#### LEASING > GROCERY/DRUG ANCHORED COMMUNITY CENTER

## **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

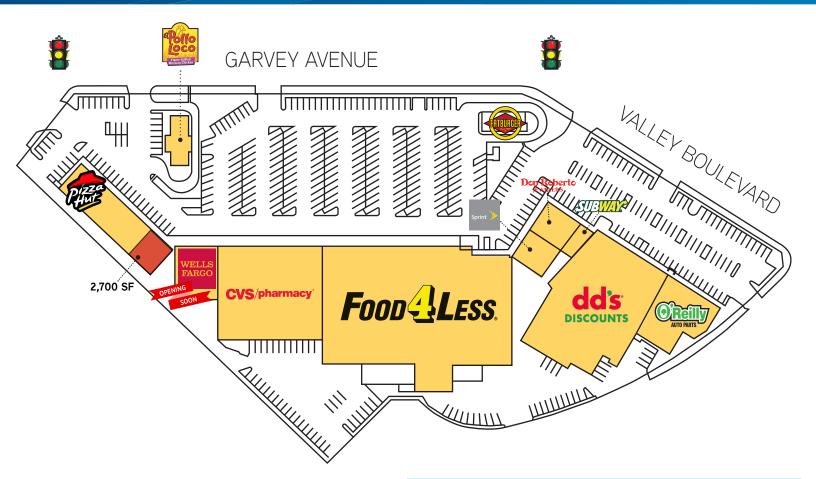
MICHAEL BOHORQUEZ LICENSE NO. 01870842 michael.bohorguez@colliers.com JAMES RODRIGUEZ LICENSE NO. 01164377 james.rodriguez@colliers.com COLLIERS INTERNATIONAL 865 S. Figueroa St., Suite 3500 Los Angeles, CA 90017 www.colliers.com

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Kainen	2018 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Garvey Ave Garvey Ave Santa Anita Ave	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
N Map not to scale				Source: REgis

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