



Retail For Lease

Five Points Plaza

11968 Garvey Ave
El Monte, CA 91732

Property Highlights

- Join Food-4-Less, CVS/Pharmacy, dd's Discounts, Wells Fargo Bank, Don Roberto Jewelers, O'Reilly Auto Parts, El Pollo Loco, Pizza Hut, and more
- Community Shopping Center located at the heart of the "Five Points" retail area with access and visibility from the three major streets
- High-traffic signalized intersection in close proximity to the 10 & 605 Freeway
- Dense trade area with over 220,000 residents within 3 miles and a daytime population of over 89,000
- Traffic Counts: ±47,192 Cars/Day

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Available:

±1,300 SF

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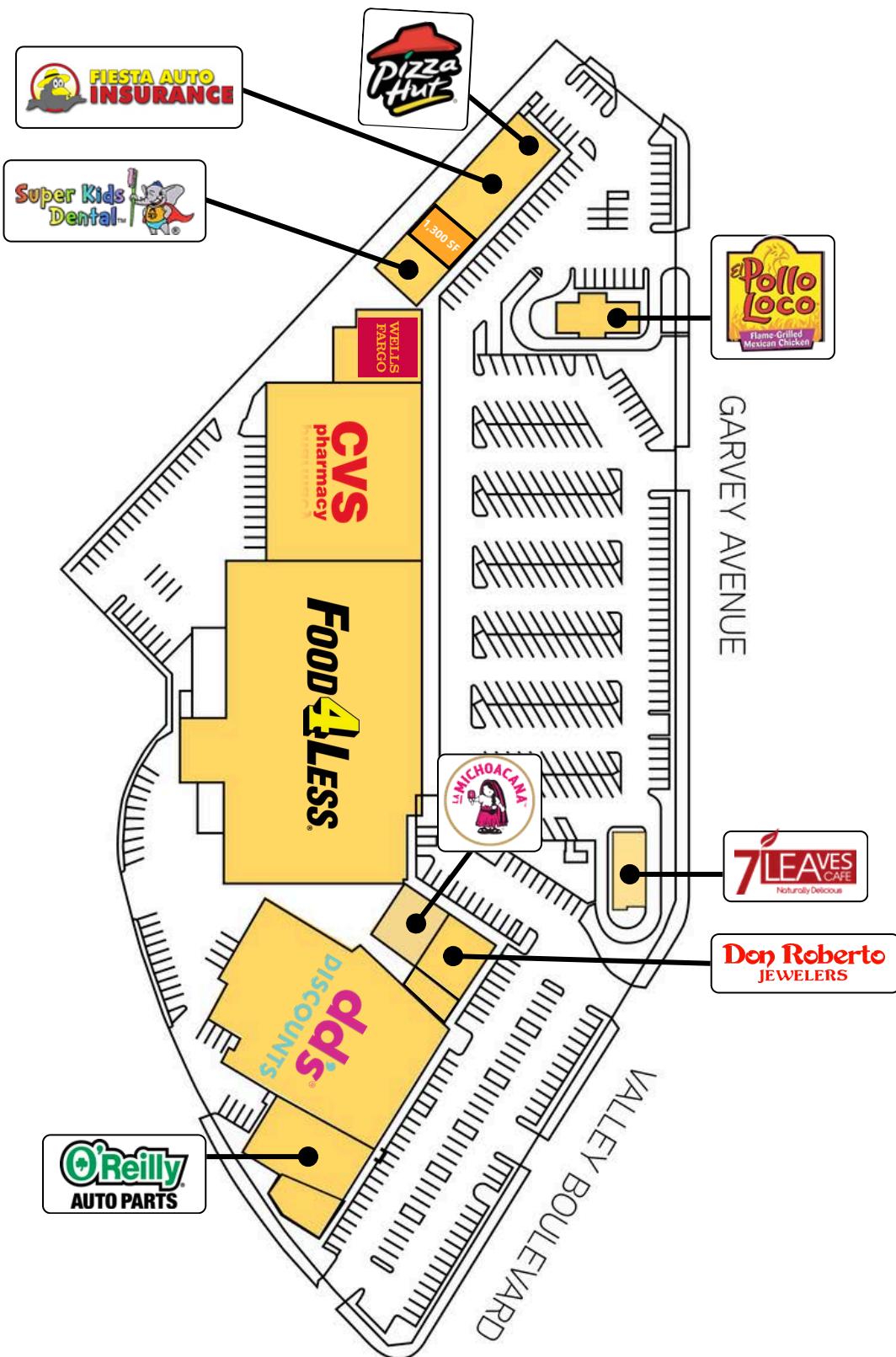
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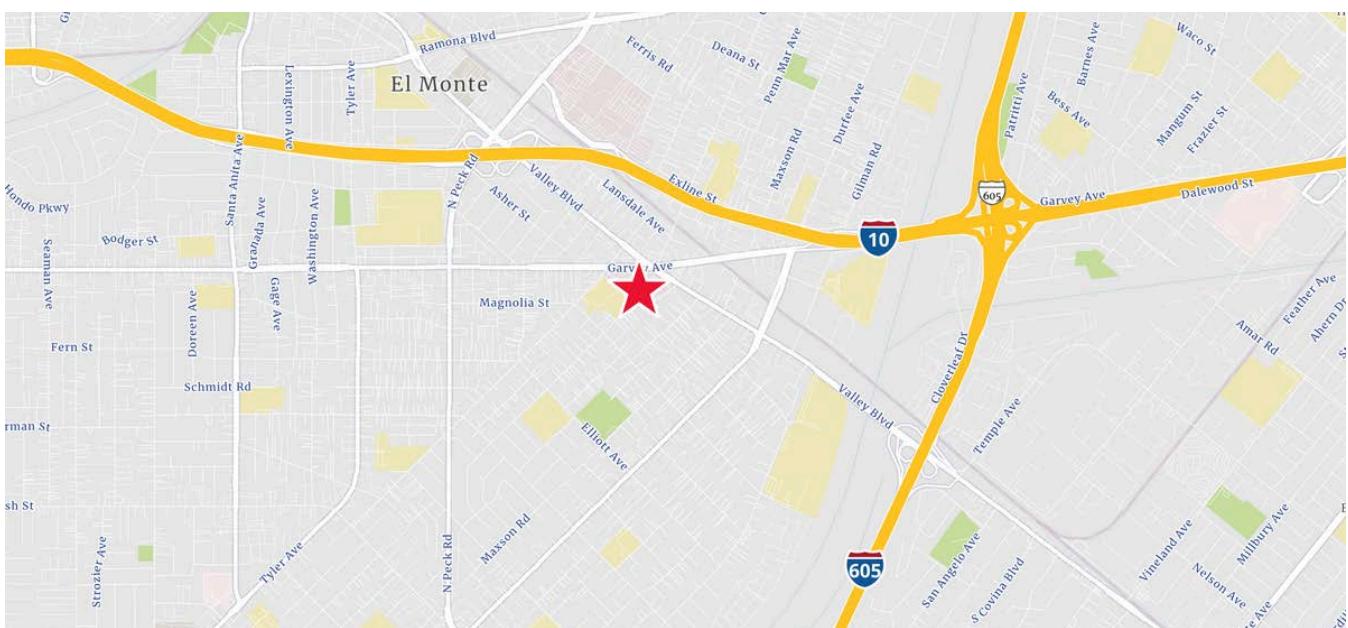
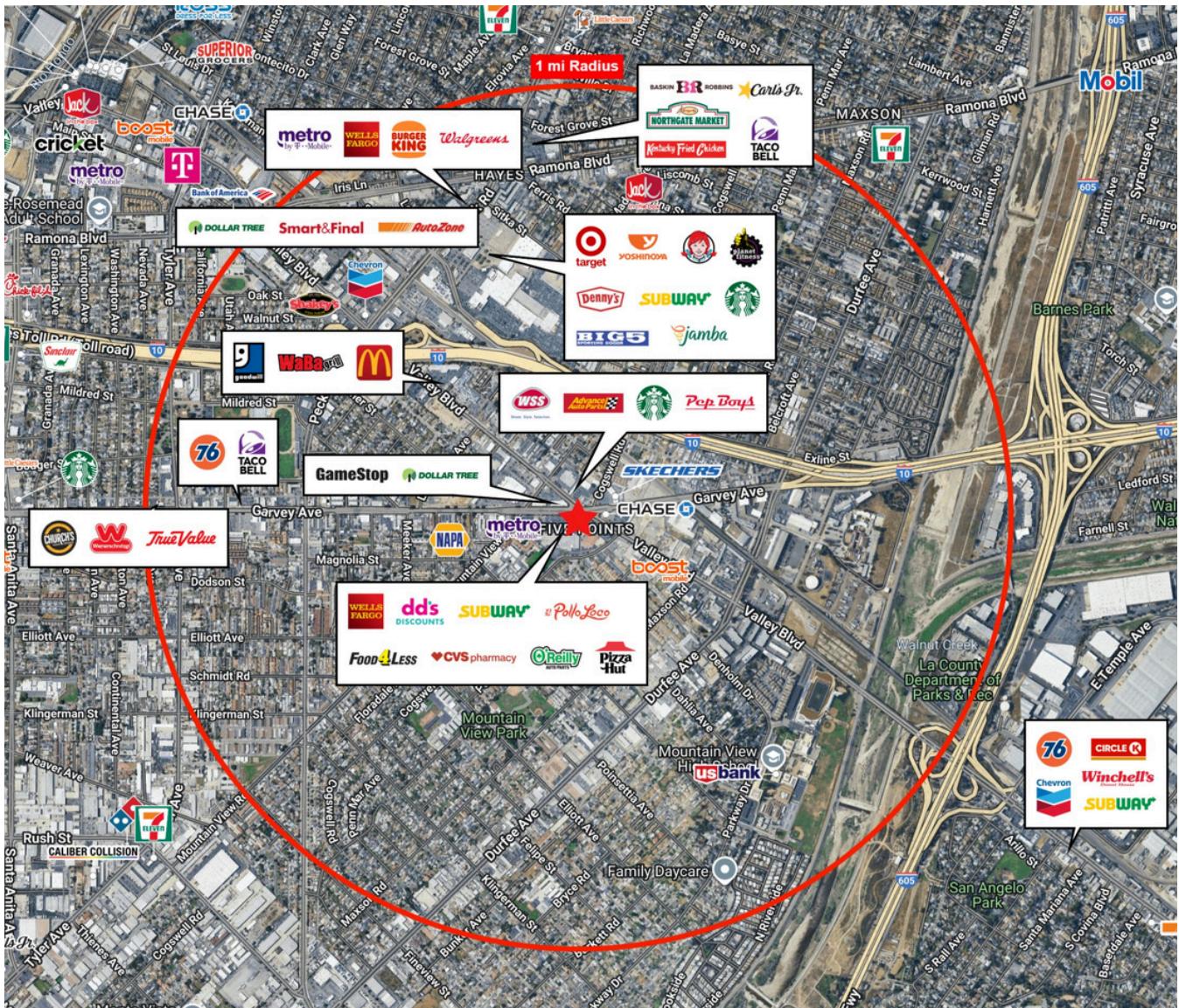
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865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	40,234	202,578	494,680
Total Households	10,919	55,812	143,720
Total Family Households	8,946	45,677	115,476
Average Household Size	3.62	3.59	3.41
Median Age	34.4	37.6	39.5
Population Age 25+	26,390	141,070	354,426
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.47%	-0.33%	-0.20%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.73%	-0.72%	-0.74%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.30%	-0.41%	-0.33%
Households	0.26%	0.10%	0.18%
Families	0.28%	0.12%	0.18%
Median Household Income	3.14%	2.72%	3.07%
Current Year Population by Sex			
Male Population	20,201	101,245	244,914
% Male	50.2%	50.0%	49.5%
Female Population	20,033	101,333	249,766
% Female	49.8%	50.0%	50.5%
Current Year Race and Ethnicity			
Total	40,235	202,577	494,679
White Alone	12.2%	13.4%	14.6%
Black Alone	0.8%	0.9%	1.2%
American Indian Alone	2.5%	2.1%	1.8%
Asian Alone	22.9%	27.9%	35.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	45.6%	38.4%	31.5%
Two or More Races	15.9%	17.3%	15.8%
Hispanic Origin	73.4%	66.8%	56.6%
Diversity Index	81.6	84.8	86.3
Current Year Educational Attainment			
Total	26,392	141,069	354,426
Less than 9th Grade	22.6%	18.8%	15.2%
9th - 12th Grade, No Diploma	14.3%	11.2%	9.1%
High School Graduate	27.1%	26.8%	25.1%
GED/Alternative Credential	2.1%	2.6%	2.6%
Some College, No Degree	14.4%	14.9%	14.7%
Associate Degree	5.4%	6.2%	6.9%
Bachelor's Degree	11.4%	14.8%	18.7%
Graduate/Professional Degree	2.7%	4.7%	7.6%
Current Year Income and Households Summary			
Median Household Income	\$64,099	\$77,977	\$86,986
Average Household Income	\$84,401	\$102,074	\$115,315
Per Capita Income	\$22,877	\$28,156	\$33,619
Current Year Summary Business Data			
Total Businesses	1,040	7,720	18,231
Total Daytime Population	33,770	197,832	464,166
Daytime Population: Workers	12,228	89,335	201,369
Daytime Population: Residents	21,542	108,497	262,797

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