

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@cbsnrt.com

CalDRE #01876261



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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

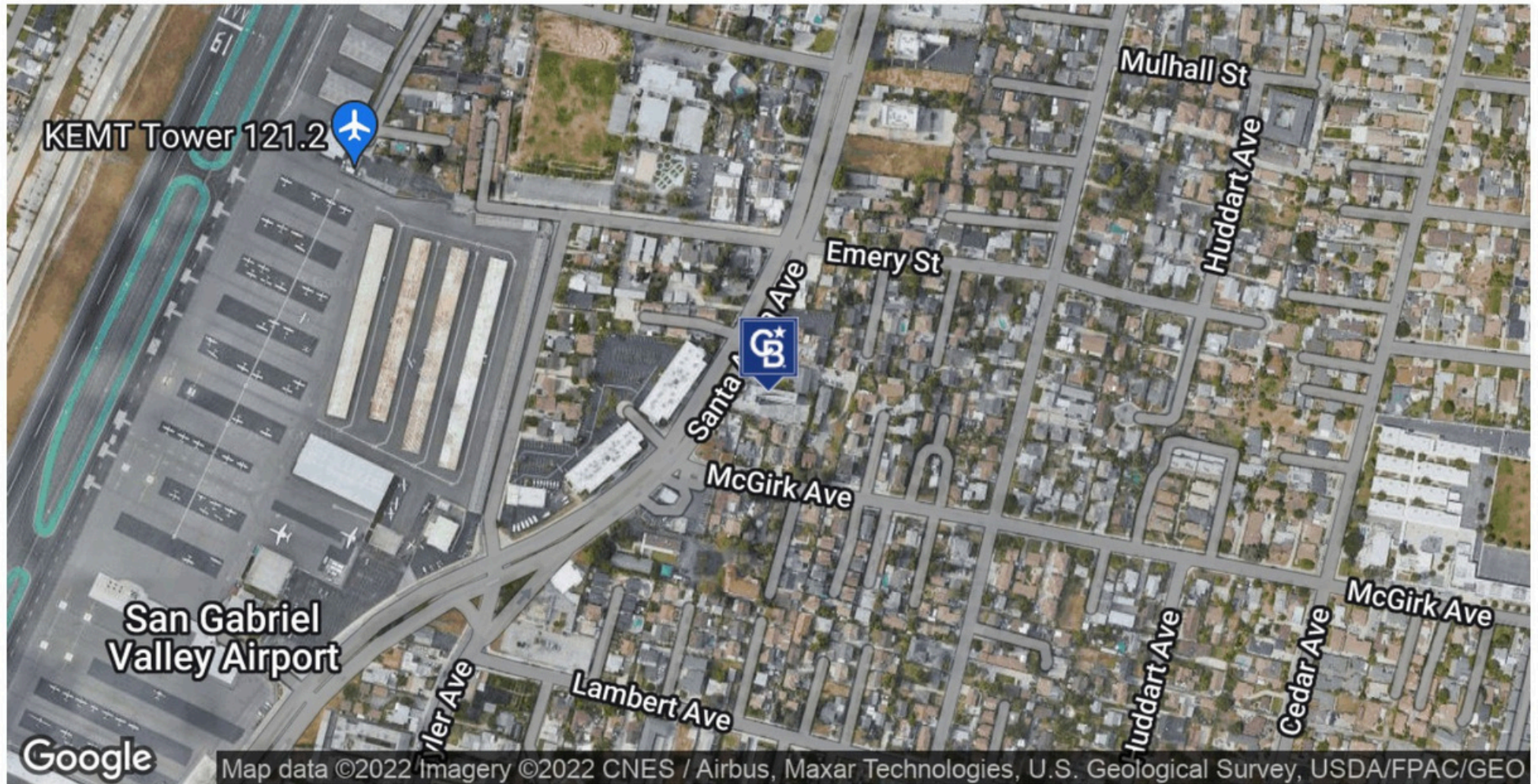
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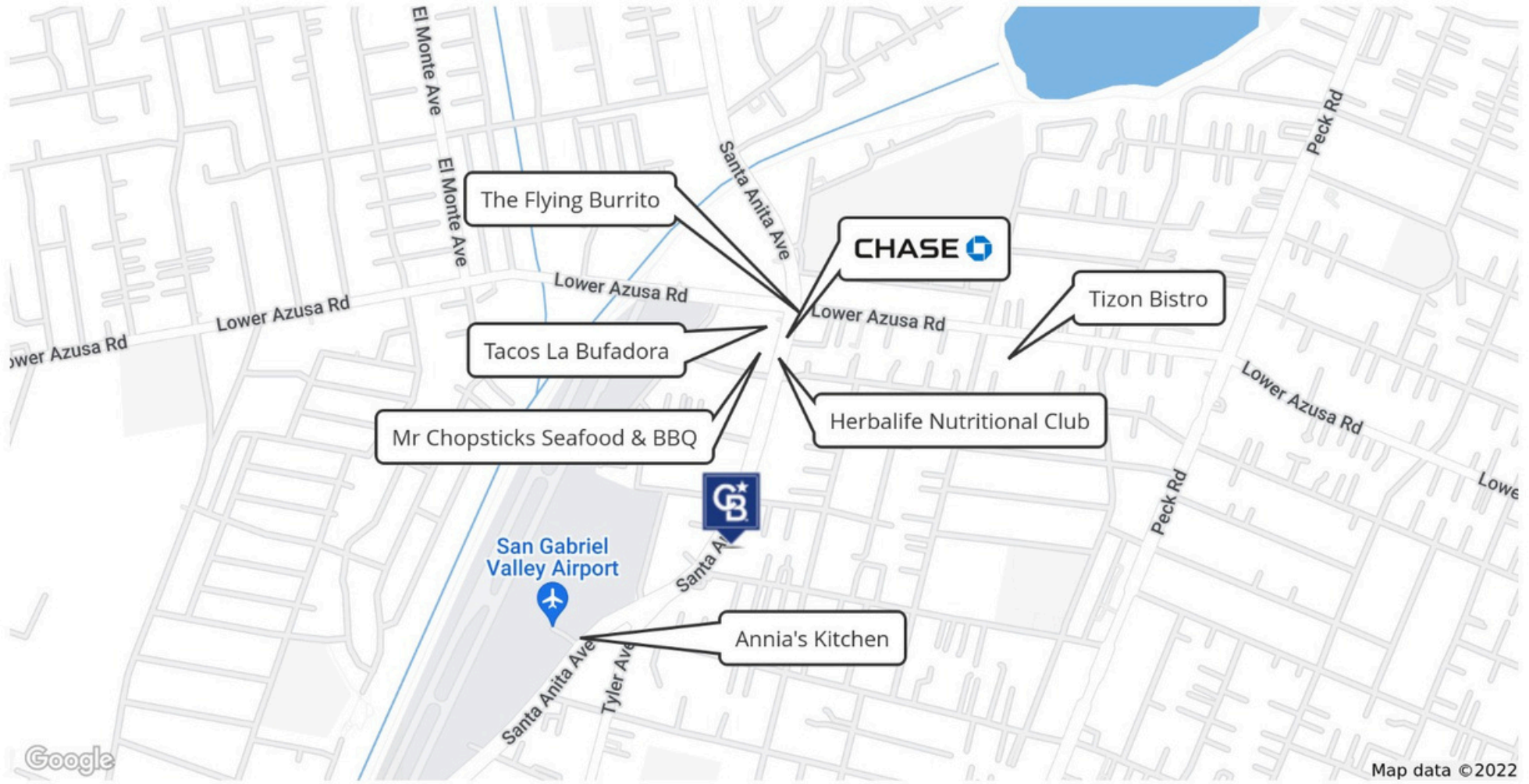
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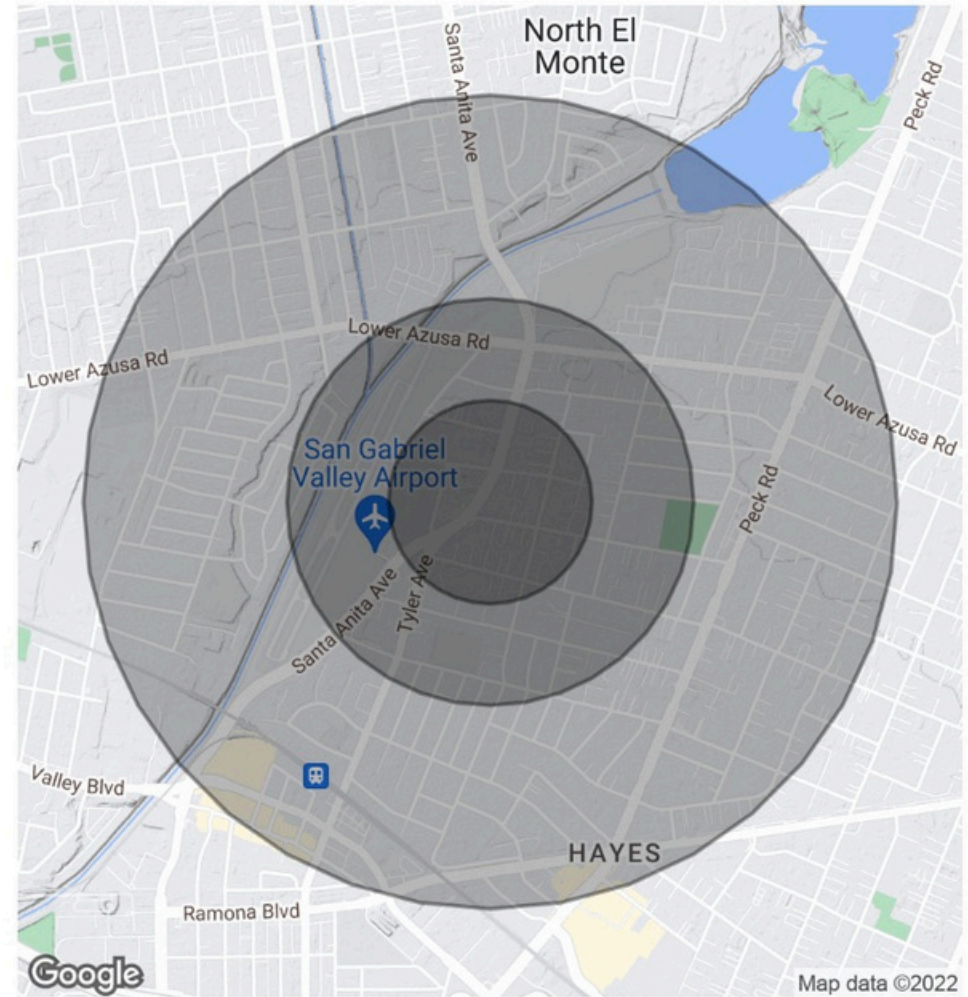
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,084	6,536	23,096
Average Age	35.4	35.5	37.7
Average Age (Male)	31.3	32.9	34.9
Average Age (Female)	38.0	38.3	41.1

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



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