

NEW MIXED-USE DEVELOPMENT

RETAIL AND RESTAURANT SPACE FOR LEASE | 10568 Gateway Promenade, El Monte, CA 91731

ASTON AT GATEWAY

JOIN THESE RETAILERS:



PACIFIC
DENTAL SERVICES®

Phenix
SALON SUITES®



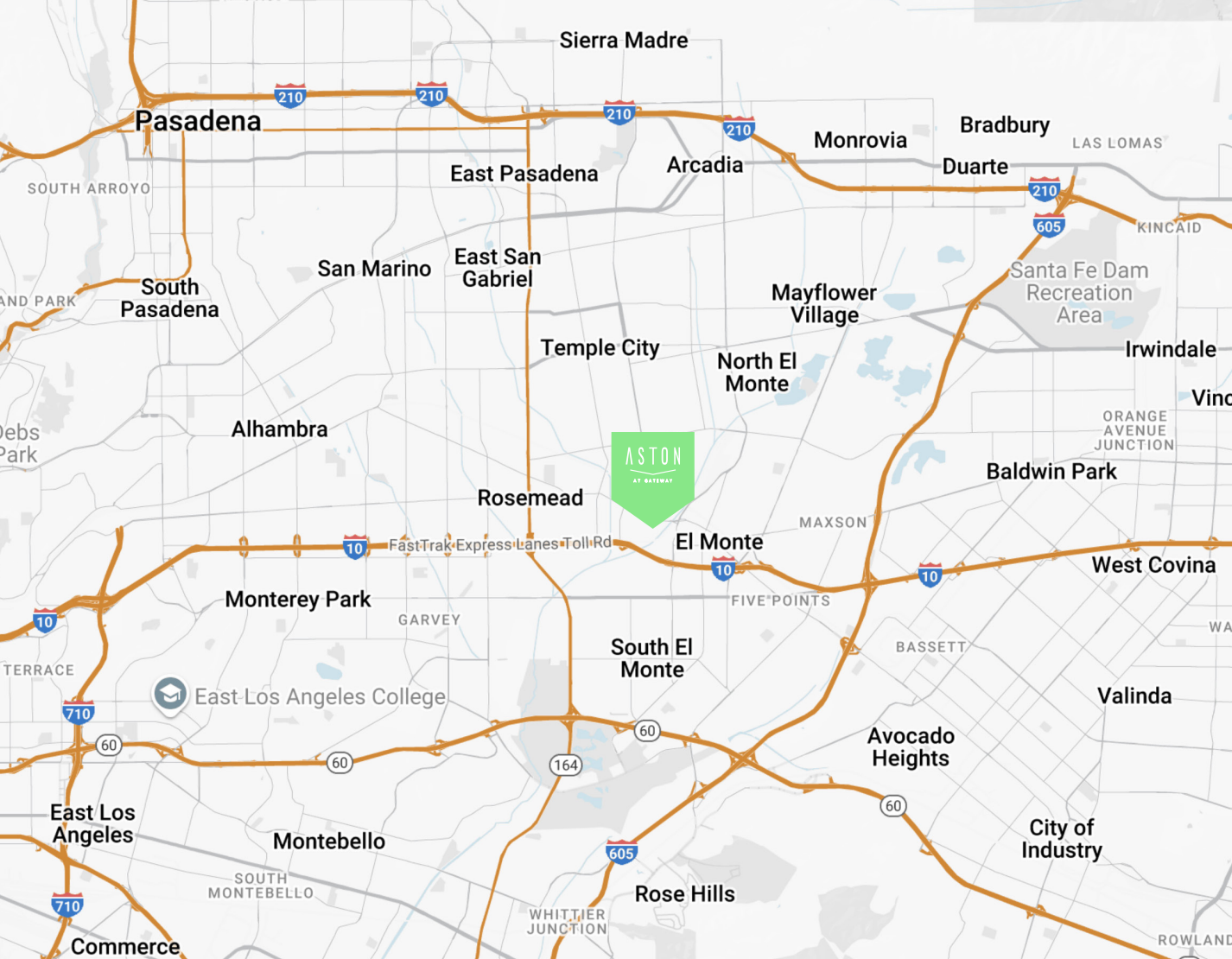
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COLDWELL BANKER
COMMERCIAL
REALTY



Demographics

Estimated Population

1 mile	33,093
2 miles	133,708
3 miles	237,154

Average Household Income

1 mile	\$62,516
2 miles	\$70,859
3 miles	\$79,222

Daytime Population

1 mile	30,968
2 miles	122,289
3 miles	222,345

ASTON AT GATEWAY | EL MONTE

Ground floor retail opportunity in 200+ unit residential development. Located directly off the I-10 adjacent to the El Monte Transit Center

PARKING

- 75 Retail Parking Spaces
- 39 Street Parking Spaces

THE COMMUNITY

Enjoy walkable access to green spaces, a boutique hotel, first-run cinema, diverse dining, local shops, and convenient transit connections—all just steps away.

CONTACT

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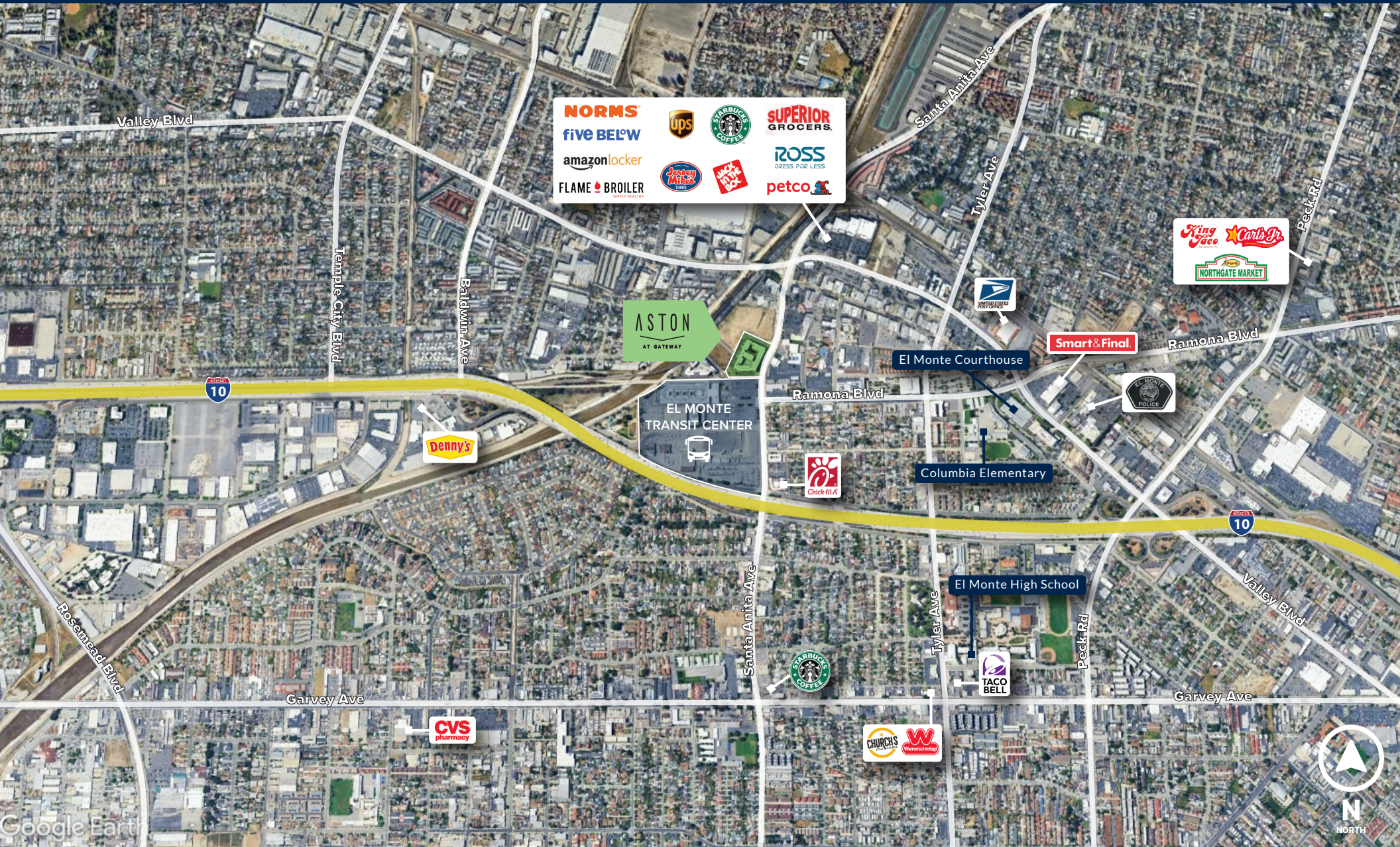
SITE PLAN



AVAILABLE UNITS

- Suite A-1 - 3,974 SF
- Suite A-2 - 1,828 SF
- Suite B - 3,720 SF
- Suite D2 - 3,484 SF
- Suite E - 3,344 SF
- Suite F - 2,880 SF

AERIAL





EL MONTE
TRANSIT
CENTER

1,200
DAILY DEPARTURES

22,000
DAILY RIDERS

Located beside the high-traffic El Monte Transit Center, Aston at Gateway benefits from nonstop access to Metro J Line, Foothill Transit, Greyhound, and more.



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LIVE
WORK
DINE
SHOP
EL MONTE

For More Information Contact:

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