

**PRIME CORRIDOR**

Great visibility,  
signage, parking  
in this dense,  
mature trade  
area



new listing

**12K SF FREESTANDING BOX AVAILABLE**

*Peck Rd. Just North of Ramona Blvd. – El Monte*

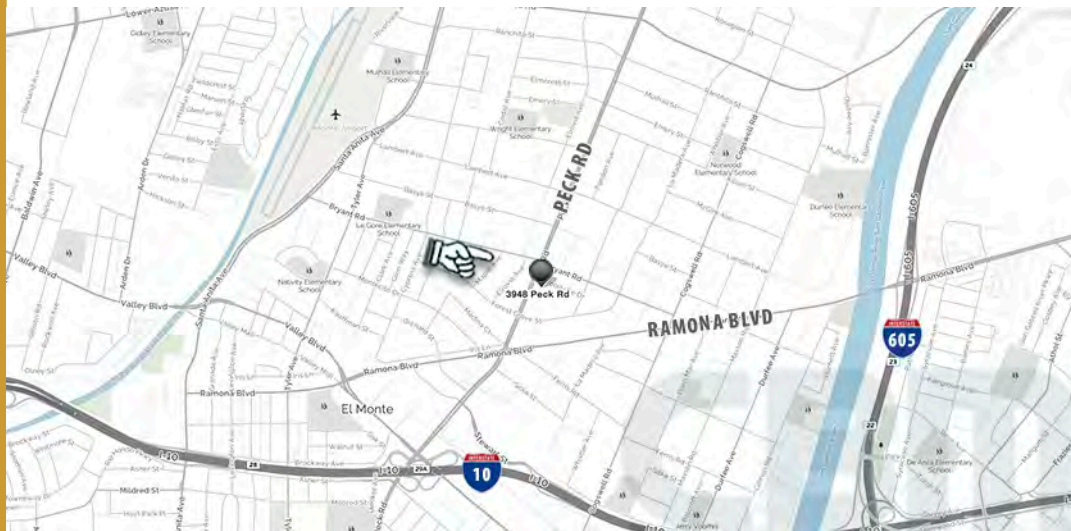
**FEATURES...**

- ± 12,000 sq ft box available
- Ideal grocery, discount, soft goods location
- Shop spaces ± 1,092 to 2,995 sq ft available
- El Monte's main north-south corridor
- Pole signage
- Excellent visibility
- Ample parking: 190 spaces

**AREA AMENITIES...**

- High profile center close to El Monte's busiest intersection
- Asian and Hispanic demographic
- Traffic counts over 34,000 CPD
- Dense and mature trade area
- Easy access to both the 10 and 605 freeways
- Countless national retailers in the immediate vicinity

**3948 PECK ROAD  
EL MONTE, CA 91732**



**CONTACT...**

Jason Ehrenpreis  
ext. 213  
license #01741961  
310..575..1517 ph  
310..575..1147 fax

via email...  
jason@cbm1.com

**MORE INFO...**  
▶ visit [cbm1.com](http://cbm1.com)



# Aerial Photos



# Additional Photos



# Demographics

	1 Miles:	3 Miles:	5 Miles:
<b>Population: 2013A</b>			
Total Population	42,937	235,053	561,121
Female Population	49.7%	50.2%	50.8%
Male Population	50.3%	49.8%	49.2%
Population Density	12,452	8,502	7,034
Population Median Age	31.0	33.8	35.9
Total Employees	10,951	88,298	189,576
Total Establishments*	1,270	8,538	21,268
Population Growth 2000-2010	-2.9%	-0.5%	0.5%
Population Growth 2013A-2018	-1.1%	-0.6%	-0.6%
<b>Income: 2013A</b>			
Average Household Income	\$53,119	\$68,346	\$73,476
Median Household Income	\$39,609	\$51,121	\$55,441
Per Capita Income	\$13,301	\$17,432	\$20,160
Avg Income Growth 2000-2010	-54.4%	52.2%	37.6%
Avg Income Growth 2013A-2018	14.0%	13.0%	13.3%
<b>Households: 2013A</b>			
Households	10,551	59,438	152,799
Average Household Size	4.02	3.88	3.60
Hhld Growth 2000-2010	1.0%	2.4%	1.5%
Hhld Growth 2013A-2018	1.1%	1.7%	1.3%
<b>Housing Units: 2013A</b>			
Owner Occupied Units	10,551	59,438	152,799
% Owner Occupied Units	97.2%	97.7%	97.5%
% Vacant Housing Units	2.8%	2.3%	2.5%
Owner Occ Housing Growth 2000-2010	5.7%	2.9%	2.3%
Owner Occ Housing Growth 2000-2018	7.7%	4.6%	3.2%
Owner Occ Housing Growth 2013A-2018	1.5%	1.5%	1.2%
Occ Housing Growth 2000-2010	0.7%	2.0%	1.5%
Occ Housing Growth 2010-2018	3.0%	3.5%	3.1%
Occ Housing Growth 2013A-2018	1.1%	1.7%	1.3%
<b>Race and Ethnicity: 2013A</b>			
% American Indian or Alaska Native Population	1.1%	0.9%	0.8%
% Asian Population	24.4%	27.5%	33.4%
% Black Population	0.9%	0.8%	1.5%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	3.6%	3.3%	3.4%
% Other Race Population	32.4%	26.9%	23.2%
% White Population	37.6%	40.5%	37.8%
% Hispanic Population	72.1%	64.8%	56.0%
% Non Hispanic Population	27.9%	35.3%	44.0%