

AVAILABLE FOR SUBLEASE



9920 GARVEY AVE
EL MONTE, CA



PROPERTY FEATURES

- ±19,900 SF in Superior Grocery Anchored Center
- Less than 1 mile East of Rosemead Blvd.
- Easy Access to 10 & 60 Freeways
- Strong Density
- 10+ Schools in 3-Mile Radius
- Loading Dock with Roll-Up Door

3 MILE RADIUS DEMOS

245,641
POPULATION



\$111,507
AVERAGE
HOUSEHOLD
INCOME

AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

167,954

TRAFFIC COUNTS

On E Garvey Ave & S Alhambra Ave:

13,466 CPD



John Jennings

Partner

1 909 406 4000

jjennings@catalystretail.com

Lic. #02025511

Jay Nichols

Managing Partner

1 909 406 4000

jnichols@catalystretail.com

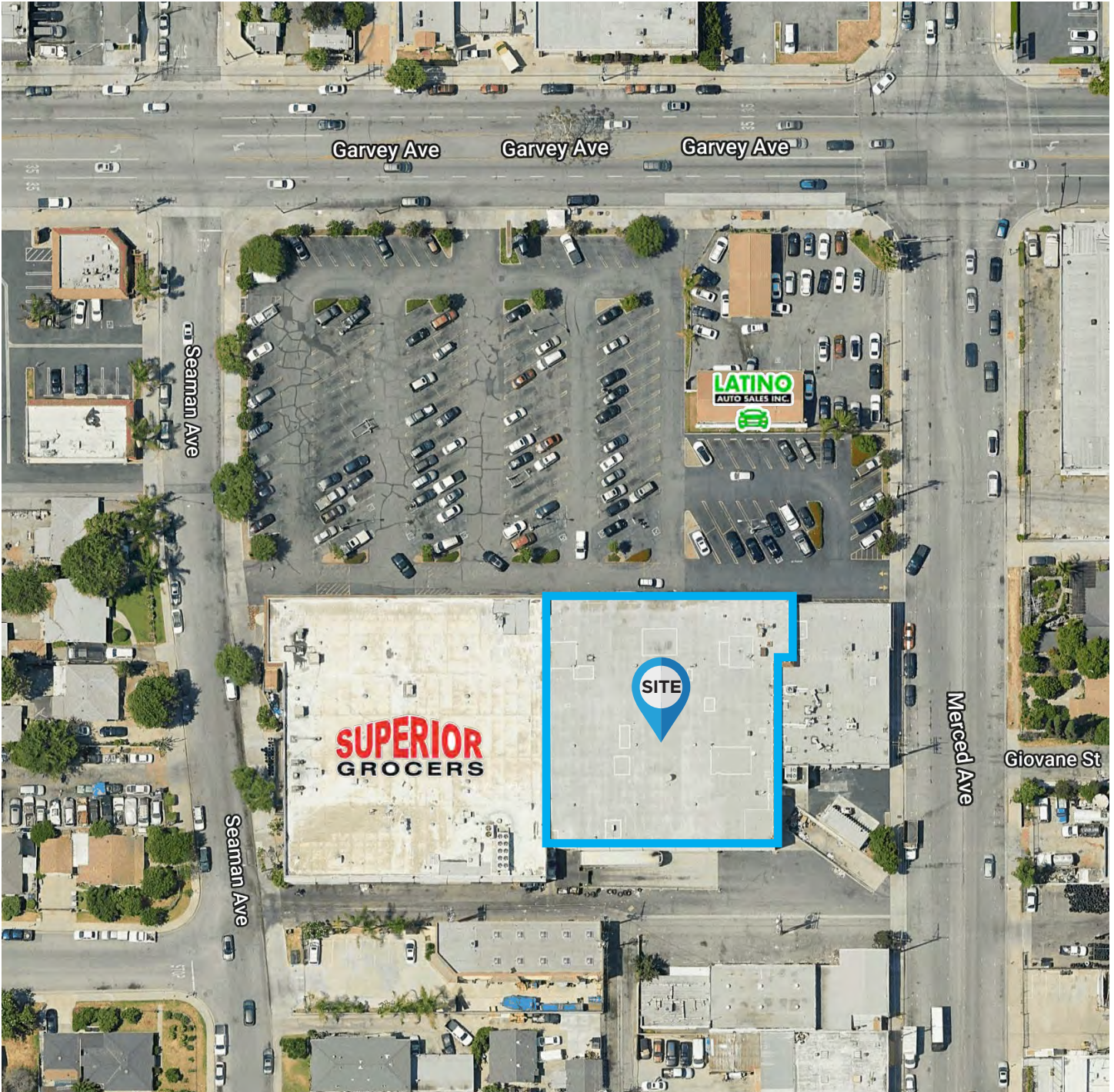
Lic. #01905191

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: August 7, 2025 1:49 PM

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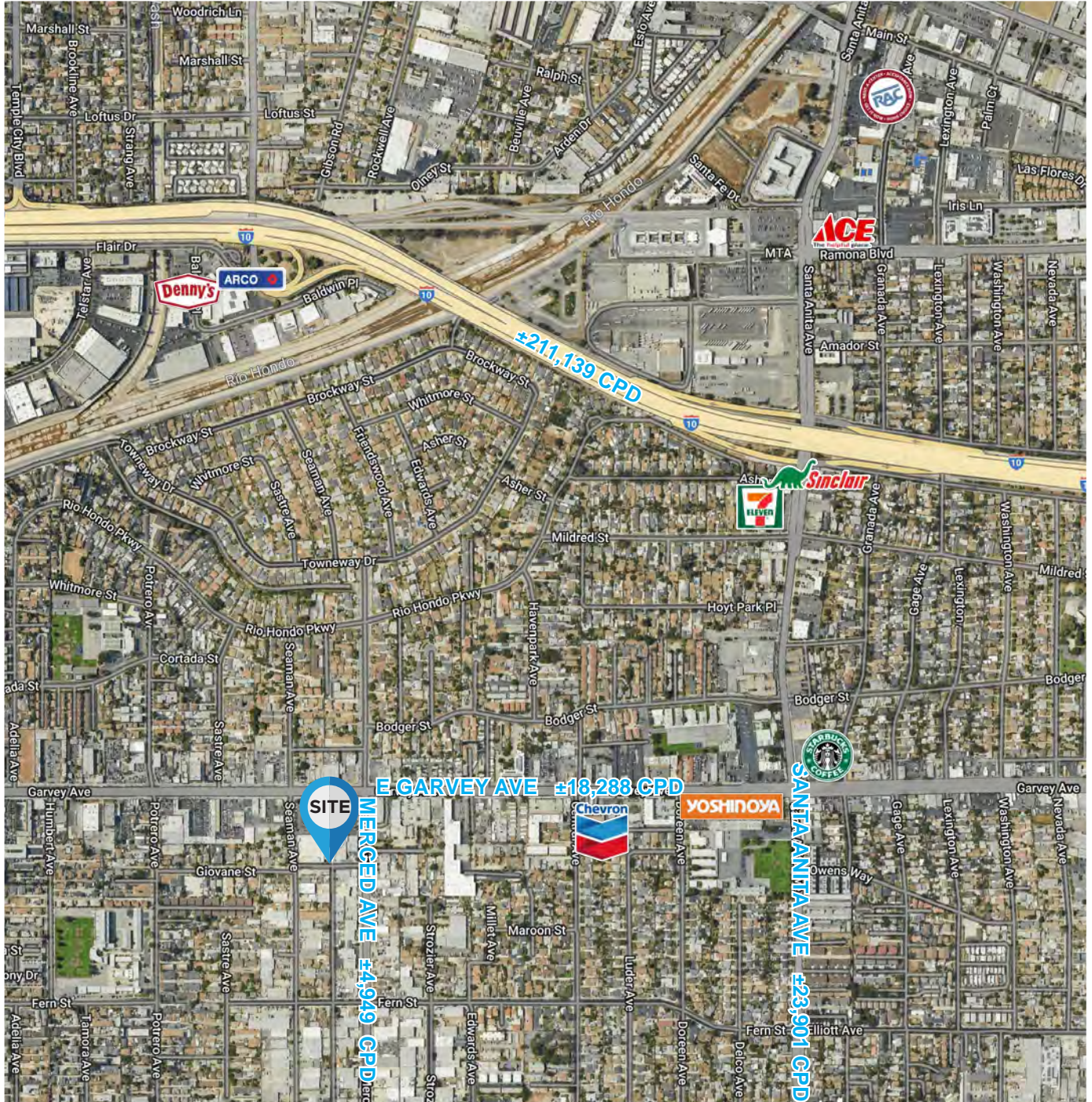
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