



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:  $\pm 45,651$  CPD (N Peck Rd & Ramona Blvd)

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Available:

$\pm 1,350$  SF

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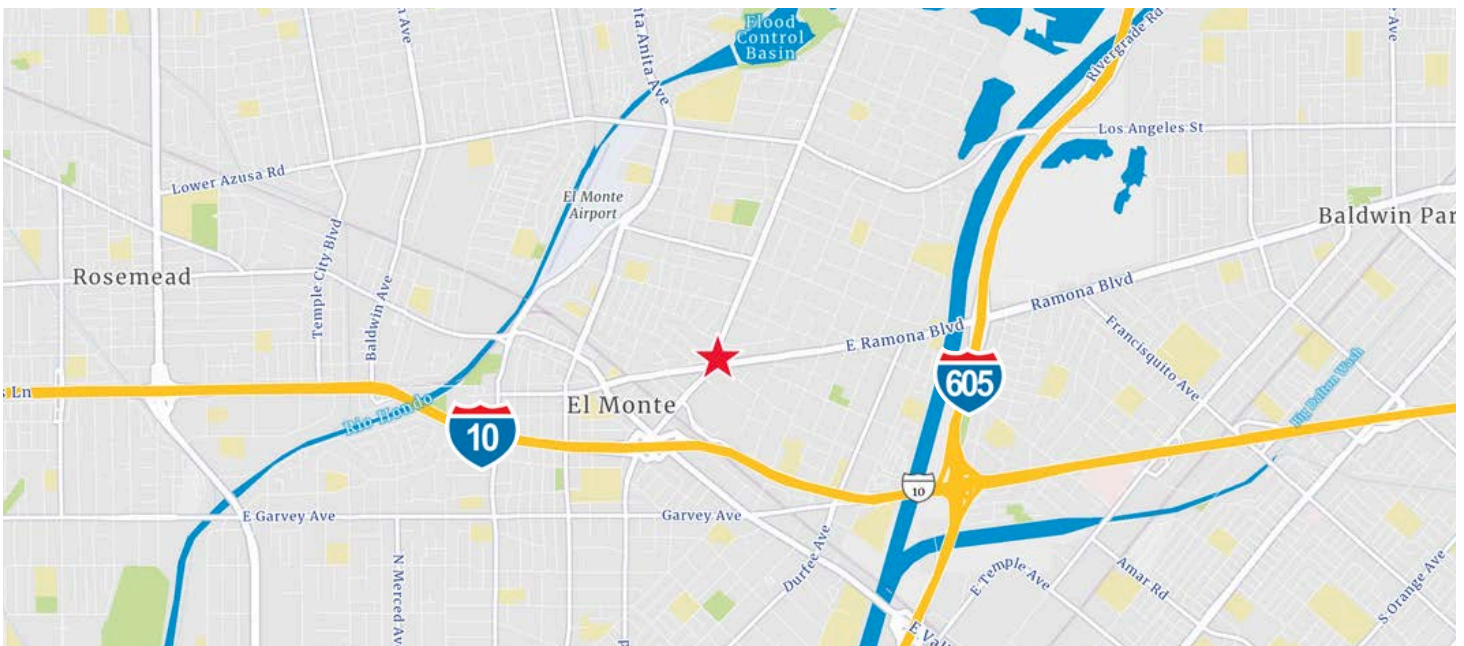
# Site Plan



 Available



# Location Maps





# Photos

Northgate (New Façade)



Shops - North



Southern Pad Building





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
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%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
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%
<b>Current Year Population by Sex</b>			
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%
<b>Current Year Race and Ethnicity</b>			
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
<b>Current Year Educational Attainment</b>			
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%
<b>Current Year Income and Households Summary</b>			
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
<b>Current Year Summary Business Data</b>			
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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