

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



RETAIL FORESIGHT



INVESTMENT OVERVIEW

LEASE RATE: Negotiable
BLDG 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 visibility
- > 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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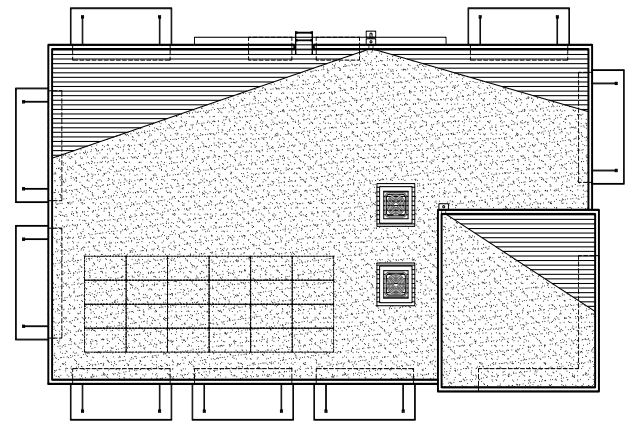
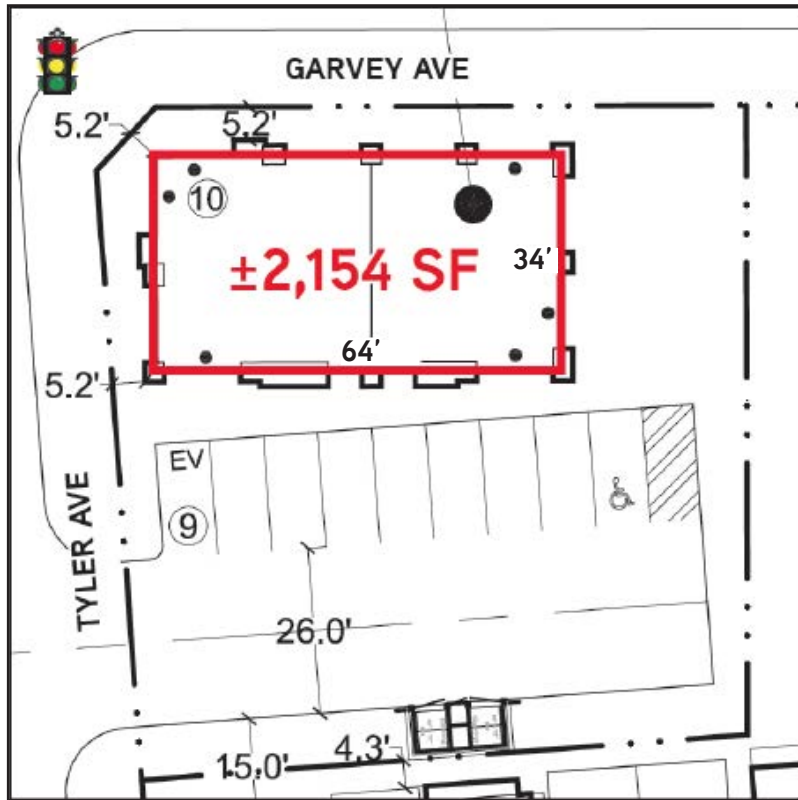
COLLIERS INTERNATIONAL | DOWNTOWN LA

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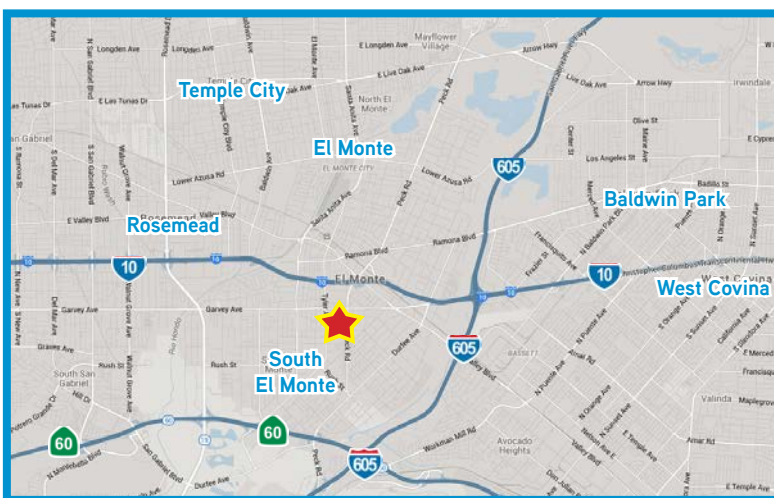
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Roof Plan



| 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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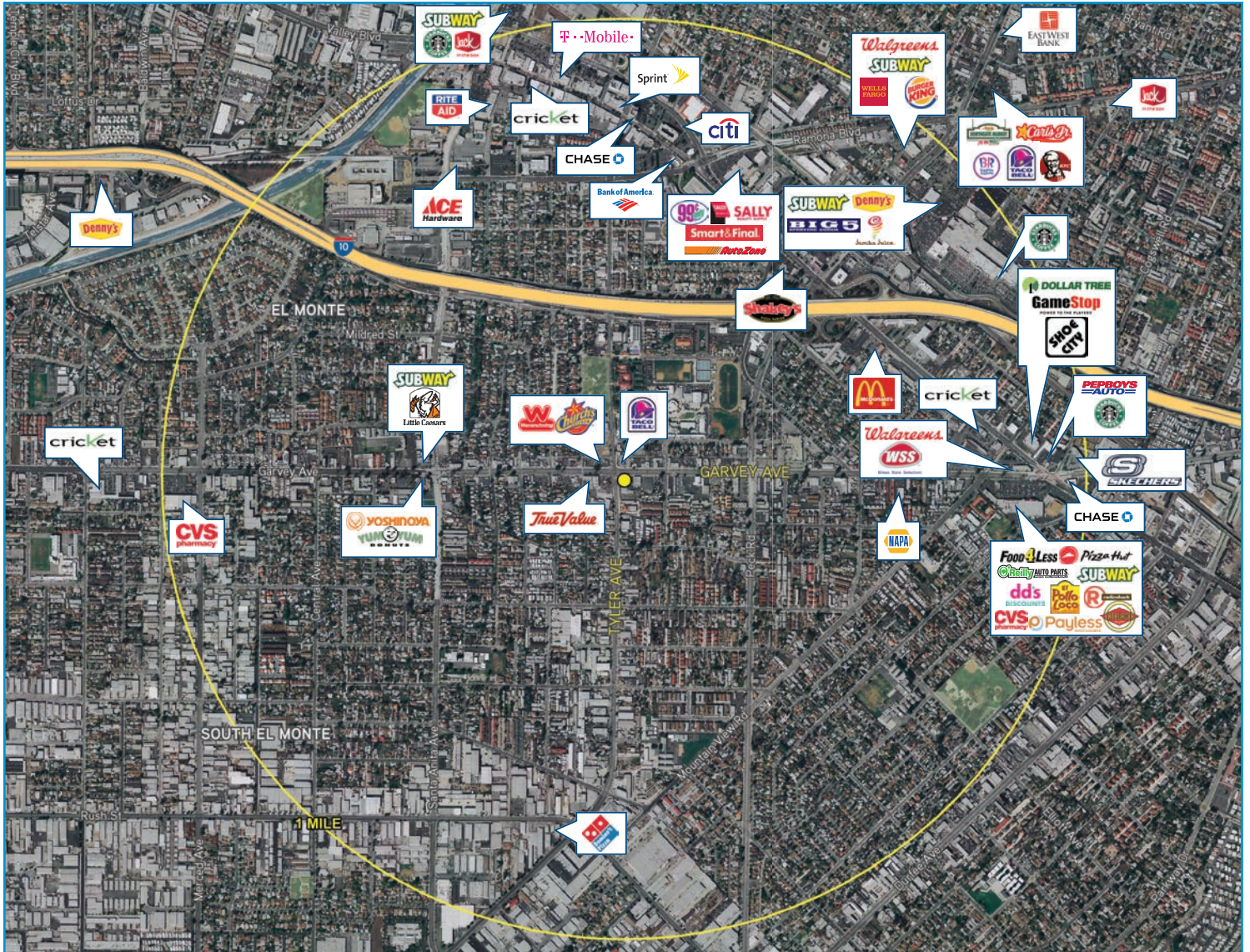
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