

**FAMILY MEDICAL CLINIC**  
CHAVA M.D.

 **986 PHARMACY**

  
PARKING ONLY  
MINIMUM FINE \$250

  
ACCESSIBLE

  
PARKING ONLY  
MINIMUM FINE \$250

3580 #B

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING MAP TOWING

FOR SUBLEASE  
**SANTA FE CENTER**

**3560 SANTA ANITA AVENUE, 3580-B**  
EL MONTE, CA 91731



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# THE SPACE

Location	3560 Santa Anita Ave El Monte, CA 91731
APN	8579-001-023
Building SF	+/- 45,304 SF
Land SF	+/- 167,575 SF
Available Space 1 : Suite 3580-B	+/- 2,600 SF
Rental Rate	\$6,273 per month
Sublease till <b>December 31, 2028</b>	

## PROPERTY DESCRIPTION

### Prime Sublease Opportunity: California State Board of Pharmacy Approved Location!

Seize an exceptional opportunity to sublease a highly desirable 1,721 square foot commercial space, already approved by the California State Board of Pharmacy! This strategically located unit, formerly operating as a 986 Pharmacy, offers a turn-key solution for a new pharmacy venture.

- **Unmatched Location for Pharmacy Success:** This space is perfectly positioned within a vibrant plaza boasting an impressive concentration of healthcare providers. Directly benefiting from significant foot traffic and referrals, it is in close proximity to numerous medical offices, including **LA Healthcare Plan, which occupies over 22,000 square feet** within the same development. This unparalleled adjacency to a major healthcare anchor and other medical specialists presents an extraordinary potential for high revenue generation for a new pharmacy. Imagine the immediate patient base and prescription volume this location could command!
- **Versatile Space for Multiple Uses:** While ideally suited for a thriving pharmacy, this versatile 1,721 square foot unit also offers excellent potential for a variety of other uses. Its prime location and adaptable layout make it perfect for:
  - **Other Retail Businesses:** Capitalize on the existing community traffic.
  - **Additional Medical Offices:** Expand the plaza's healthcare ecosystem.
  - **Professional Office Space:** Benefit from a convenient and accessible location.

## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	30,380	219,156	537,769

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$84,469	\$106,509	\$118,191

## NUMBER OF HOUSEHOLDS

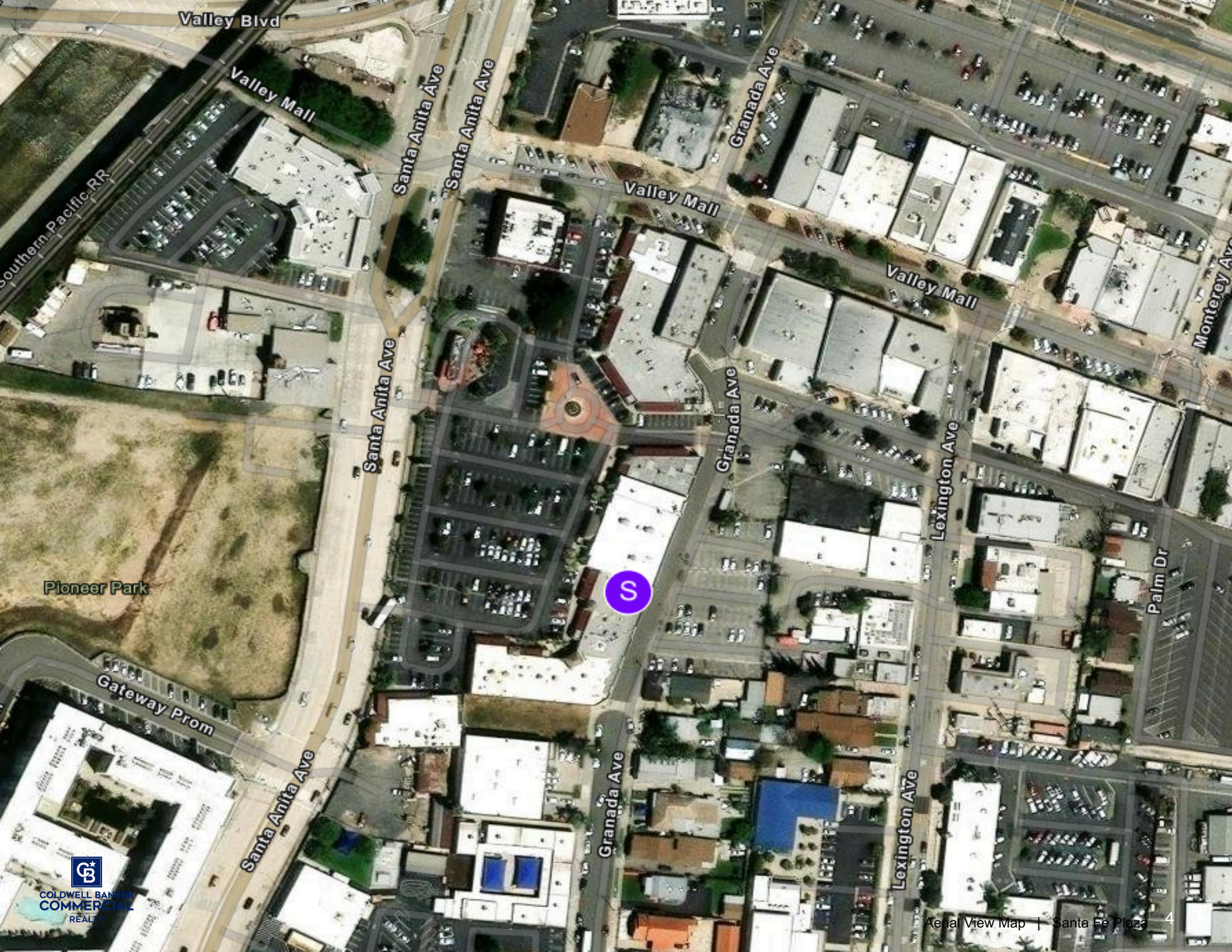
	1.00 MILE	3.00 MILE	5.00 MILE
	9,040	63,664	164,476

Don't miss out on this unique opportunity to establish or expand your business in a location designed for success. Contact us today to learn more about this exceptional sublease!









Valley Blvd

Valley Mall

Southern Pacific RR

Santa Anita Ave

Santa Anita Ave

Granada Ave

Valley Mall

Valley Mall

Monterey Ave

Santa Anita Ave

Granada Ave

Lexington Ave

Pioneer Park

S

Palm Dr

Gateway Prom

Santa Anita Ave

Granada Ave

Lexington Ave

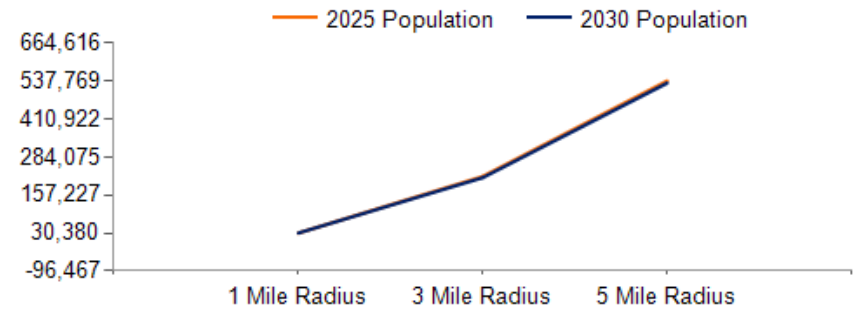


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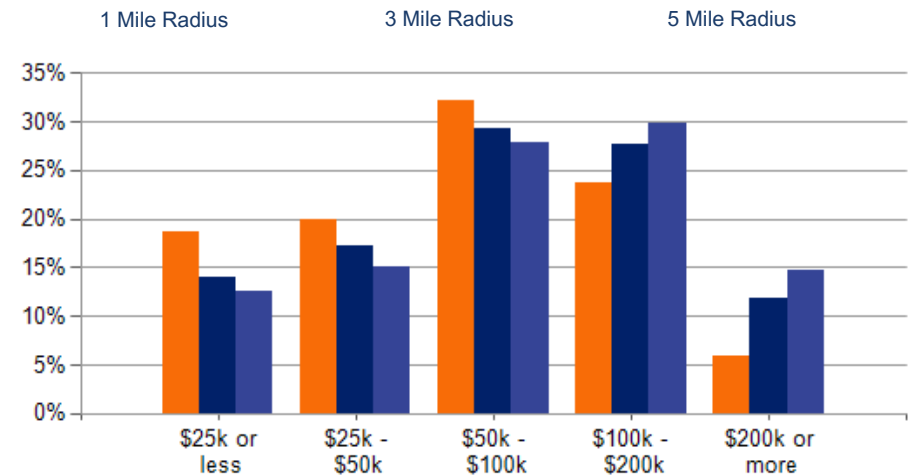
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,098	234,200	565,726
2010 Population	31,473	233,634	568,310
2025 Population	30,380	219,156	537,769
2030 Population	30,462	215,106	530,524
2025-2030: Population: Growth Rate	0.25%	-1.85%	-1.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	861	4,647	11,406
\$15,000-\$24,999	824	4,299	9,225
\$25,000-\$34,999	756	4,559	10,091
\$35,000-\$49,999	1,041	6,367	14,683
\$50,000-\$74,999	1,776	10,189	24,984
\$75,000-\$99,999	1,123	8,488	20,886
\$100,000-\$149,999	1,417	11,147	30,603
\$150,000-\$199,999	717	6,464	18,402
\$200,000 or greater	526	7,503	24,197
Median HH Income	\$64,077	\$79,120	\$87,510
Average HH Income	\$84,469	\$106,509	\$118,191

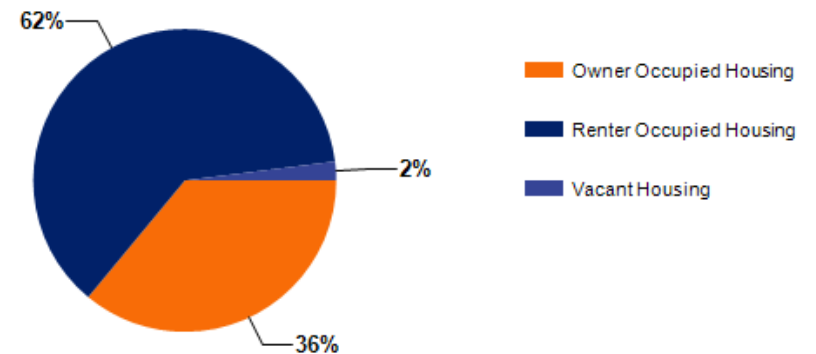
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,861	61,449	161,485
2010 Total Households	7,984	61,200	159,421
2025 Total Households	9,040	63,664	164,476
2030 Total Households	9,304	64,040	166,430
2025 Average Household Size	3.33	3.40	3.23
2025-2030: Households: Growth Rate	2.90%	0.60%	1.20%



2025 Household Income



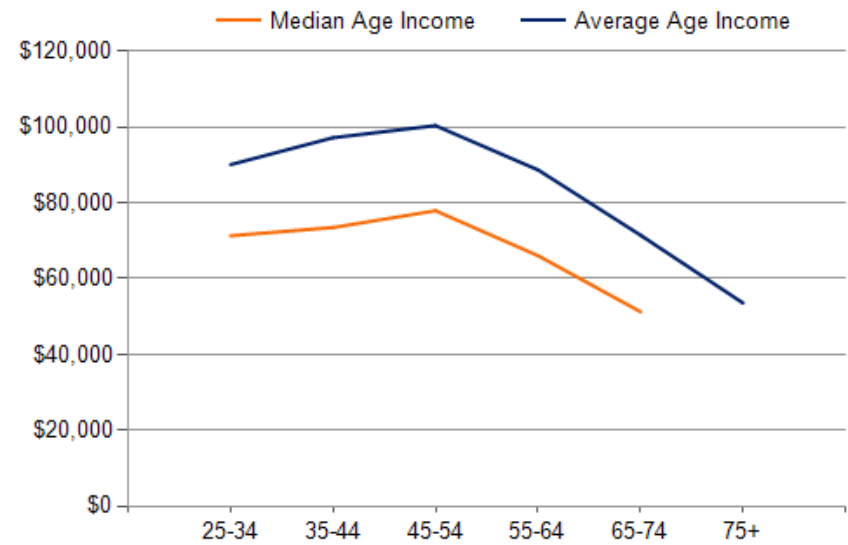
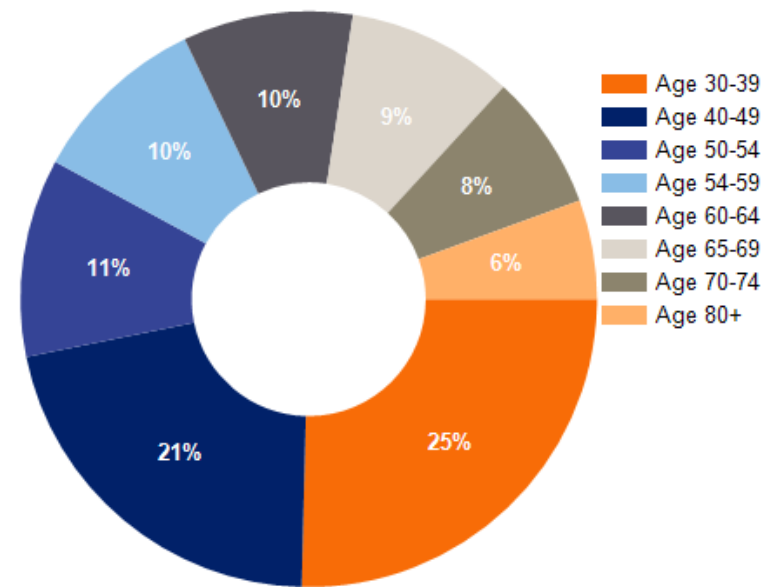
2025 Own vs. Rent - 1 Mile Radius



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,442	17,031	41,376
2025 Population Age 35-39	2,006	14,697	37,021
2025 Population Age 40-44	1,903	13,528	33,859
2025 Population Age 45-49	1,844	13,327	33,033
2025 Population Age 50-54	1,949	14,533	36,656
2025 Population Age 55-59	1,754	14,072	35,224
2025 Population Age 60-64	1,670	13,423	33,935
2025 Population Age 65-69	1,638	12,051	30,265
2025 Population Age 70-74	1,335	10,165	25,960
2025 Population Age 75-79	975	7,257	18,958
2025 Population Age 80-84	619	4,384	11,576
2025 Population Age 85+	587	4,514	12,354
2025 Population Age 18+	24,088	176,042	436,573
2025 Median Age	38	39	40
2030 Median Age	39	40	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,317	\$82,540	\$89,453
Average Household Income 25-34	\$90,085	\$104,162	\$114,842
Median Household Income 35-44	\$73,487	\$93,919	\$106,441
Average Household Income 35-44	\$97,192	\$122,493	\$137,648
Median Household Income 45-54	\$77,920	\$98,540	\$109,852
Average Household Income 45-54	\$100,375	\$128,112	\$143,046
Median Household Income 55-64	\$66,058	\$88,020	\$100,758
Average Household Income 55-64	\$88,687	\$117,196	\$130,528
Median Household Income 65-74	\$51,260	\$63,336	\$71,056
Average Household Income 65-74	\$71,459	\$89,392	\$98,991
Average Household Income 75+	\$53,567	\$64,151	\$69,932



# 3560 Santa Anita Ave

## El Monte, CA 91731

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*Exclusively Marketed by:*

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