

# FIVE POINTS PLAZA



11968 GARVEY AVE (SEC VALLEY BLVD & GARVEY AVE)  
EL MONTE, CA 91732

RETAIL FORESIGHT



## Availability

> ±2,700 SF Retail Space

## Traffic Counts

> ±52,373 Cars / Day (Garvey Ave & Valley Blvd)

(Source: Costar + 3% annual increments)

## Location & Highlights

- > Join Food-4-Less, CVS/Pharmacy, dd's Discounts, Fatburger, Don Roberto Jewelers, O'Reilly Auto Parts, El Pollo Loco, Subway, Pizza Hut, and more.
- > Recently renovated Community Shopping Center located at the heart of the "Five Points" retail area with access and visibility from three major streets.
- > High traffic signalized intersection in close proximity to the 10 & 605 Freeways.
- > Dense trade area with over 220,000 residents within 3 miles and a daytime population of over 74,000.

**FOR FURTHER INFORMATION PLEASE CALL: 323-609-3172**

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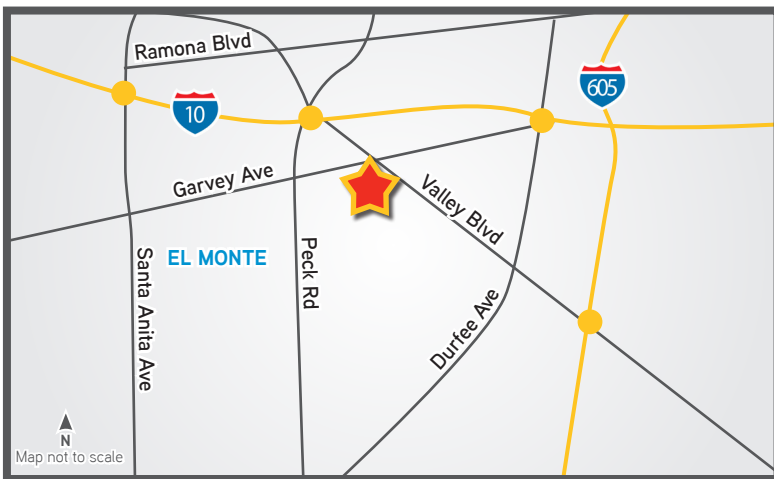
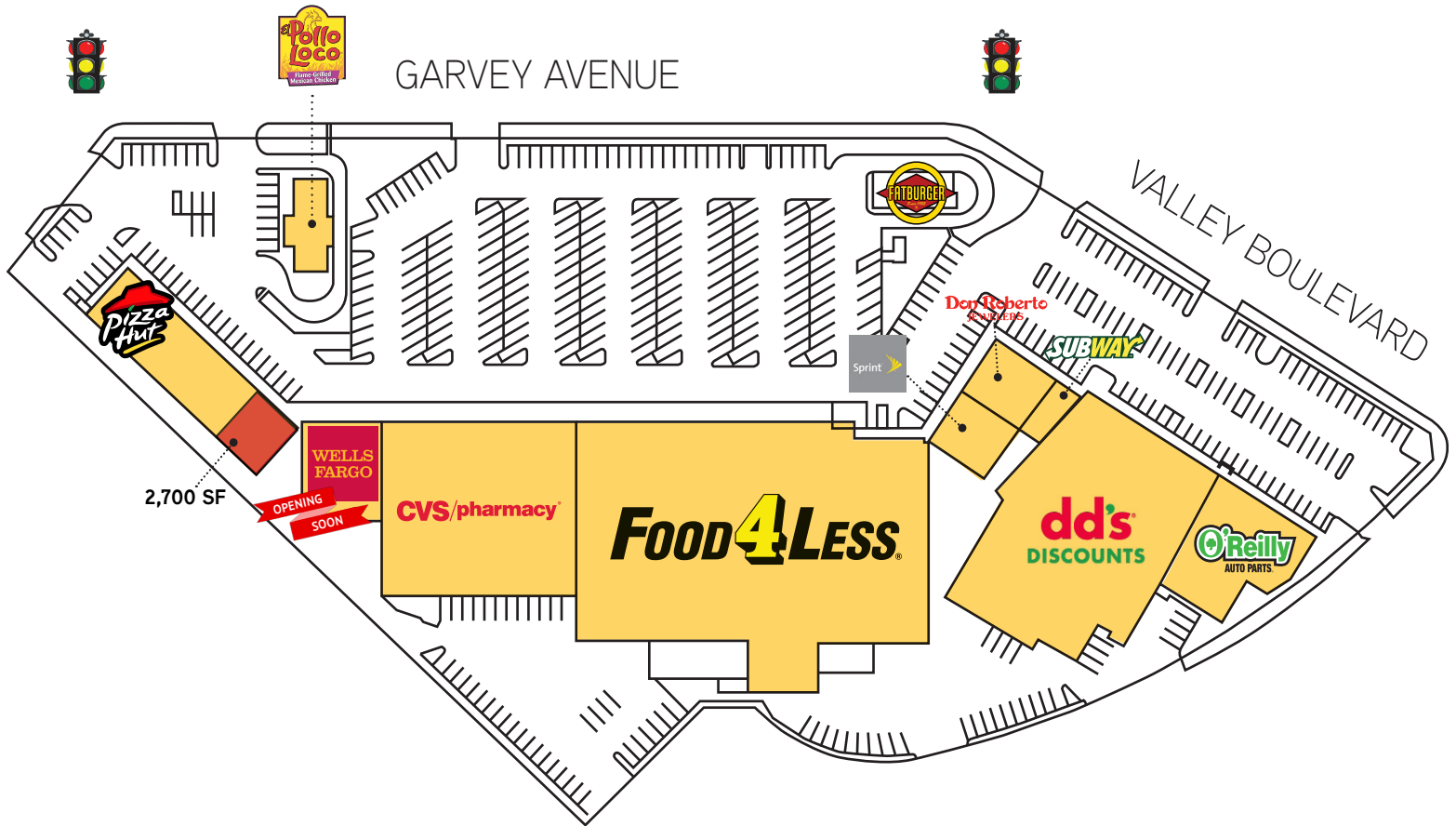
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2018 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	40,920	258,540	563,320
Est. Households:	9,884	64,430	152,339
Est. Hispanic Population:	76.0%	69.8%	58.8%
Avg. Household Income:	\$59,164	\$68,662	\$77,500
Est. Daytime Population:	6,500	71,036	216,391

Source: REgis

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