

# FOR LEASE

**PECK ROAD CENTER**

4547-4567 Peck Rd, El Monte, CA El Monte, CA 91732



**LEASE RATE:** \$1.50/SF/Month | NNN PSF - \$1.00  
**AVAILABLE SPACE:** 4557 Peck Road - 1,250 SF

**ROBERT IP**

(626) 394-2527

Robert.ip@cbsnrt.com

CalDRE #01876261



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## OFFERING SUMMARY

Lease Rate:	\$1.50/SF/Month   NNN PSF - \$1.00
Available SF:	1,250 SF
Gross Leasable Area:	22,783 SF
Property Type:	Retail
Total Land Area:	1.49 AC
Year Built:	1981
Parking Ratio:	2.63/1,000 SF

AVAILABLE SPACE	LEASE RATE	SPACE SIZE
1st Floor, Suite 4557	\$1.50/SF/Month   NNN PSF - \$1.00	1,250 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	522	2,458	8,156
Total Population	1,861	8,998	30,571
Average HH Income	\$78,438	\$76,709	\$73,873

## PROPERTY DESCRIPTION

In-line retail space immediately available. With ample parking and a great anchor in Dollar Tree, Peck Plaza is an ideal location for a variety of uses. This space is ideal for a variety of uses given its mixed multiuse zoning.

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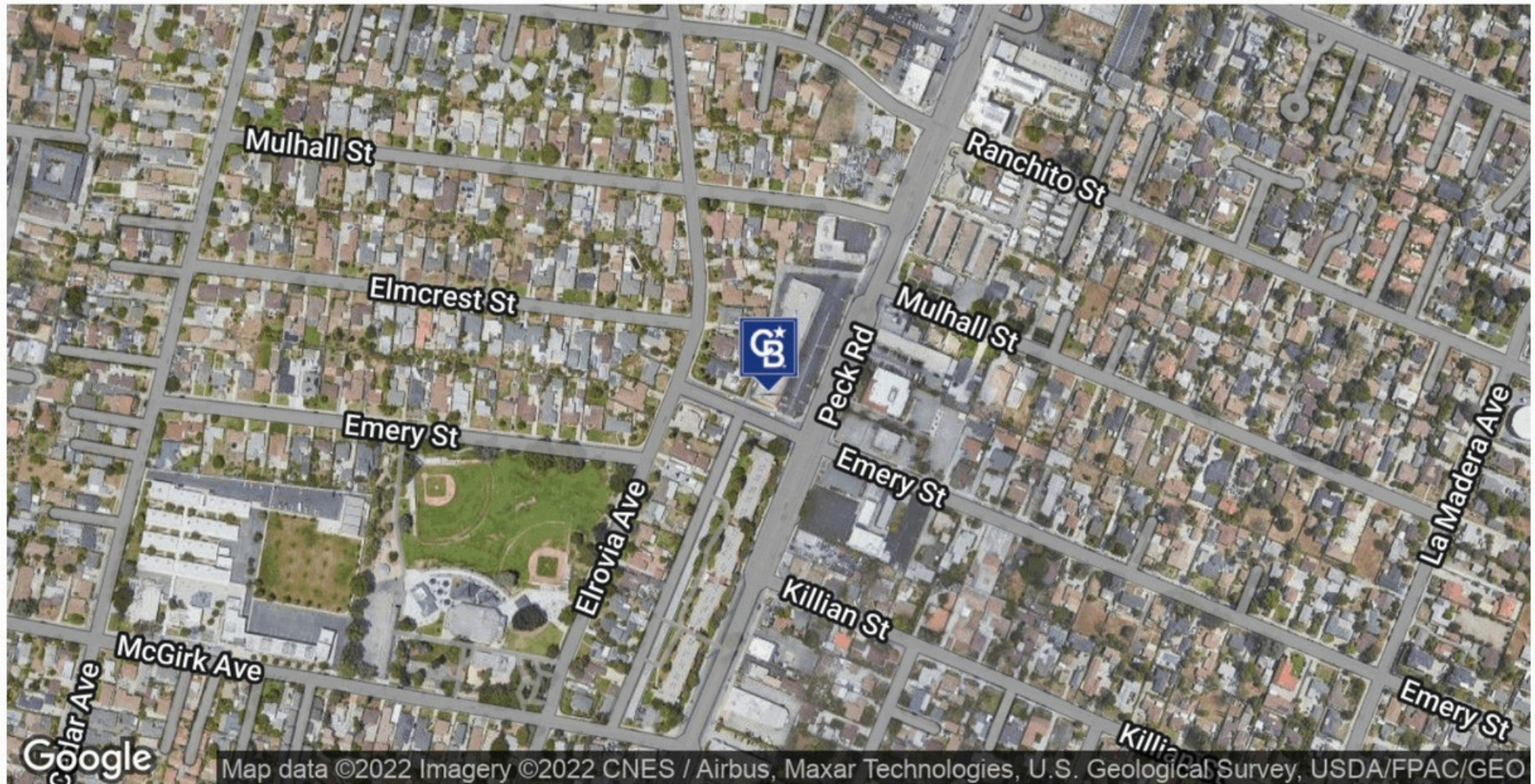
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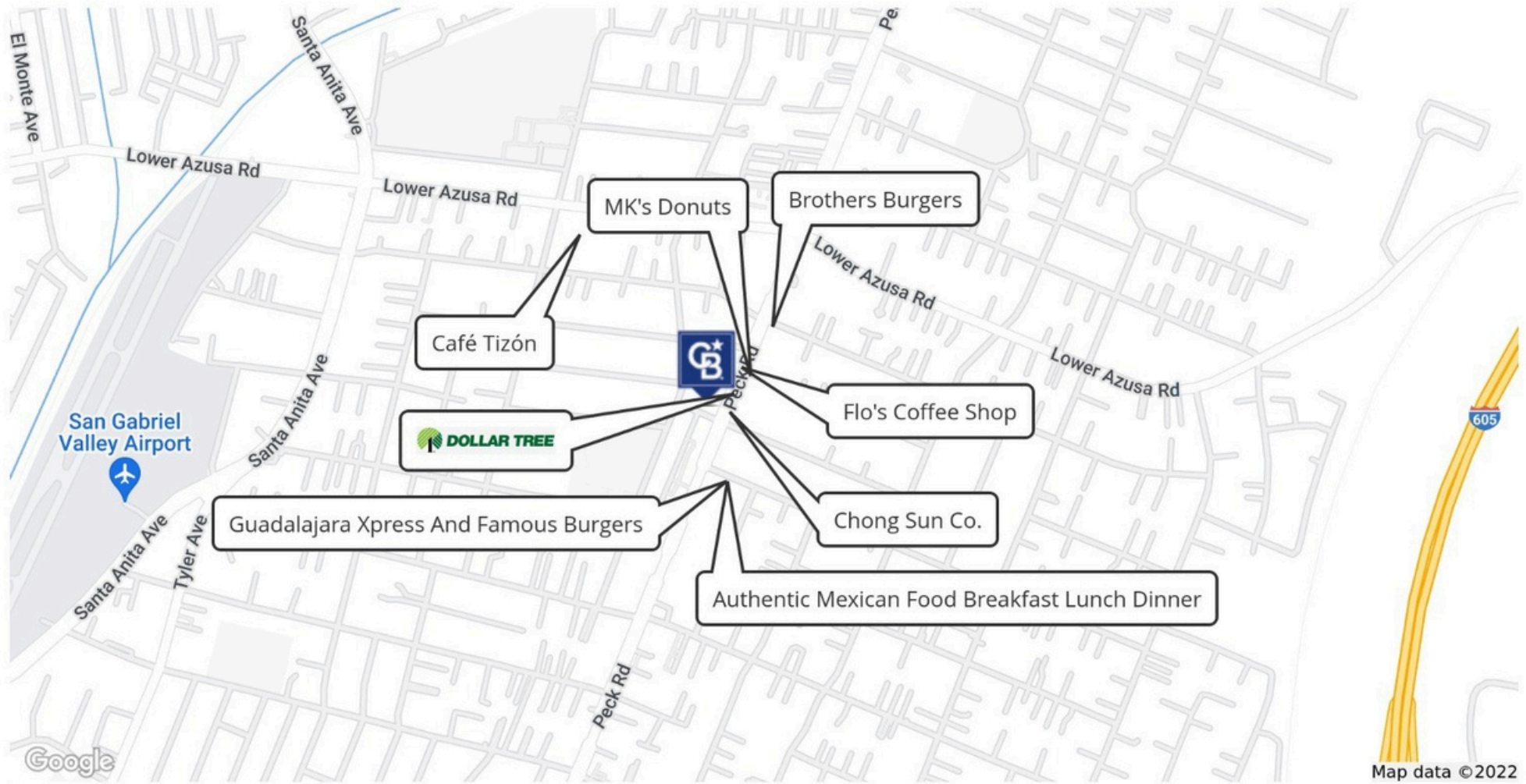
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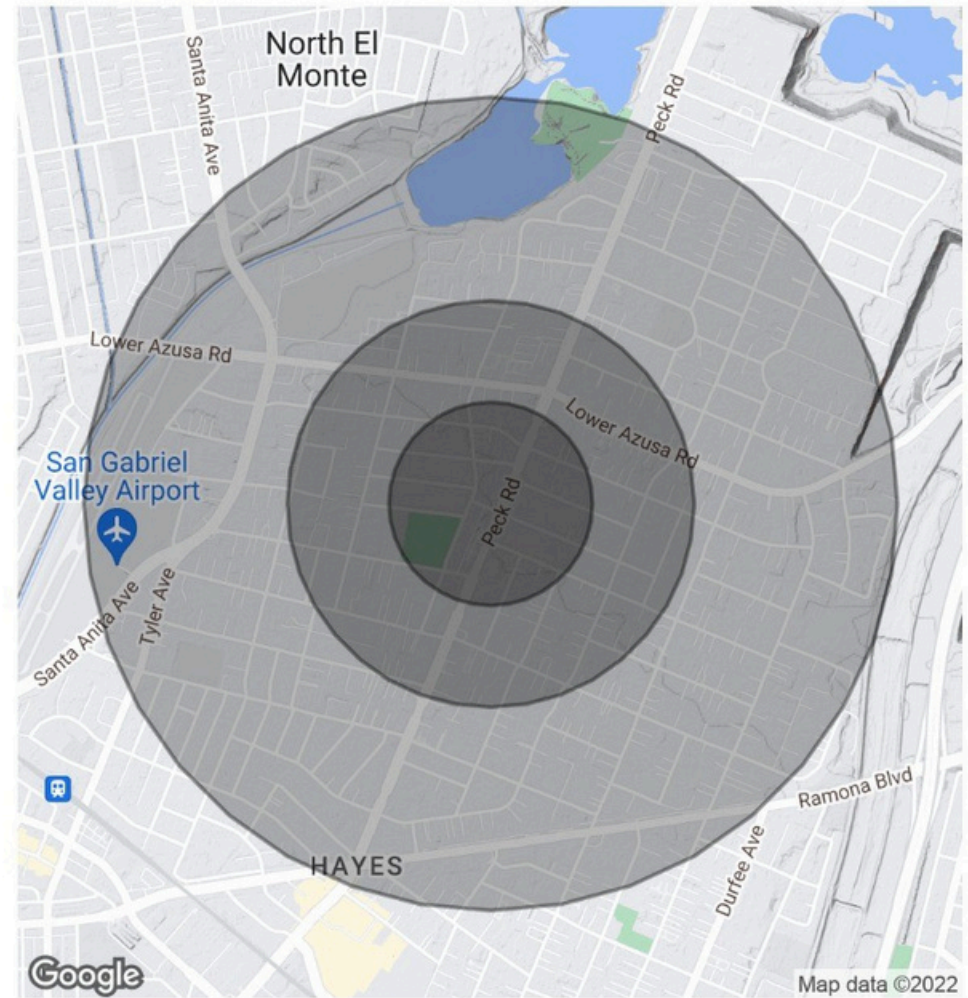
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,861	8,998	30,571
Average Age	41.1	38.1	37.0
Average Age (Male)	40.0	35.9	35.1
Average Age (Female)	44.6	42.0	40.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	522	2,458	8,156
# of Persons per HH	3.6	3.7	3.7
Average HH Income	\$78,438	\$76,709	\$73,873
Average House Value	\$775,526	\$605,194	\$542,176

*\* Demographic data derived from 2020 ACS - US Census*



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