FOR LEASE > NEW CORNER RETAIL DEVELOPMENT SEC GARVEY AVE & TYLER AVE | EL MONTE





INVESTMENT OVERVIEW

LEASE RATE:NegotiableBLDG SIZE:±2,154 Sq. Ft. (Divisible)

TRAFFIC COUNTS

GARVEY AVE: ±28,098 CPD (Costar 2010)

INVESTMENT HIGHLIGHTS

- > Brand new retail pad at signalized intersection with excellent street visability
- > Adjacent to a brand new 3.26 acre townhome development featuring 70 solar-powered homes
- > Walking distance from El Monte High School on block North on Tyler Ave.
- > Population density of 37,765 people within 1 mile and 216,924 within 3 miles

FOR FURTHER INFORMATION PLEASE CALL: +1 323 609 3172

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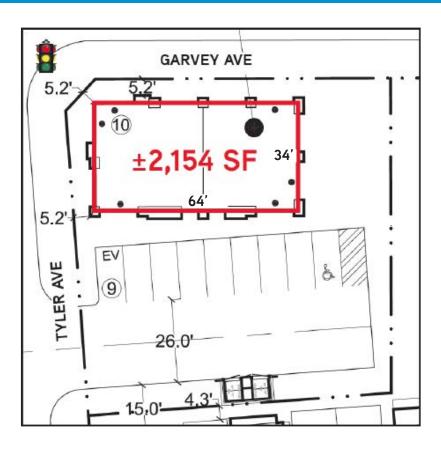
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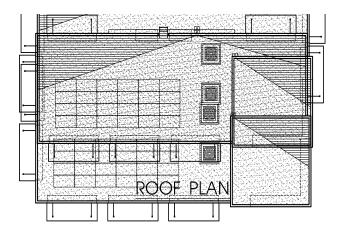
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Roof Plan



2015 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	37,765	216,924	569,319
Est. Households:	8,722	55,215	156,731
Hispanic Population:	76.4%	60.6%	53.5%
Est. Daytime Population:	12,848	58,736	178,621
Avg. Household Income:	\$50,843	\$61,816	\$68,962
Source: Claritas			

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