

FOR LEASE

4720-4728 PECK RD,

EL MONTE, CA 91732



real

 **RISE**
COMMERCIAL

PROPERTY AERIAL MAP



PECK RD

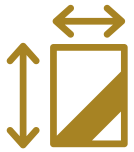
LOWER AZUSA RD

PROPERTY OVERVIEW



TYPE

Retail



SIZE

Unit D - 750 SF
Unit E - 750 SF
Unit F - 750 SF



RATE

\$2.50 PSF + \$0.75 NNN



YEAR BUILT

1948



TERM

3-5 Years



ZONING

LAM1

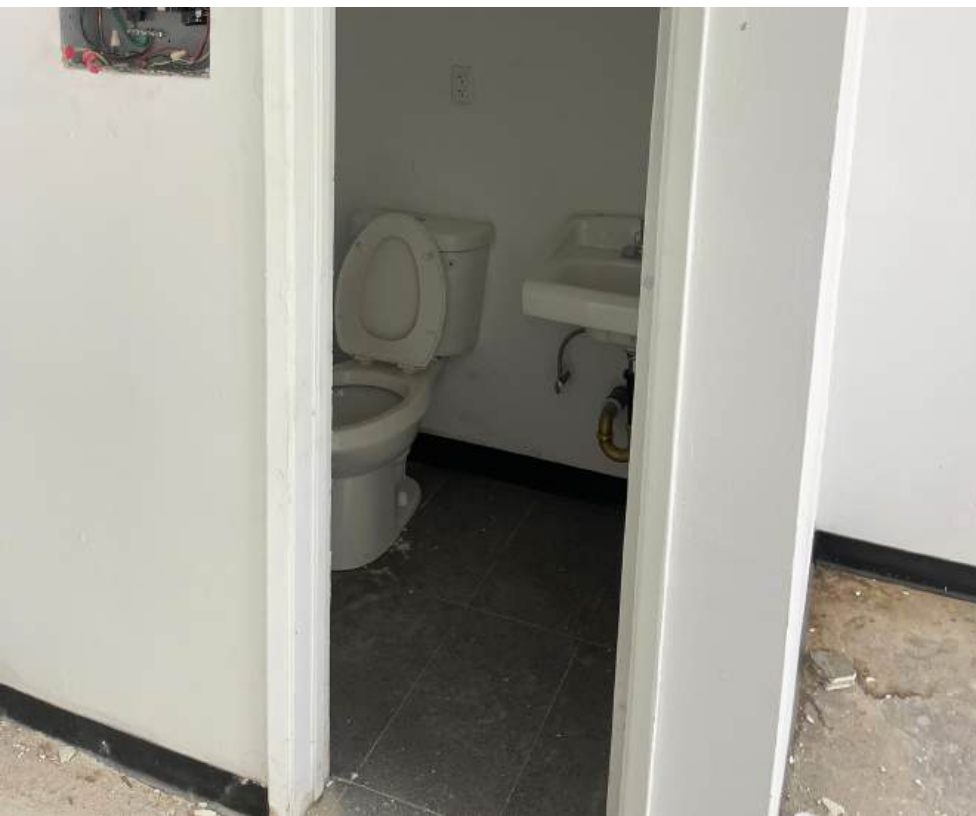


PROPERTY SHOWCASE



- **Flexible & Secure Units:** Open, customizable spaces with private restrooms and built-in reception areas in select units. Well-maintained and scalable; ideal for barber shops, food & beverage, office/ professional service businesses seeking visibility, on-site security, and convenient parking.
- **Prime Location & Accessibility:** Situated on Peck Road, one of El Monte's busiest commercial corridors, directly across from a Mobil gas station. Near central El Monte and major freeways (10 & 605), surrounded by established retail and service businesses. Convenient access with customer parking makes it ideal for many uses.
- **Versatile Spaces:** 3 units of approx. 750 SF each (D, E & F); units can be combined, with D & E offering dual reception areas. Flooring is negotiable, based on offer.

PROPERTY PHOTOS - UNIT D



PROPERTY PHOTOS - UNIT E & F

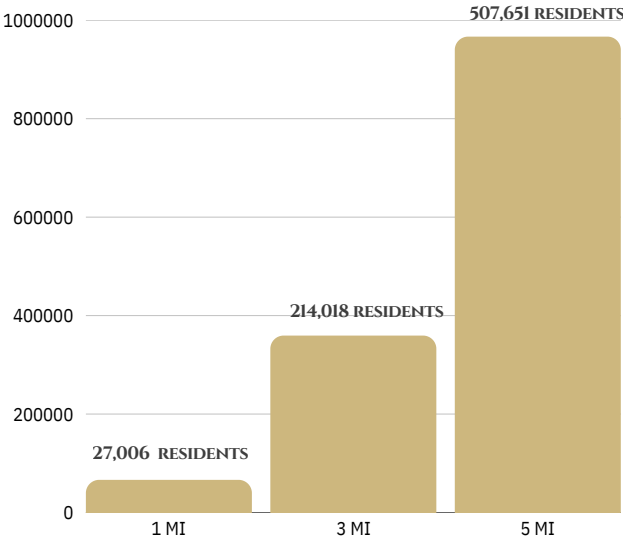


COMMUNITY PROFILE

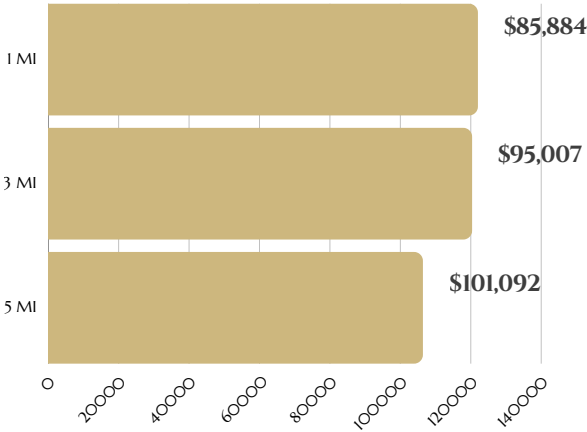
DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
2029 TOTAL POPULATION	25,962	206,056	489,368
AVERAGE AGE	41.00	39.80	40.50
2024 TOTAL HOUSEHOLDS	7,287	58,408	147,109
MEDIAN HOUSEHOLD INCOME	\$69,616	\$72,596	\$78,158
MEDIAN HOME VALUE	\$692,599	\$735,954	\$745,772

POPULATION



AVERAGE HOUSEHOLD INCOME





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