

**10755 LOWER AZUSA RD.  
EL MONTE, CA 91731**



**LEASE RATE:  
AVAILABLE SPACE:**

**\$1.40/SF/Mo. with \$0.75 NNN  
1,300 SF**



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# RETAIL / OFFICE SPACE

## THE SPACE

### LOCATION

10755 Lower Azusa Rd, El Monte, CA 91731

### AVAILABLE SPACE:

Unit G - 1,300 SF

### RENTAL RATE:

\$1.40/SF/Mo. with \$0.75 NNN

### ZONING:

C2

## RETAIL / OFFICE SPACE AVAILABLE IN EL MONTE, CA

Discover the perfect canvas for your venture in this 1,300 SF space at North El Monte Neighborhood Shopping Center. Tailor this prime Space to your needs with ease, benefitting from central A/C for a comfortable business environment. Priced at \$1.40/SF/Mo. with \$0.75 NNN, our leasing terms are designed to empower your business's success.

Located in the heart of a vibrant commercial hub near Sam's Club and other retail establishments, it offers unrivaled visibility and accessibility with easy freeway access. As part of a dynamic Multi-Tenant Plaza where longstanding tenants have thrived for years, this opportunity ensures a supportive business environment. Explore the added of prominent and customizable Signage options. Seize this chance to elevate your business presence.

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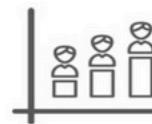
### ROBERT IP

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CalRE# 01876261

10755 Lower Azusa Rd, El Monte, CA 91731



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
27,645	235,646	553,721



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$102,737	\$106,371	\$112,699



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,586	69,543	166,119

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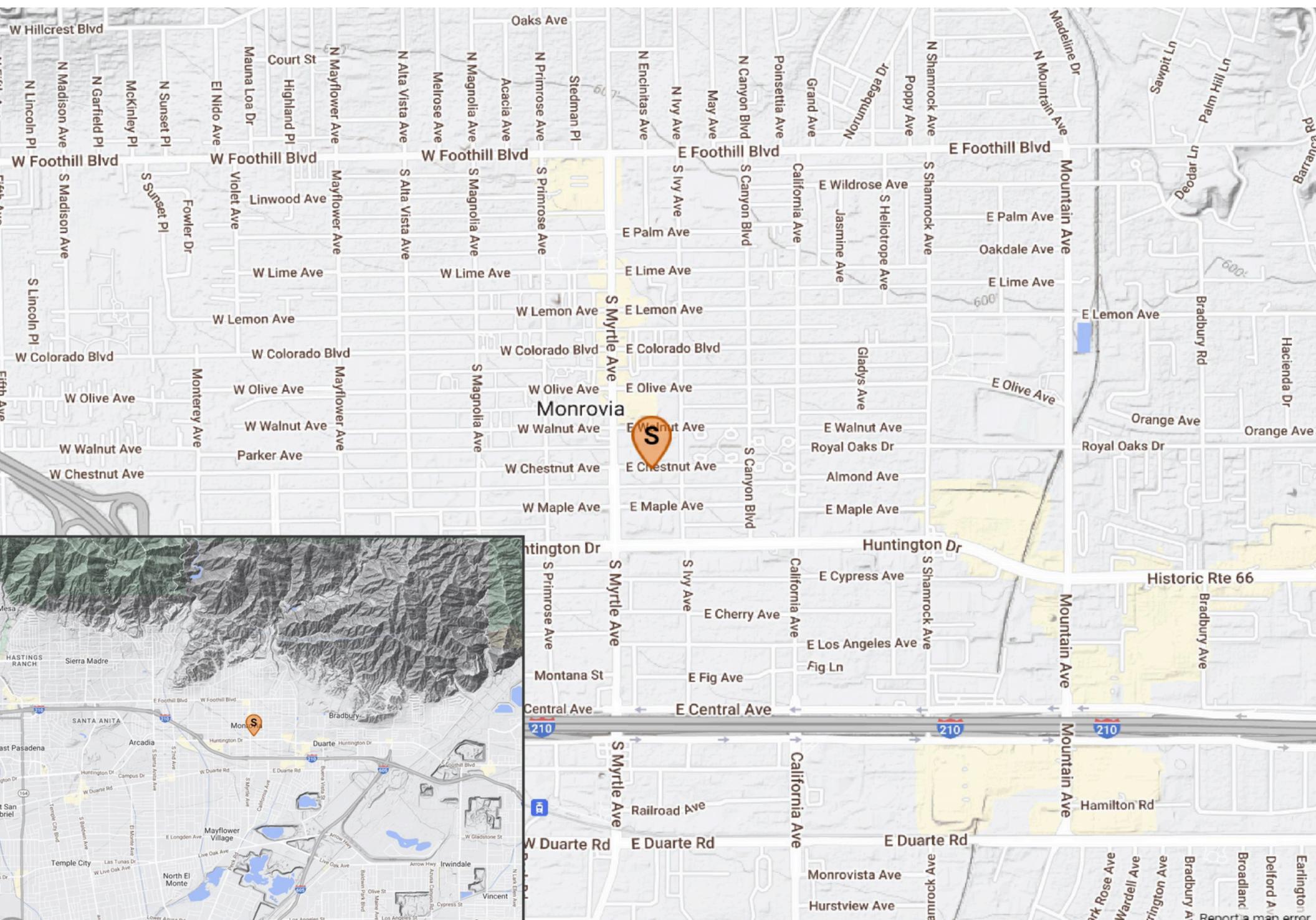


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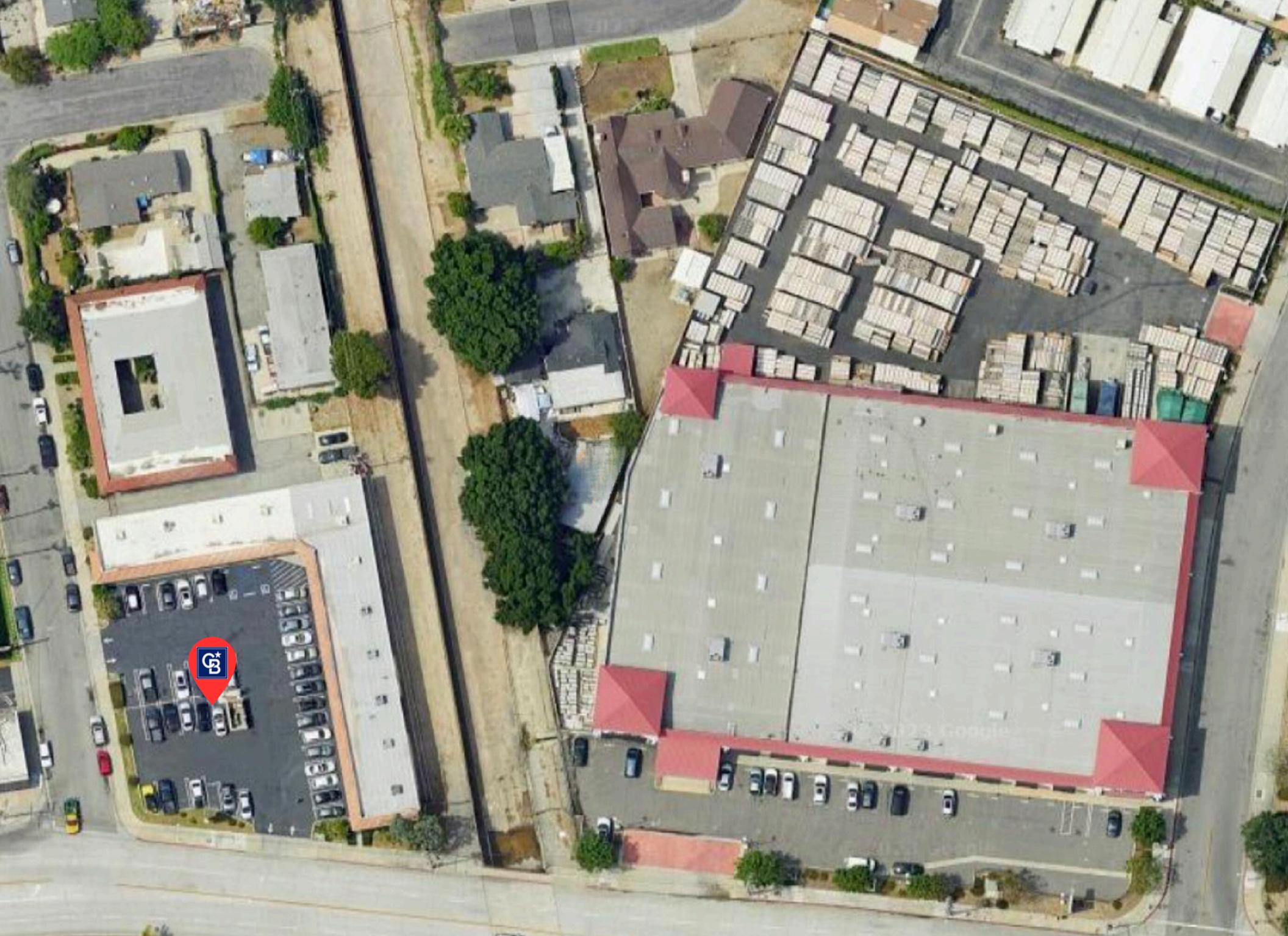
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,237	238,242	565,700
2010 Population	29,146	241,844	568,656
2023 Population	27,645	235,646	553,721
2028 Population	27,235	234,441	552,880
2023 African American	286	2,579	8,419
2023 American Indian	367	3,557	8,336
2023 Asian	13,265	106,735	222,989
2023 Hispanic	11,179	105,702	262,339
2023 Other Race	6,289	60,706	144,058
2023 White	4,221	33,374	92,173
2023 Multiracial	3,209	28,546	77,288
2023-2028: Population: Growth Rate	-1.50 %	-0.50 %	-0.15 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	736	5,951	13,442
\$15,000-\$24,999	625	4,975	11,141
\$25,000-\$34,999	614	5,041	11,151
\$35,000-\$49,999	834	6,982	16,057
\$50,000-\$74,999	1,349	10,993	25,932
\$75,000-\$99,999	1,223	9,630	22,467
\$100,000-\$149,999	1,567	11,486	29,677
\$150,000-\$199,999	878	7,302	17,133
\$200,000 or greater	760	7,184	19,119
Median HH Income	\$77,095	\$76,631	\$79,724
Average HH Income	\$102,737	\$106,371	\$112,699

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,583	68,305	164,208
2010 Total Households	8,826	68,041	162,174
2023 Total Households	8,586	69,543	166,119
2028 Total Households	8,532	69,783	167,579
2023 Average Household Size	3.14	3.35	3.30
2000 Owner Occupied Housing	4,957	34,486	88,206
2000 Renter Occupied Housing	3,425	31,720	71,073
2023 Owner Occupied Housing	5,066	35,703	89,739
2023 Renter Occupied Housing	3,520	33,840	76,380
2023 Vacant Housing	270	2,695	6,805
2023 Total Housing	8,856	72,238	172,924
2028 Owner Occupied Housing	5,142	36,386	91,135
2028 Renter Occupied Housing	3,390	33,397	76,444
2028 Vacant Housing	358	3,246	8,057
2028 Total Housing	8,890	73,029	175,636
2023-2028: Households: Growth Rate	-0.65 %	0.35 %	0.90 %

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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,012	17,816	41,909
2023 Population Age 35-39	1,872	16,266	38,479
2023 Population Age 40-44	1,868	15,009	35,915
2023 Population Age 45-49	1,761	14,132	33,679
2023 Population Age 50-54	1,701	14,779	35,081
2023 Population Age 55-59	1,635	14,055	33,274
2023 Population Age 60-64	1,730	13,762	32,593
2023 Population Age 65-69	1,666	12,363	29,122
2023 Population Age 70-74	1,433	9,959	23,639
2023 Population Age 75-79	998	7,086	16,841
2023 Population Age 80-84	653	4,548	10,856
2023 Population Age 85+	719	4,531	10,708
2023 Population Age 18+	22,035	183,278	431,666
2023 Median Age	41	38	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,143	\$75,236	\$78,055
Average Household Income 25-34	\$99,528	\$96,838	\$101,398
Median Household Income 35-44	\$91,280	\$85,379	\$92,489
Average Household Income 35-44	\$116,379	\$115,988	\$126,361
Median Household Income 45-54	\$99,484	\$95,583	\$100,553
Average Household Income 45-54	\$126,721	\$127,629	\$134,677
Median Household Income 55-64	\$85,892	\$87,116	\$90,434
Average Household Income 55-64	\$115,853	\$120,566	\$127,023
Median Household Income 65-74	\$61,931	\$63,767	\$65,947
Average Household Income 65-74	\$85,863	\$92,747	\$98,196
Average Household Income 75+	\$59,741	\$66,793	\$70,526

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2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,633	16,184	38,273
2028 Population Age 35-39	2,001	17,592	42,259
2028 Population Age 40-44	1,877	16,287	38,857
2028 Population Age 45-49	1,854	14,789	35,422
2028 Population Age 50-54	1,740	13,901	33,057
2028 Population Age 55-59	1,661	14,208	33,645
2028 Population Age 60-64	1,540	13,062	30,794
2028 Population Age 65-69	1,573	12,329	29,125
2028 Population Age 70-74	1,491	10,954	25,760
2028 Population Age 75-79	1,219	8,373	19,865
2028 Population Age 80-84	817	5,682	13,603
2028 Population Age 85+	821	5,374	12,697
2028 Population Age 18+	21,982	184,651	436,465
2028 Median Age	43	39	40

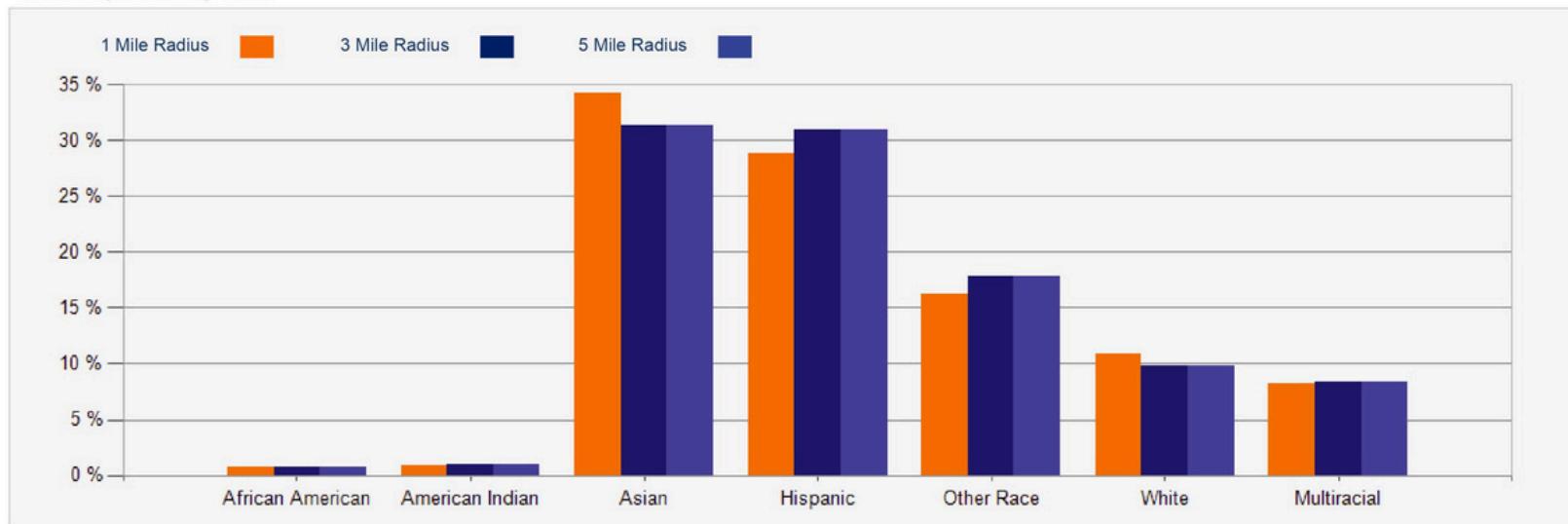
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,037	\$84,467	\$88,121
Average Household Income 25-34	\$117,097	\$113,665	\$118,299
Median Household Income 35-44	\$102,482	\$100,602	\$106,607
Average Household Income 35-44	\$133,735	\$136,976	\$147,439
Median Household Income 45-54	\$110,592	\$107,277	\$111,565
Average Household Income 45-54	\$146,967	\$146,240	\$154,611
Median Household Income 55-64	\$100,876	\$101,743	\$105,012
Average Household Income 55-64	\$137,416	\$140,677	\$146,930
Median Household Income 65-74	\$75,424	\$77,690	\$79,501
Average Household Income 65-74	\$103,505	\$112,273	\$117,644
Average Household Income 75+	\$73,886	\$83,030	\$87,063



## 2023 Household Income



## 2023 Population by Race



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*Exclusively Marketed by:*

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