



Restaurant Space For Lease

El Monte Plaza

3818 - 3828 Peck Road, El Monte, CA 91732

Property Highlights

- Busy neighborhood center located at a major signalized intersection anchored by Northgate Gonzalez Markets
- Strong one-mile demographics with over 40,000 residents and 10,000 households, and a daytime population of 10,600
- Traffic Counts: ±45,651 CPD (N Peck Rd & Ramona Blvd)

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Accelerating success.

Available:

±1,350 SF

Contact us:

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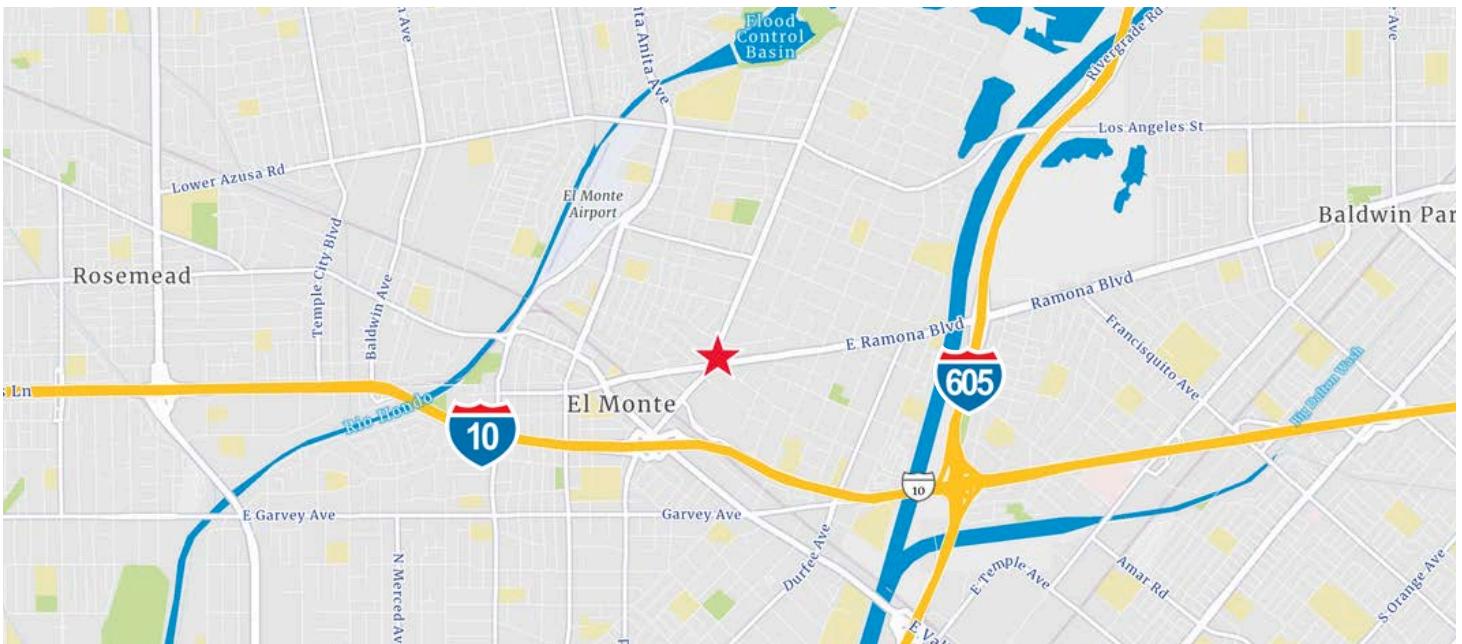
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan



Available

Location Maps

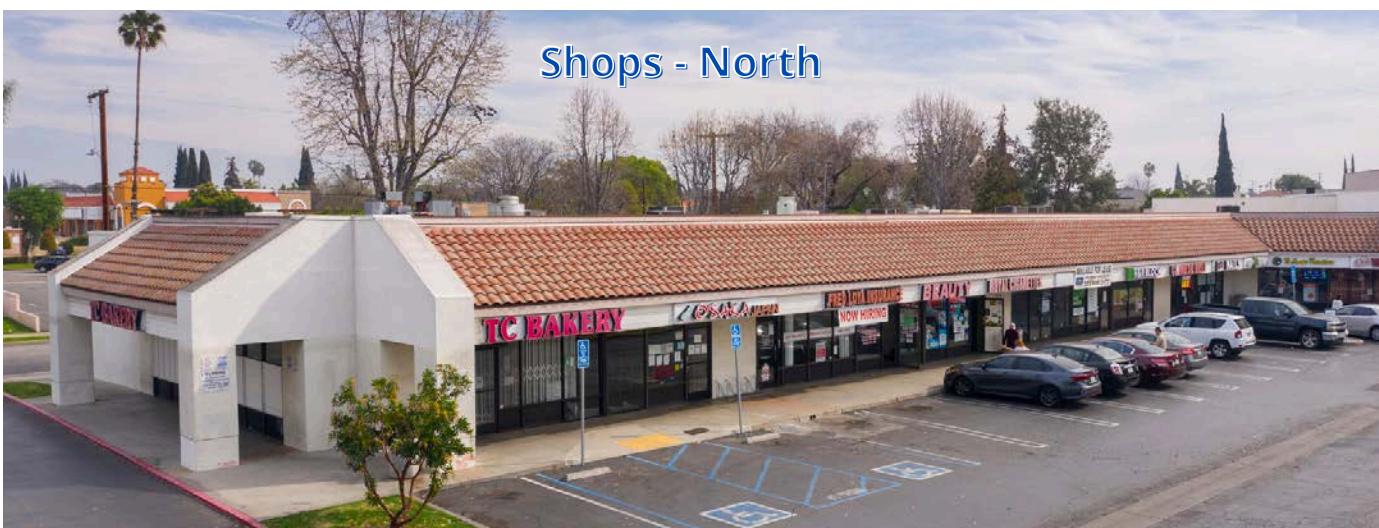


Photos

Northgate (New Façade)



Shops - North



Southern Pad Building



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	40,884	233,780	557,361
Total Households	10,029	58,804	150,635
Total Family Households	8,498	49,568	123,057
Average Household Size	4.02	3.94	3.67
Median Age	32.2	34.6	36.6
Population Age 25+	25,578	152,602	378,253
2010-2021 Population: Annual Growth Rate (CAGR)	0.12%	0.12%	0.14%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	0.31%	0.06%	0.10%
Households	0.27%	-0.01%	0.03%
Families	0.31%	0.04%	0.07%
Median Household Income	1.81%	2.78%	2.71%
Current Year Population by Sex			
Male Population	20,510	116,237	274,043
% Male	50.2%	49.7%	49.2%
Female Population	20,374	117,543	283,318
% Female	49.8%	50.3%	50.8%
Current Year Race and Ethnicity			
Total	40,883	233,781	557,361
White Alone	35.7%	39.2%	36.7%
Black Alone	0.8%	0.8%	1.4%
American Indian Alone	0.9%	0.8%	0.7%
Asian Alone	27.1%	28.4%	33.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	32.0%	27.5%	23.8%
Two or More Races	3.5%	3.3%	3.4%
Hispanic Origin	68.6%	63.9%	55.5%
Diversity Index	88.6	87.4	87.4
Current Year Educational Attainment			
Total	25,577	152,600	378,253
Less than 9th Grade	23.5%	20.2%	16.1%
9th - 12th Grade, No Diploma	16.2%	11.8%	10.0%
High School Graduate	25.5%	24.9%	24.0%
GED/Alternative Credential	1.9%	2.0%	1.9%
Some College, No Degree	14.4%	15.5%	16.1%
Associate Degree	5.6%	6.2%	6.8%
Bachelor's Degree	10.6%	14.4%	18.3%
Graduate/Professional Degree	2.2%	5.0%	6.8%
Current Year Income and Households Summary			
Median Household Income	\$52,473	\$61,133	\$68,740
Average Household Income	\$65,701	\$81,149	\$88,563
Per Capita Income	\$15,977	\$20,409	\$23,979
Current Year Summary Business Data			
Total Businesses	1,103	8,477	21,929
Total Daytime Population	35,526	215,948	539,100
Daytime Population: Workers	10,694	74,933	213,971
Daytime Population: Residents	24,832	141,015	325,129

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