

FOR LEASE

PECK HACIENDA PLAZA

4766-4794 PECK ROAD,
EL MONTE, CA 91732



COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

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PROPERTY DESCRIPTION

For Lease are Prime Rare Suites in San Gabriel Valley Retail Strip Center located in the City of El Monte.

The property is located on the prime signalized corner of Lower Azusa Blvd. and Peck Road. Peck Road is a main thoroughfare that runs north and south. Lower Azusa is a prime artery that runs east and west, and leads to and from the 605 freeway.

The retail strip center is anchored by two national retailers - El Pollo Loco and O'Reilly Auto Parts who have thrived during the covid pandemic and are recession-proof businesses. Many of the tenants have been there on a long-term basis.

OFFERING SUMMARY

Lease Rate:	\$1.75 /SF/MO (NNN)
Available SF:	1,120 SF
Lot Size:	0.97 AC
Building Size:	29,353 SF
Zoning:	MMU - Mixed Multiuse

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	621	2,420	8,052
Total Population	2,141	8,521	30,349
Average HH Income	\$84,038	\$79,466	\$76,533

Robert Ip
626 394 2527
CalDRE #01876261



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,120 SF	Lease Rate:	1.75 /SF/MO (NNN)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 4780	Available	1,120 SF	NNN	\$1.75 SF/month
Suite 4786-A	LEASED	2,566 SF	NNN	\$1.30 SF/month + \$0.82 NNN

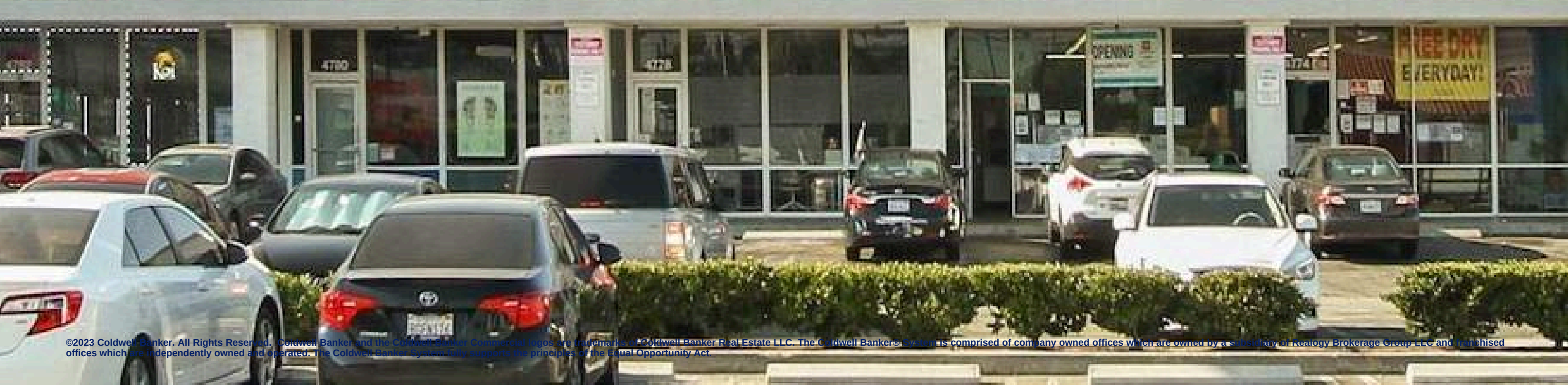


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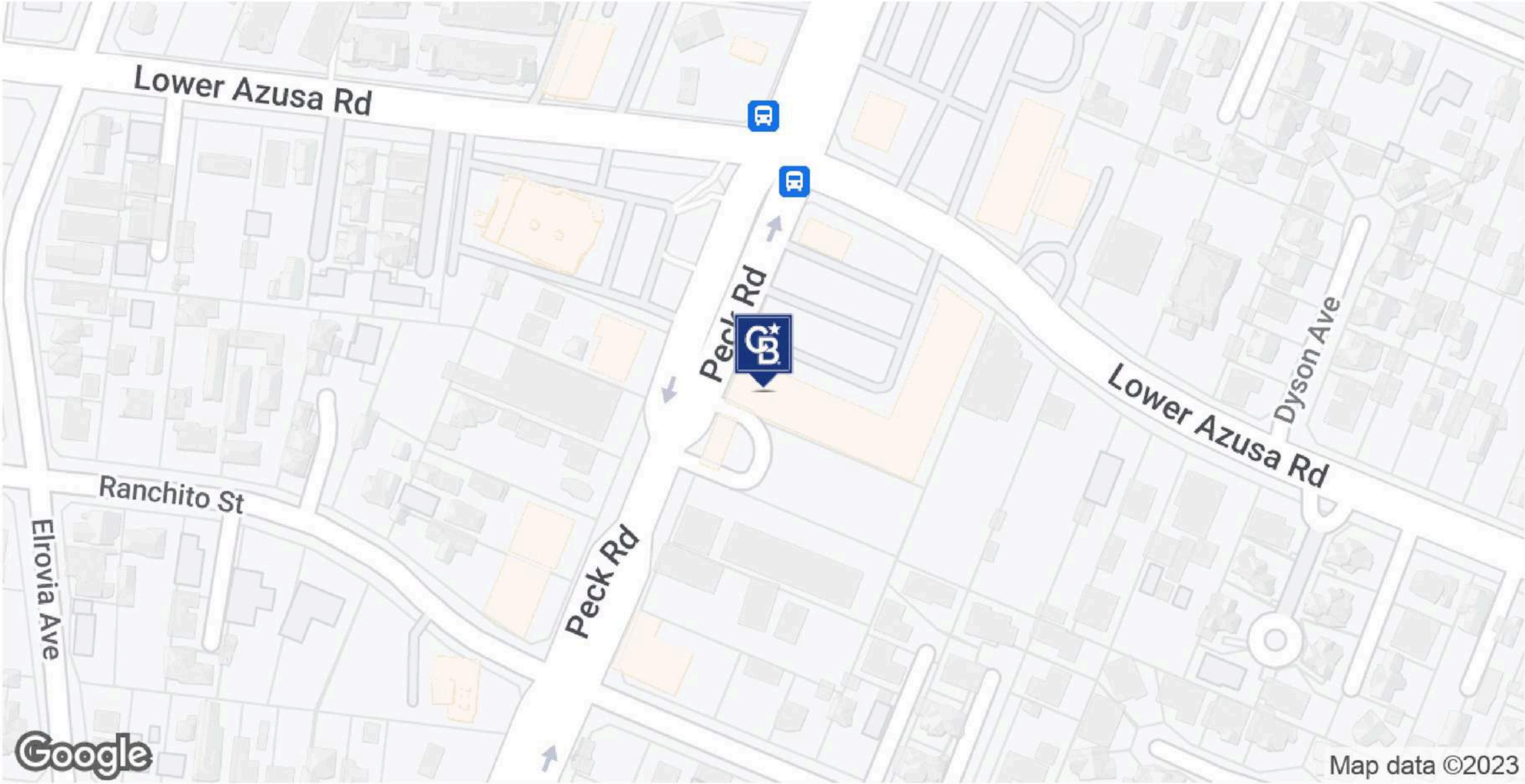




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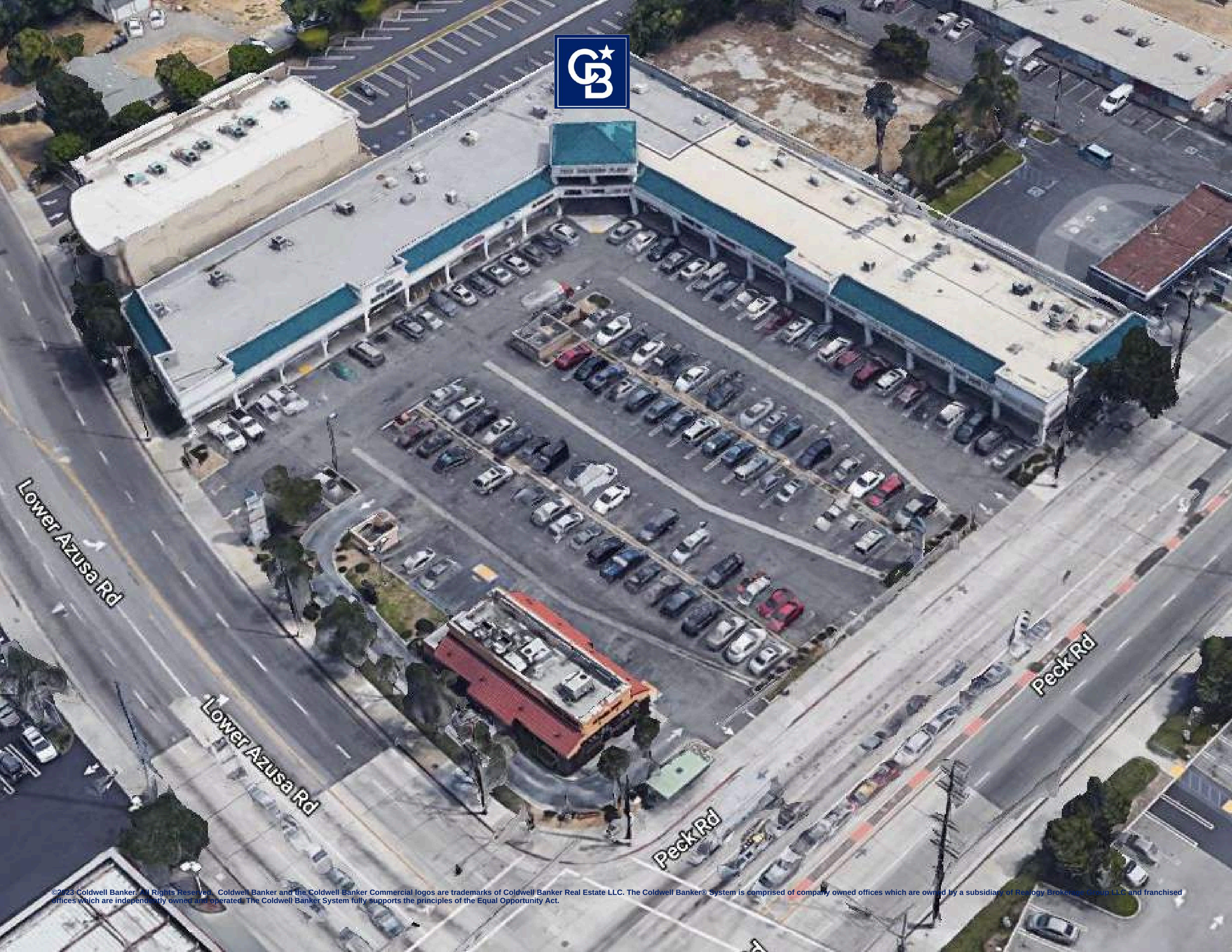


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Lower Azusa Rd

Lower Azusa Rd

Peck Rd

Peck Rd

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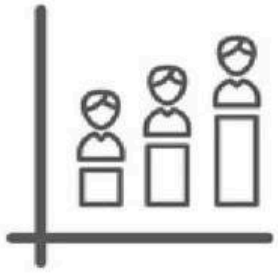
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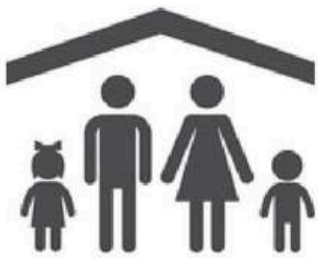
POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,028	226,404	536,506



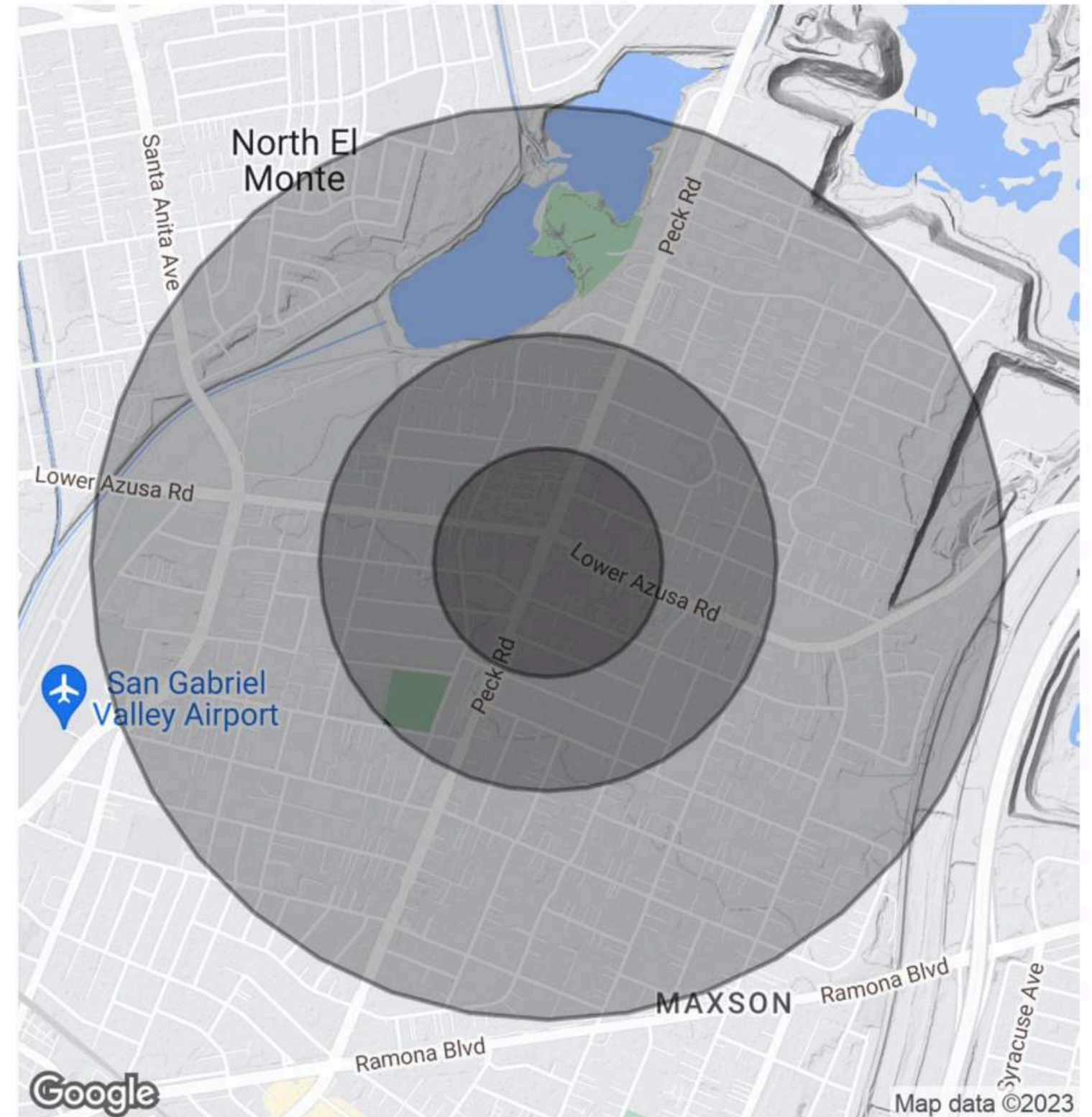
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$95,977	\$100,964	\$106,422



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,863	62,551	157,060



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,411	233,498	544,342
2010 Population	30,064	234,431	547,140
2022 Population	29,028	226,404	536,506
2027 Population	28,260	221,667	525,423
2022 African American	253	2,616	8,983
2022 American Indian	549	4,131	9,153
2022 Asian	11,617	81,005	194,554
2022 Hispanic	15,079	125,315	275,188
2022 Other Race	8,924	71,969	151,757
2022 White	3,743	33,026	90,629
2022 Multiracial	3,926	33,507	80,941
2022-2027: Population: Growth Rate	-2.65 %	-2.10 %	-2.10 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	510	4,086	9,927
\$15,000-\$24,999	519	4,881	10,520
\$25,000-\$34,999	555	4,382	10,292
\$35,000-\$49,999	1,072	7,255	16,695
\$50,000-\$74,999	1,396	11,239	26,794
\$75,000-\$99,999	1,254	8,501	21,708
\$100,000-\$149,999	1,239	10,937	30,572
\$150,000-\$199,999	776	5,872	15,876
\$200,000 or greater	543	5,399	14,675
Median HH Income	\$72,039	\$73,237	\$78,883
Average HH Income	\$95,977	\$100,964	\$106,422

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,672	60,927	154,382
2010 Total Households	7,772	60,814	152,393
2022 Total Households	7,863	62,551	157,060
2027 Total Households	7,682	61,493	154,545
2022 Average Household Size	3.64	3.58	3.38
2000 Owner Occupied Housing	4,122	33,013	84,827
2000 Renter Occupied Housing	3,314	26,227	65,126
2022 Owner Occupied Housing	4,223	33,748	86,557
2022 Renter Occupied Housing	3,640	28,803	70,503
2022 Vacant Housing	265	1,944	6,028
2022 Total Housing	8,128	64,495	163,088
2027 Owner Occupied Housing	4,190	33,403	85,502
2027 Renter Occupied Housing	3,492	28,090	69,043
2027 Vacant Housing	458	3,357	9,168
2027 Total Housing	8,140	64,850	163,713
2022-2027: Households: Growth Rate	-2.30 %	-1.70 %	-1.60 %

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Demographics



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,421	17,615	41,133
2022 Population Age 35-39	2,132	15,737	37,230
2022 Population Age 40-44	1,858	13,858	33,599
2022 Population Age 45-49	1,781	13,451	33,023
2022 Population Age 50-54	1,711	13,309	33,353
2022 Population Age 55-59	1,593	12,790	32,340
2022 Population Age 60-64	1,621	12,076	30,416
2022 Population Age 65-69	1,457	10,706	26,457
2022 Population Age 70-74	1,103	8,392	20,983
2022 Population Age 75-79	779	5,969	15,145
2022 Population Age 80-84	508	3,795	9,796
2022 Population Age 85+	523	3,893	10,350
2022 Population Age 18+	22,218	171,618	414,958
2022 Median Age	36	35	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,368	\$71,214	\$77,331
Average Household Income 25-34	\$89,869	\$92,884	\$98,186
Median Household Income 35-44	\$83,679	\$82,277	\$89,591
Average Household Income 35-44	\$109,376	\$109,060	\$116,613
Median Household Income 45-54	\$86,649	\$87,712	\$97,525
Average Household Income 45-54	\$110,714	\$118,416	\$125,665
Median Household Income 55-64	\$77,326	\$82,244	\$89,563
Average Household Income 55-64	\$100,656	\$113,238	\$119,248
Median Household Income 65-74	\$57,296	\$61,616	\$65,372
Average Household Income 65-74	\$85,953	\$88,892	\$93,132
Average Household Income 75+	\$59,290	\$66,123	\$68,835

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,898	16,243	38,170
2027 Population Age 35-39	2,359	17,006	40,552
2027 Population Age 40-44	2,103	15,425	36,588
2027 Population Age 45-49	1,813	13,456	32,654
2027 Population Age 50-54	1,668	12,711	31,295
2027 Population Age 55-59	1,630	12,566	31,390
2027 Population Age 60-64	1,443	11,469	29,181
2027 Population Age 65-69	1,418	10,620	26,746
2027 Population Age 70-74	1,248	9,213	22,985
2027 Population Age 75-79	909	6,972	17,404
2027 Population Age 80-84	608	4,610	11,861
2027 Population Age 85+	571	4,296	11,281
2027 Population Age 18+	21,849	169,703	411,125
2027 Median Age	39	37	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,785	\$85,024	\$90,899
Average Household Income 25-34	\$110,339	\$112,364	\$118,606
Median Household Income 35-44	\$101,541	\$101,025	\$106,801
Average Household Income 35-44	\$136,508	\$134,007	\$141,775
Median Household Income 45-54	\$103,862	\$104,419	\$111,115
Average Household Income 45-54	\$135,931	\$141,126	\$148,961
Median Household Income 55-64	\$89,843	\$100,326	\$106,532
Average Household Income 55-64	\$126,715	\$135,743	\$143,569
Median Household Income 65-74	\$71,315	\$78,011	\$82,270
Average Household Income 65-74	\$111,080	\$111,549	\$116,503
Average Household Income 75+	\$82,880	\$87,636	\$91,180

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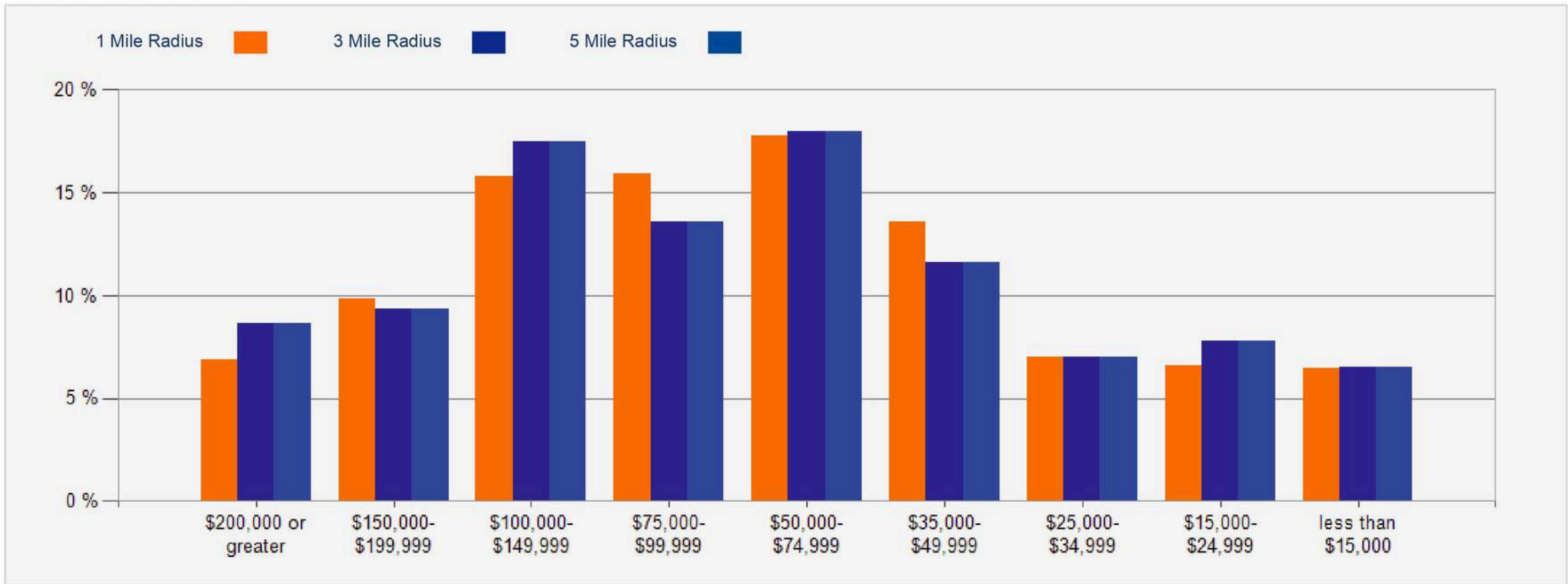
Demographics



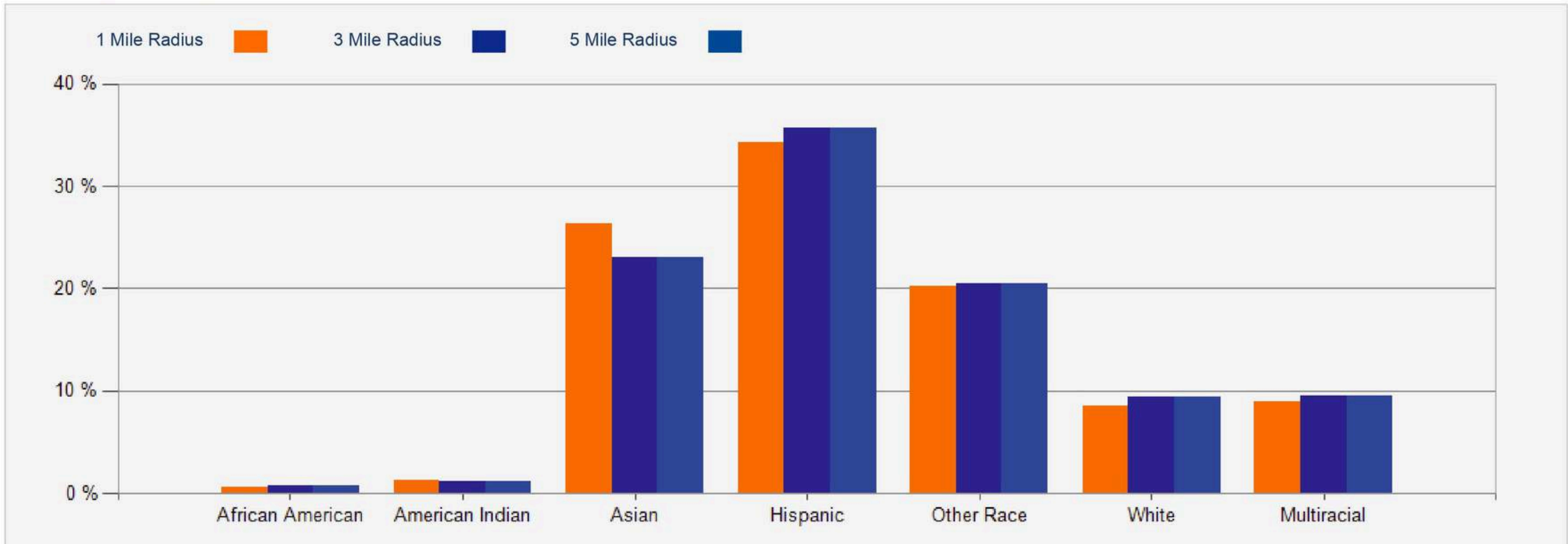
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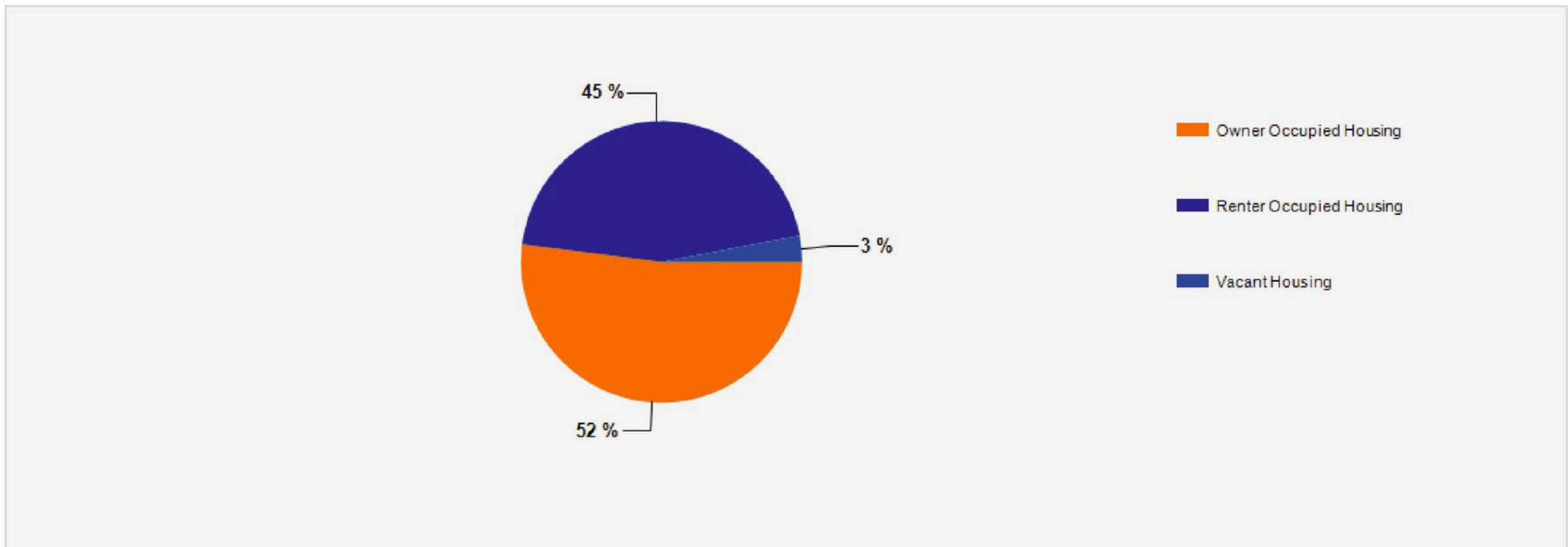
2022 Household Income



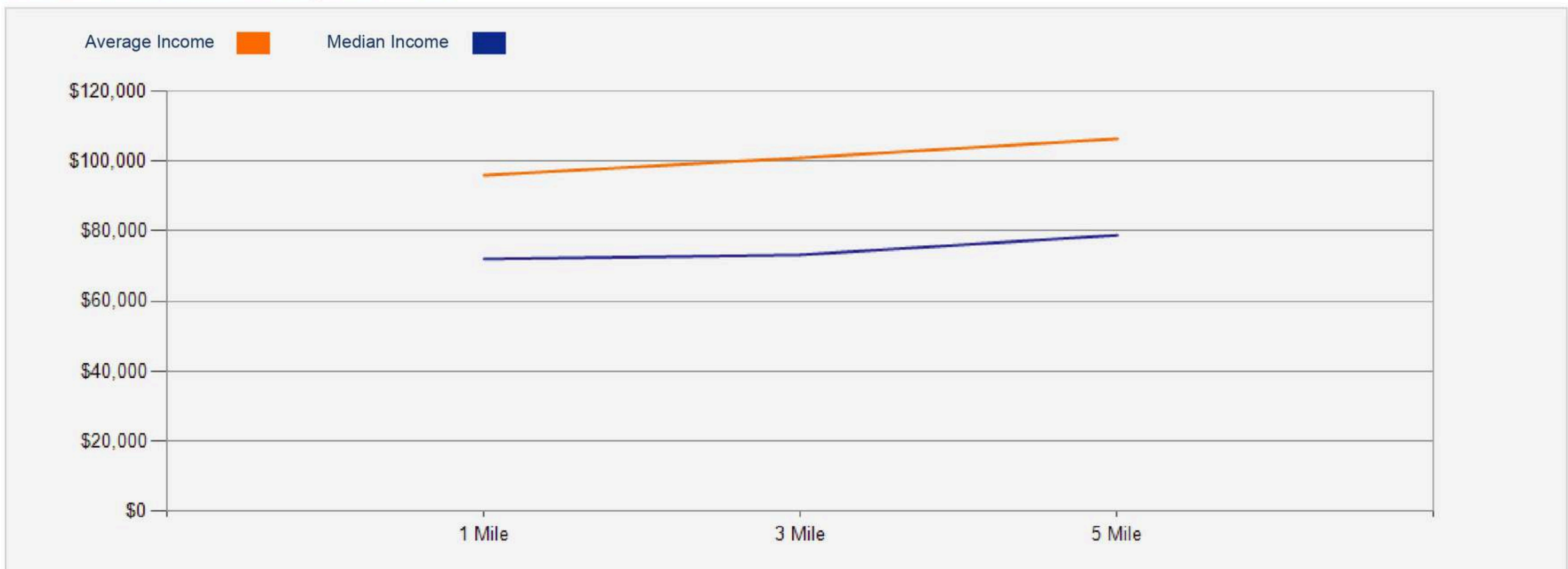
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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Mr. Robert Ip
Commercial Properties
(626) 356-8188 x188
robert.ip@cbcnrt.com
Lic: 01876261