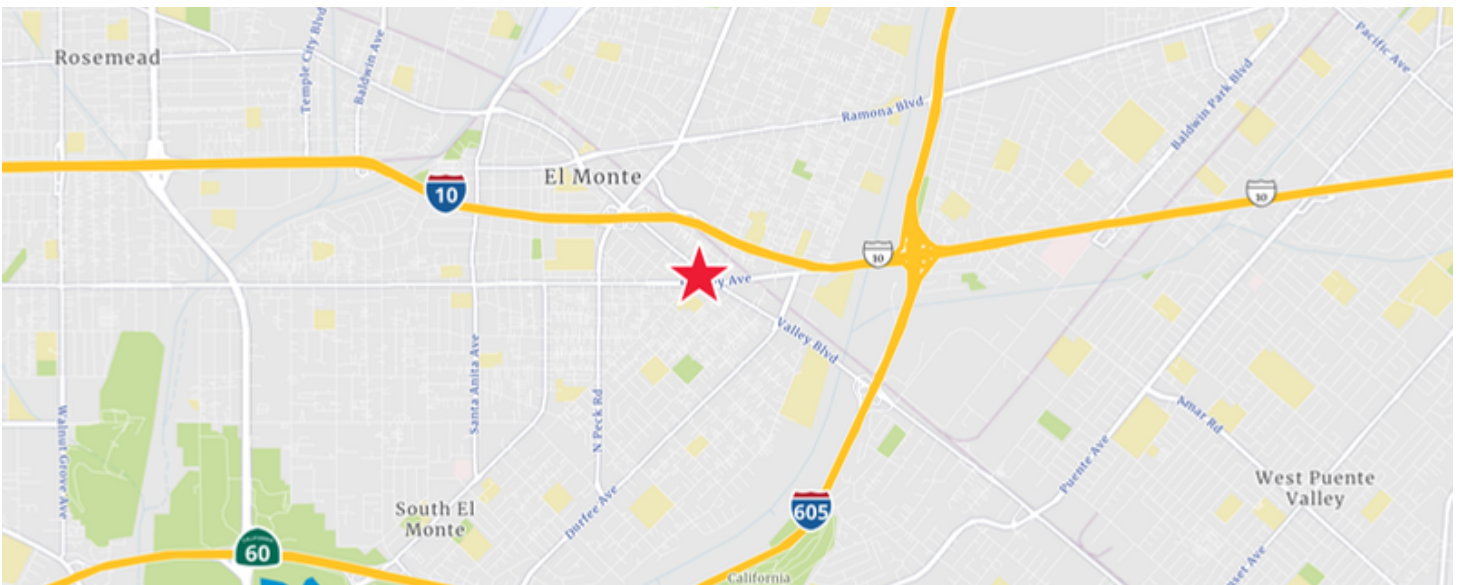
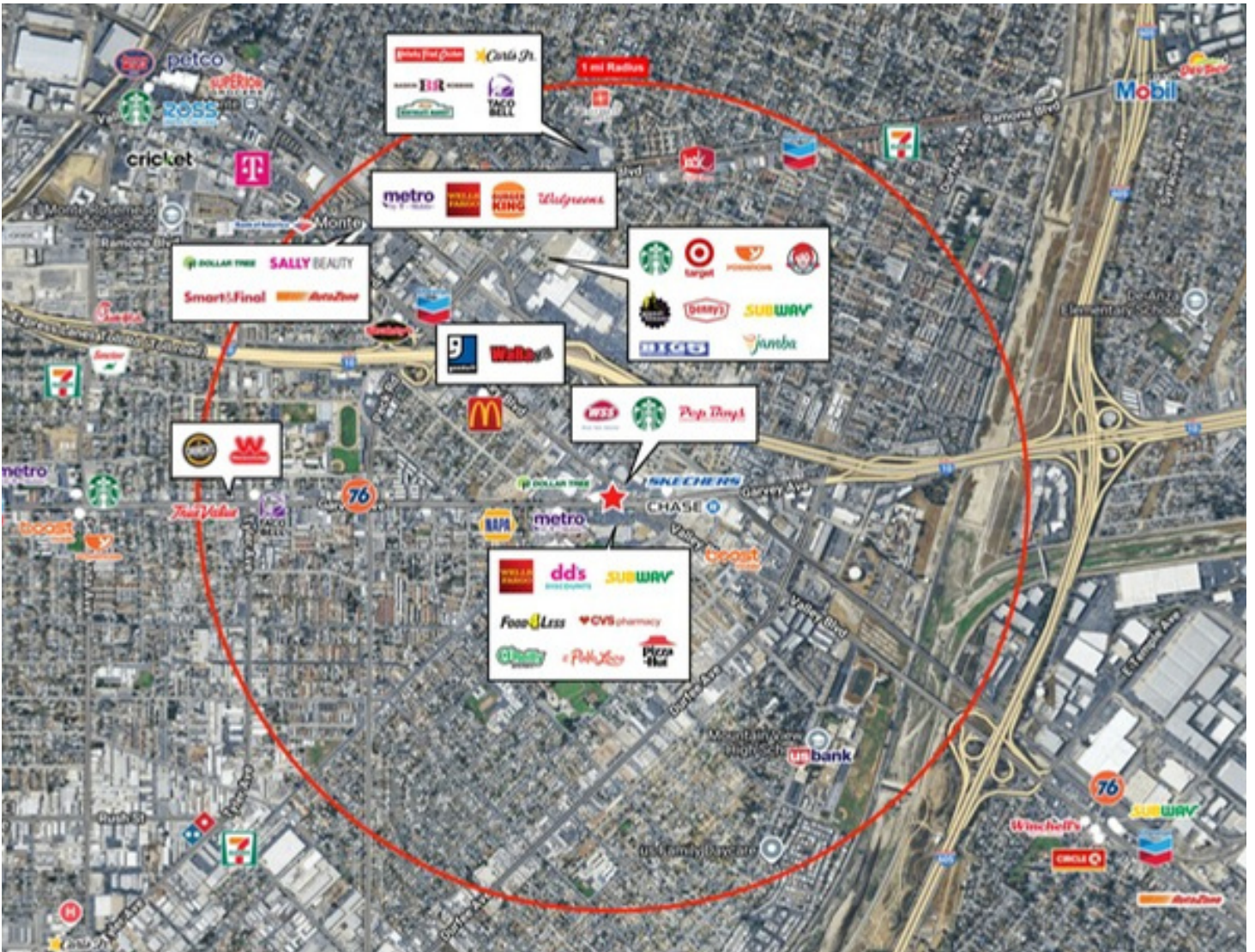


Colliers International
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
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%
Five Year Projected Trends: Annual Rate (CAGR)			
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%
Current Year Population by Sex			
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%
Current Year Race and Ethnicity			
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
Current Year Educational Attainment			
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%
Current Year Income and Households Summary			
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
Current Year Summary Business Data			
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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