



FOR LEASE

4720-4728 Peck Rd,

El Monte, CA 91732



real

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PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Retail



SIZE

Unit D - 750 SF
Unit E - 750 SF
Unit F - 750 SF



RATE

\$2.00 PSF + \$0.75 NNN



YEAR BUILT

1948



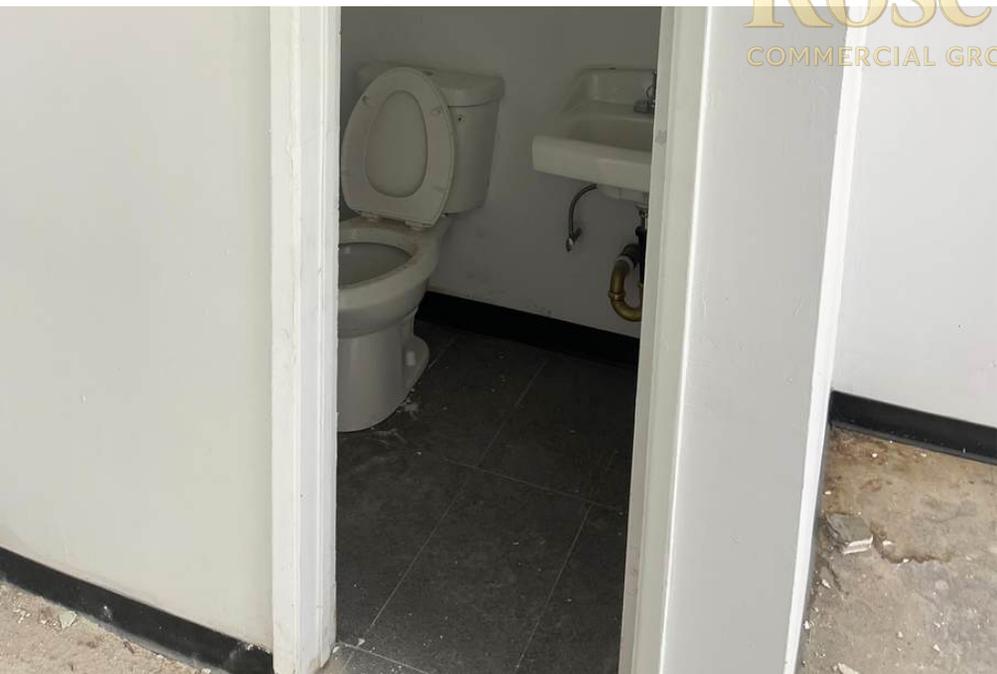
TERM

3-5 Years

Rose & Co.
COMMERCIAL GROUP



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

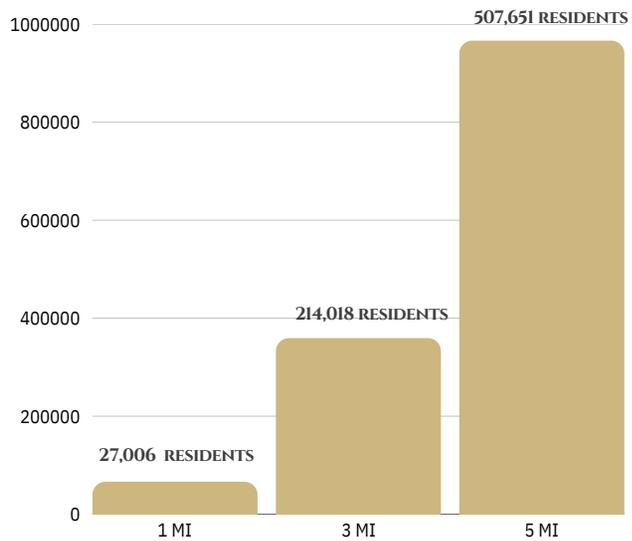


- **Flexible & Secure Units:** Open, customizable spaces with private restrooms and built-in reception areas in select units. Well-maintained and scalable; ideal for barber shops, food & beverage, office/ professional service businesses seeking visibility, on-site security, and convenient parking.
- **Prime Location & Accessibility:** Situated on Peck Road, one of El Monte's busiest commercial corridors, directly across from a Mobil gas station. Near central El Monte and major freeways (10 & 605), surrounded by established retail and service businesses. Convenient access with customer parking makes it ideal for many uses.
- **Versatile Spaces:** 3 units of approx. 750 SF each (D, E & F); units can be combined, with D & E offering dual reception areas. Flooring is negotiable, based on offer.

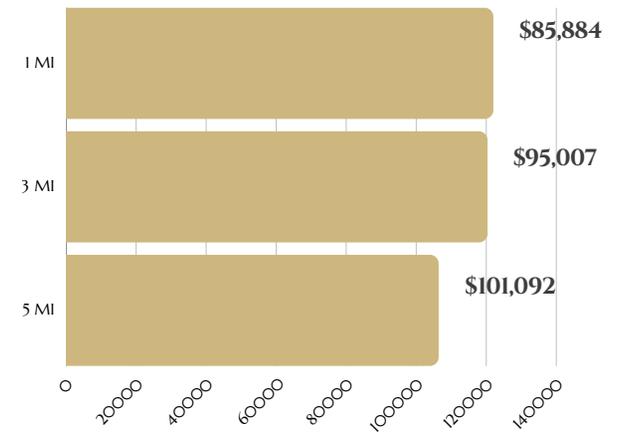
DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
2029 TOTAL POPULATION	25,962	206,056	489,368
AVERAGE AGE	41.00	39.80	40.50
2024 TOTAL HOUSEHOLDS	7,287	58,408	147,109
MEDIAN HOUSEHOLD INCOME	\$69,616	\$72,596	\$78,158
MEDIAN HOME VALUE	\$692,599	\$735,954	\$745,772

POPULATION



AVERAGE HOUSEHOLD INCOME





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ARIE ROSE

Director of Leasing | DRE 02226762

-  424.421.4241
-  Arie@roseandcogroup.com
-  roseandcogroup.com



STEPHANIE ALFARO

Commercial Agent | DRE 02311041

-  323.534.0987
-  Stephanie@roseandcogroup.com
-  roseandcogroup.com