

El Monte Center

3600 Peck Road, El Monte, CA 91731



Property Highlights

180,842 Gross Leasable Area

15.97 Total Acres

519,725 5 Mile Population

- Located in the heart of one of the most dynamic sub-markets in Los Angeles County and readily accessible to the surrounding communities.
- Benefits from solid demographics with an average household income of \$110,000 within a 5-mile radius.
- Enjoys excellent exposure from multiple pylon and monument signs including a visible pylon sign on Interstate 10.

Demographics

	1-Mile	3-Mile	5-Mile
Population	43,223	214,294	519,725
Households	11,857	59,357	152,286
Avg HH Income	\$78,051	\$101,597	\$110,987

Source: Esri, 2025

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Current Tenants

1	Target	125,974 SF	23	Jamba Juice	1,300 SF
10	Planet Fitness	20,388 SF	30	Big 5 Sporting Goods	7,800 SF
15	Yoshinoya	5,000 SF	35	Tenant Coming in 2025	11,047 SF
20	Wendy's	3,333 SF			

Available/Coming Soon

25	Available	6,000 SF
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