



**COLDWELL BANKER
COMMERCIAL
REALTY**

10990

LOWER AZUSA RD.

EL MONTE, CA 91731



RETAIL SPACE AVAILABLE IN UNION PLAZA

RETAIL/OFFICE FOR LEASE

10990 Lower Azusa Rd, El Monte, CA 91731

THE SPACE

LOCATION

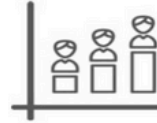
10990 Lower Azusa Rd, Unit #11 El Monte, CA

AVAILABLE SPACE:

1,077 SF

RENTAL RATE:

\$1.50 NNN \$0.65 is the CAM fee



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,475	103,111	303,725



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$118,923	\$136,926	\$126,499



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,715	36,128	97,894

RETAIL SPACE AVAILABLE IN EL MONTE

Presenting an unparalleled leasing opportunity at 10990 Lower Azusa Rd, El Monte, within the esteemed Union Plaza. This meticulously designed storefront retail/office property, built in 1986, spans a total land area of 1.38 acres. Boasting a generous gross leasable area of 20,579 SF, this prime location offers coveted amenities, including proximity to public transportation with the Bus Line and the added advantage of a signalized intersection. Currently, 1,077 SF of this prestigious space is available for lease at the rental rate of \$1.50 NNN \$0.65 is the CAM fee. Secure your business location in this thriving commercial enclave.

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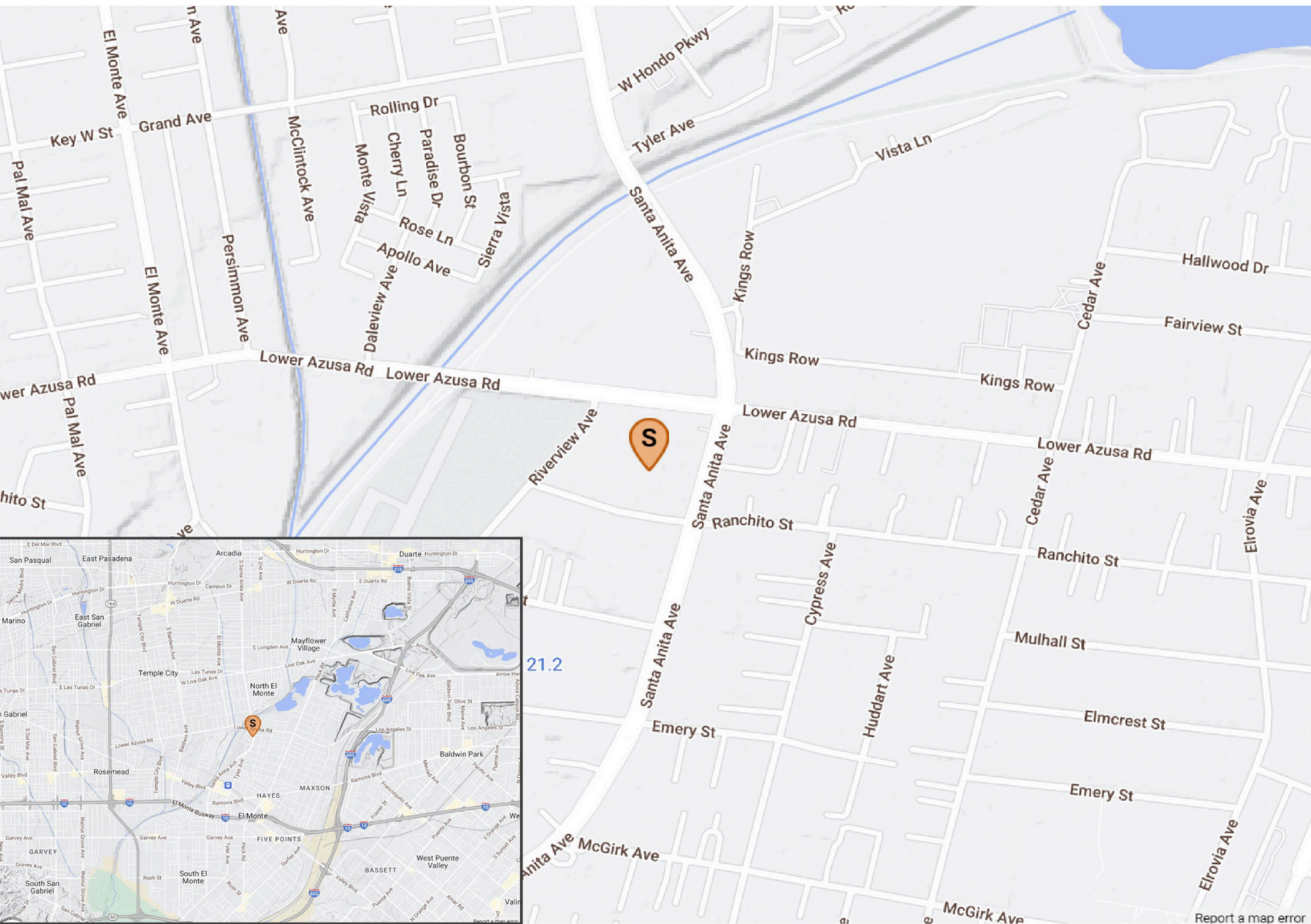
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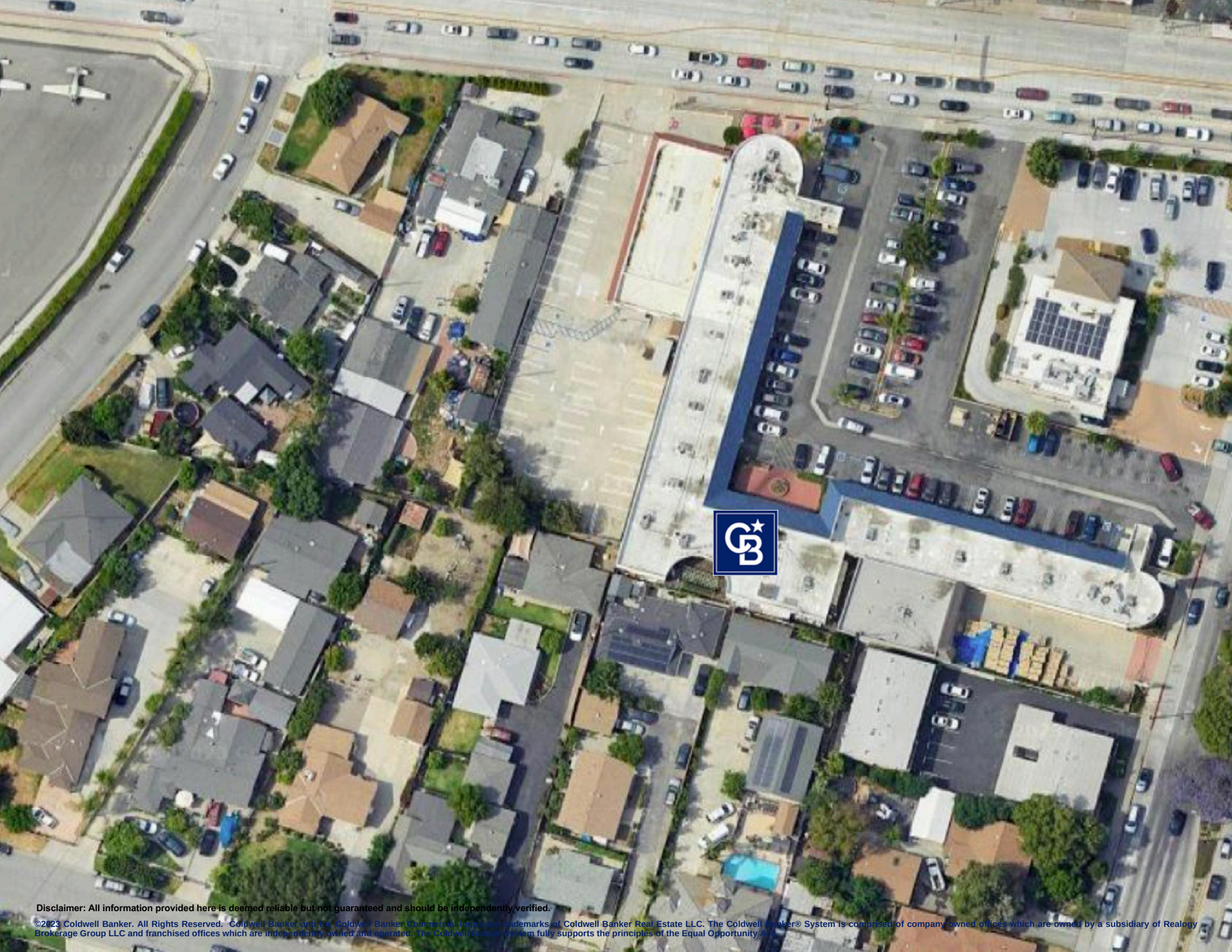
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,005	232,141	556,707
2010 Population	31,426	234,936	559,641
2023 Population	30,282	227,609	545,167
2028 Population	29,725	226,654	544,610
2023 African American	313	2,427	8,382
2023 American Indian	466	3,694	8,461
2023 Asian	12,890	95,635	213,397
2023 Hispanic	14,475	111,228	267,138
2023 Other Race	8,382	63,811	147,194
2023 White	4,401	32,395	89,560
2023 Multiracial	3,821	29,506	77,713
2023-2028: Population: Growth Rate	-1.85 %	-0.40 %	-0.10 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	925	5,610	13,009
\$15,000-\$24,999	672	4,790	10,844
\$25,000-\$34,999	679	4,750	10,985
\$35,000-\$49,999	1,011	6,716	15,720
\$50,000-\$74,999	1,527	10,475	25,257
\$75,000-\$99,999	1,359	9,055	22,197
\$100,000-\$149,999	1,535	10,690	29,241
\$150,000-\$199,999	863	6,720	16,634
\$200,000 or greater	626	6,686	17,888
Median HH Income	\$70,273	\$75,836	\$79,525
Average HH Income	\$94,005	\$105,498	\$111,070

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,153	63,981	159,778
2010 Total Households	9,255	63,943	157,793
2023 Total Households	9,197	65,491	161,775
2028 Total Households	9,109	65,805	163,318
2023 Average Household Size	3.24	3.43	3.33
2000 Owner Occupied Housing	5,033	33,134	86,505
2000 Renter Occupied Housing	3,898	29,011	68,525
2023 Owner Occupied Housing	5,108	34,187	87,765
2023 Renter Occupied Housing	4,089	31,304	74,010
2023 Vacant Housing	299	2,419	6,584
2023 Total Housing	9,496	67,910	168,359
2028 Owner Occupied Housing	5,185	34,867	89,118
2028 Renter Occupied Housing	3,924	30,938	74,200
2028 Vacant Housing	407	2,916	7,767
2028 Total Housing	9,516	68,721	171,085
2023-2028: Households: Growth Rate	-0.95 %	0.50 %	0.95 %

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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,393	17,530	41,502
2023 Population Age 35-39	2,130	15,789	38,003
2023 Population Age 40-44	2,042	14,437	35,303
2023 Population Age 45-49	1,863	13,405	33,100
2023 Population Age 50-54	1,807	13,935	34,317
2023 Population Age 55-59	1,686	13,161	32,513
2023 Population Age 60-64	1,825	12,901	31,772
2023 Population Age 65-69	1,699	11,640	28,292
2023 Population Age 70-74	1,417	9,352	22,976
2023 Population Age 75-79	991	6,634	16,340
2023 Population Age 80-84	609	4,218	10,518
2023 Population Age 85+	630	4,146	10,328
2023 Population Age 18+	23,685	175,553	424,011
2023 Median Age	39	37	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,188	\$74,729	\$78,219
Average Household Income 25-34	\$92,211	\$96,204	\$100,980
Median Household Income 35-44	\$84,171	\$84,961	\$92,266
Average Household Income 35-44	\$106,168	\$115,366	\$124,812
Median Household Income 45-54	\$88,187	\$93,293	\$100,037
Average Household Income 45-54	\$114,269	\$126,345	\$132,680
Median Household Income 55-64	\$77,141	\$84,955	\$89,702
Average Household Income 55-64	\$101,320	\$119,029	\$124,779
Median Household Income 65-74	\$56,805	\$62,860	\$65,095
Average Household Income 65-74	\$81,447	\$91,834	\$95,906
Average Household Income 75+	\$55,519	\$66,587	\$68,985

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,890	15,821	37,918
2028 Population Age 35-39	2,356	17,239	41,780
2028 Population Age 40-44	2,113	15,786	38,291
2028 Population Age 45-49	2,000	14,229	34,838
2028 Population Age 50-54	1,808	13,158	32,462
2028 Population Age 55-59	1,745	13,388	32,921
2028 Population Age 60-64	1,570	12,181	30,088
2028 Population Age 65-69	1,634	11,543	28,369
2028 Population Age 70-74	1,493	10,250	25,047
2028 Population Age 75-79	1,184	7,849	19,300
2028 Population Age 80-84	789	5,300	13,187
2028 Population Age 85+	719	4,935	12,284
2028 Population Age 18+	23,514	176,945	429,003
2028 Median Age	41	39	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,230	\$83,851	\$88,131
Average Household Income 25-34	\$107,833	\$112,544	\$117,708
Median Household Income 35-44	\$94,077	\$99,526	\$106,145
Average Household Income 35-44	\$121,664	\$135,850	\$145,768
Median Household Income 45-54	\$101,014	\$105,029	\$110,633
Average Household Income 45-54	\$132,805	\$144,464	\$152,319
Median Household Income 55-64	\$86,913	\$99,085	\$104,194
Average Household Income 55-64	\$119,247	\$138,448	\$144,711
Median Household Income 65-74	\$67,766	\$76,406	\$78,656
Average Household Income 65-74	\$97,108	\$110,706	\$115,039
Average Household Income 75+	\$68,311	\$82,348	\$85,210

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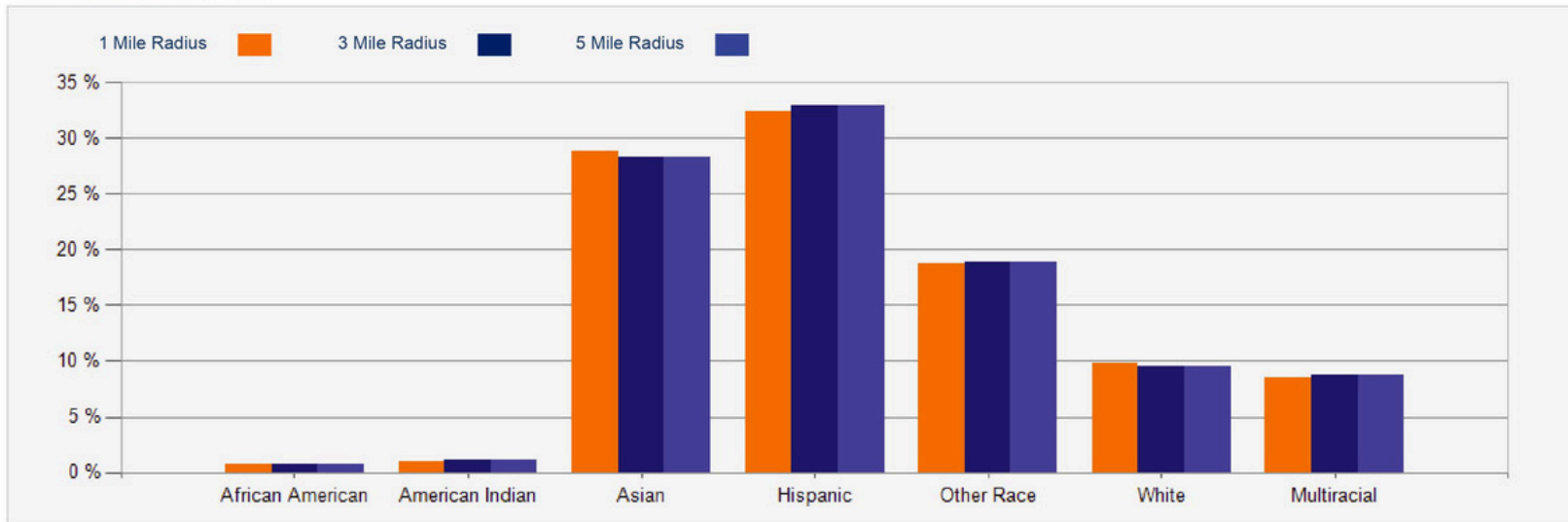
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2023 Household Income



2023 Population by Race



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Contact me to know more:

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