

FOR LEASE

RETAIL/OFFICE/MEDICAL



10933 MAIN STREET | EL MONTE, CALIFORNIA

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	8,729	65,076	167,947
Total Population	31,912	234,077	568,274
Average HH Income	\$61,269	\$77,361	\$84,790

PROPERTY HIGHLIGHTS

- 26,030 SF Retail/Office/Medical Building
- Approx. 13,000 SF Floor Plate with Basement
- Additional Mezzanine (+13,000 SF) Available
- Walk Score - Very Walkable (89)
- Densely Populated Area - Over 500K in 5 Mile Radius
- Elevator Served - Ideal for Medical Uses
- Abundant Surrounding Free Public Parking Lots
- Easy Access to Santa Anita Avenue & 10 Freeway
- Walking Distance to El Monte Metrolink Station

EXCLUSIVELY LISTED BY:

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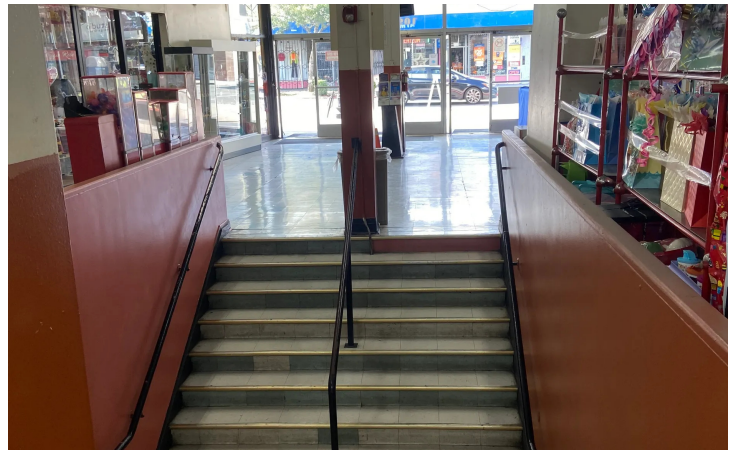
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY PHOTOS



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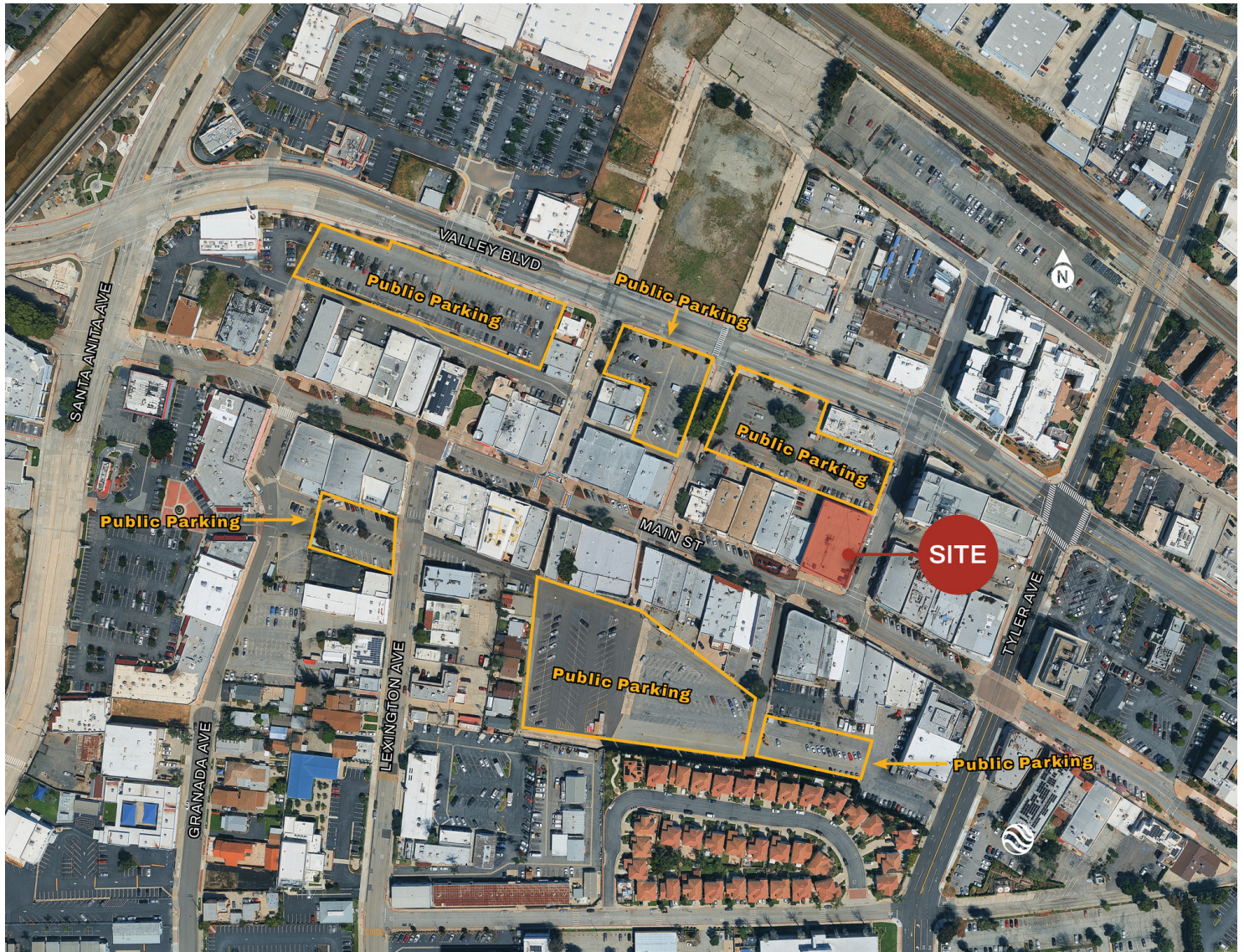
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PUBLIC PARKING LOTS



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st & Basement	Available	26,030 SF	NNN (\$0.60)	\$1.50 SF/month
Mezzanine	Available	13,000 SF	NNN (\$0.60)	\$1.25 SF/month

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,912	234,077	568,274
Average Age	35.1	38.5	39.8
Average Age (Male)	33.4	36.8	38.0
Average Age (Female)	37.5	40.2	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,729	65,076	167,947
# of Persons per HH	3.7	3.6	3.4
Average HH Income	\$61,269	\$77,361	\$84,790
Average House Value	\$444,120	\$549,797	\$610,804
RACE	1 MILE	3 MILES	5 MILES
% White	31.3%	28.3%	28.3%
% Black	0.5%	0.7%	1.3%
% Asian	30.3%	38.5%	40.6%
% Hawaiian	1.0%	0.5%	0.4%
% American Indian	1.1%	1.2%	1.1%
% Other	25.3%	23.8%	21.9%

2020 American Community Survey (ACS)

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