

LEASE

4424 N SANTA ANITA AVE
El Monte, CA El Monte, CA 91731



LEASE RATE

\$1.88 SF/month

AVAILABLE SPACE

660 SF

ROBERT IP

626 394 2527

robert.ip@cbcrt.com

CalDRE #01876261



COLDWELL BANKER
COMMERCIAL | REALTY

2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

4424 N SANTA ANITA AVE

El Monte, CA El Monte, CA 91731



PROPERTY DESCRIPTION

Two story commercial building on the main corridor of Santa Anita Ave. Co-Tenants include a law firm, accounting firm, interior decorator , job placement agencies. This is a quiet building that is suitable for the firm that needs an office presence or can be a satellite office for a company. The suite features an individual bathroom and office area. Plentiful parking on-premises and on the street. Tenants are responsible for their own electrical use. There are no additional CAM's

OFFERING SUMMARY

Lease Rate:	\$1.88 SF/month (Tenant pays for electricity)
Available SF:	660 SF
Building Size:	7,792 SF
Year Built:	2006
Parking:	17 Surface Parking

SPACES	LEASE RATE	SPACE SIZE
2nd Floor, Suite 203	\$1.88 SF/month	660 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	535	1,686	6,560
Total Population	2,084	6,536	23,096
Average HH Income	\$63,075	\$65,726	\$69,564

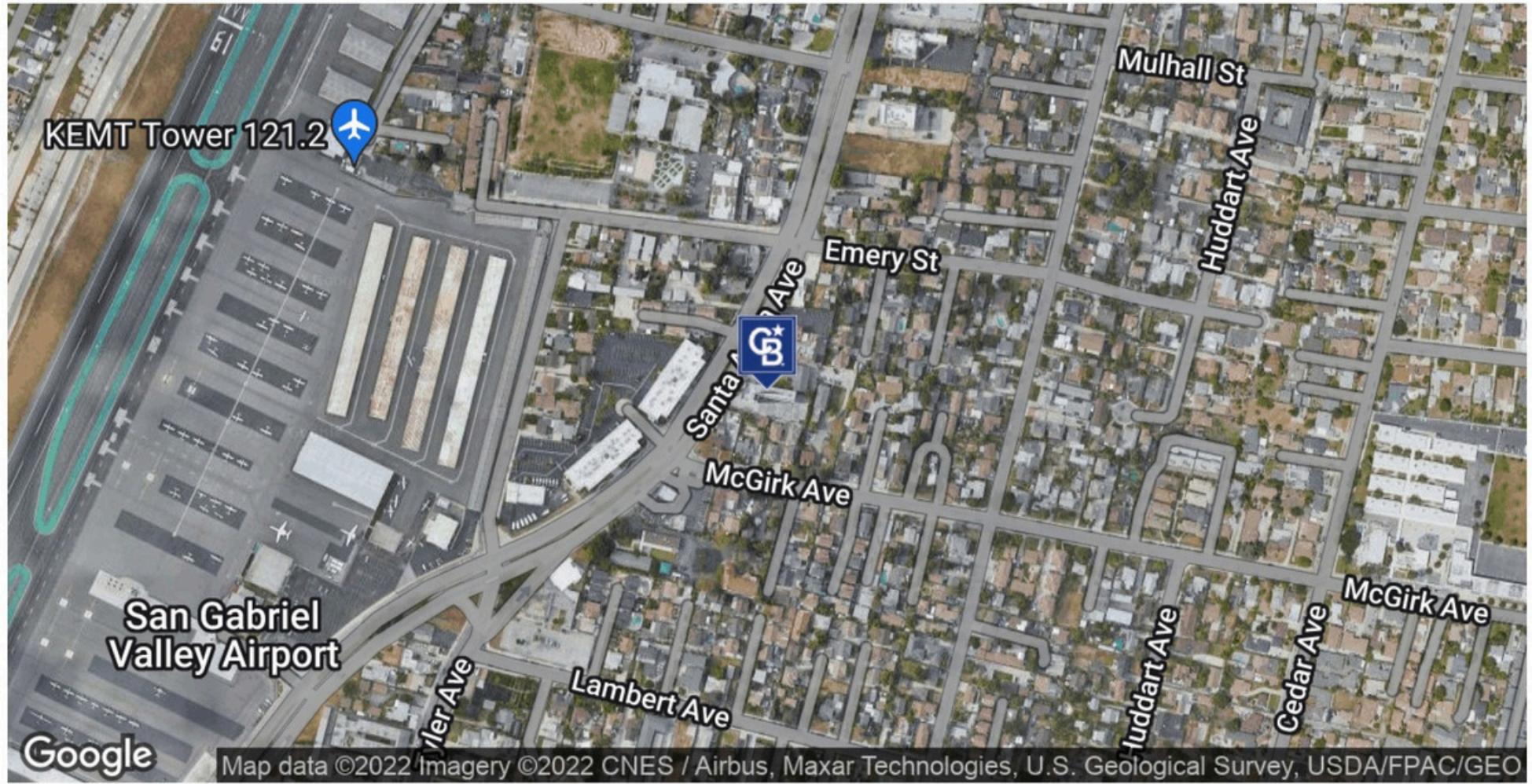
ROBERT IP
626 394 2527
robert.ip@cbcrt.com
CalDRE #01876261

2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

 COLDWELL BANKER
COMMERCIAL | REALTY

LEASE

4424 N SANTA ANITA AVE
El Monte, CA El Monte, CA 91731

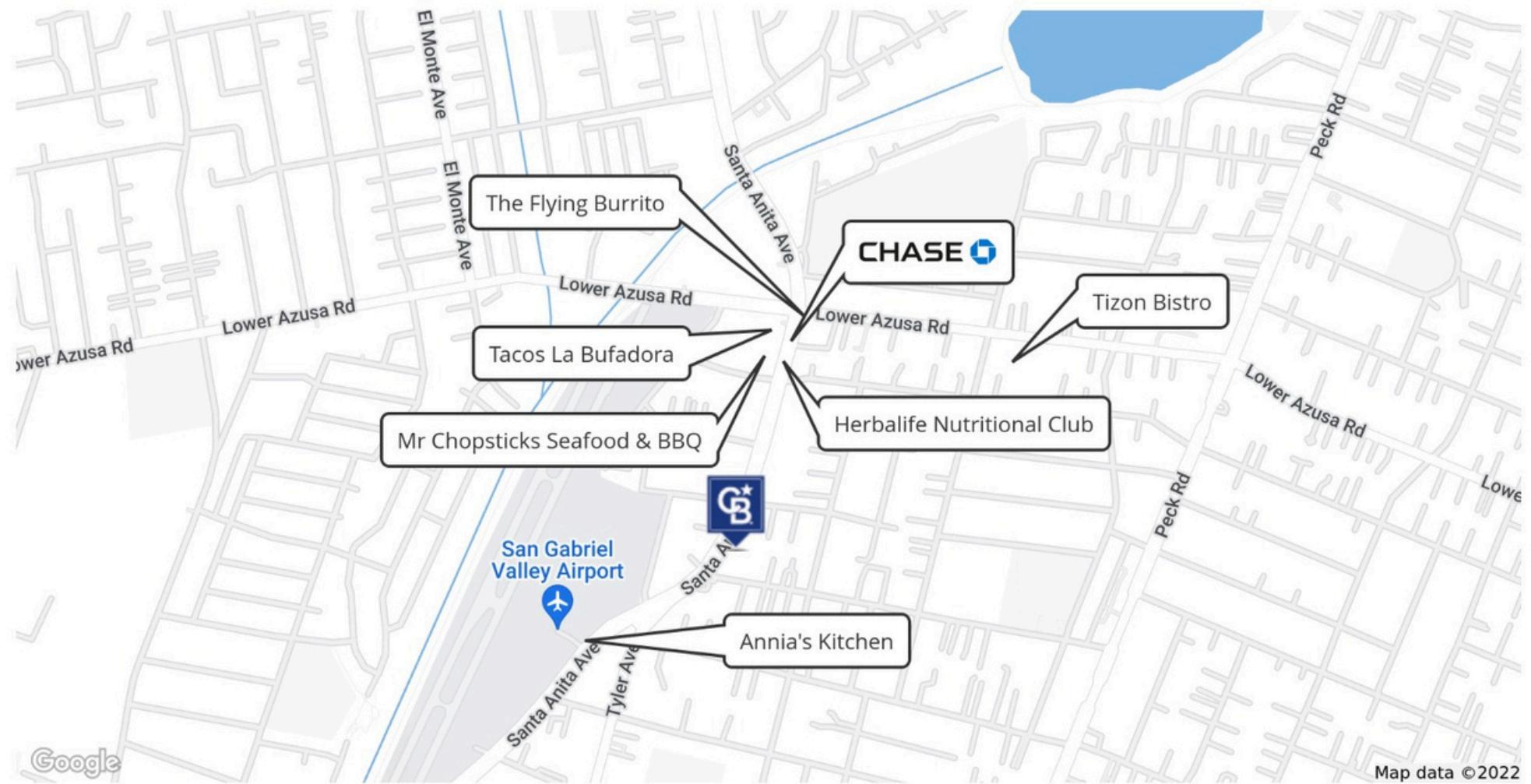


ROBERT IP
626 394 2527
robert.ip@cbcrrt.com
CalDRE #01876261

COLDWELL BANKER COMMERCIAL REALTY

LEASE

4424 N SANTA ANITA AVE
El Monte, CA El Monte, CA 91731



ROBERT IP
626 394 2527
robert.ip@cbcrrt.com
CalDRE #01876261

 **COLDWELL BANKER COMMERCIAL** REALTY

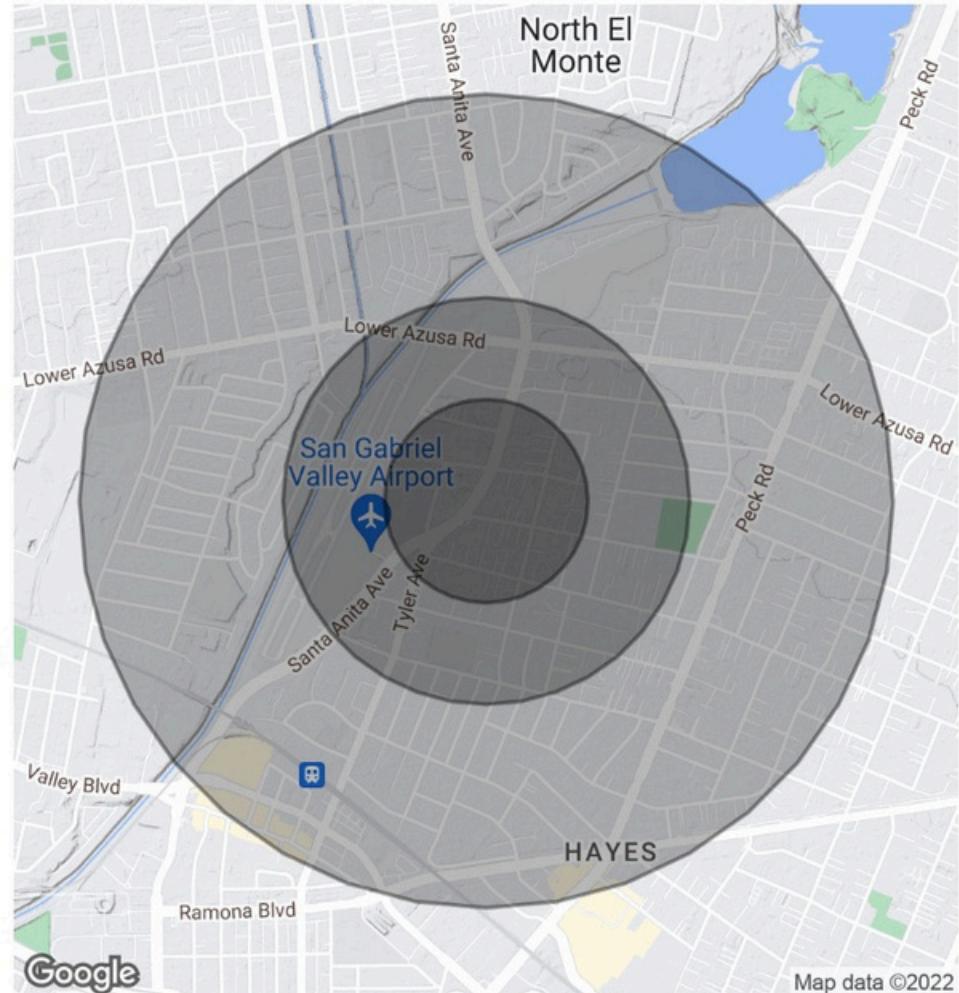
LEASE

4424 N SANTA ANITA AVE
El Monte, CA El Monte, CA 91731

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,084	6,536	23,096
Average Age	35.4	35.5	37.7
Average Age (Male)	31.3	32.9	34.9
Average Age (Female)	38.0	38.3	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	535	1,686	6,560
# of Persons per HH	3.9	3.9	3.5
Average HH Income	\$63,075	\$65,726	\$69,564
Average House Value	\$631,323	\$739,739	\$589,652

* Demographic data derived from 2020 ACS - US Census



ROBERT IP
626 394 2527
robert.ip@cbcrrt.com
CalDRE #01876261

 **COLDWELL BANKER COMMERCIAL** | REALTY