



**COLDWELL BANKER
COMMERCIAL
REALTY**

RETAIL SUITES AVAILABLE FOR LEASE IN VICTORIA CENTER

3944-3948 Peck Rd, El Monte, CA 91732



AVAILABLE SUITES

1ST FLOOR, SUITE 9

SIZE : 935 SF
RATE : \$1.50 /SF/MO
TYPE : TRIPLE NET (NNN)

1ST FLOOR, SUITE 12

SIZE : 2,995 SF
RATE : \$1.50 /SF/MO
TYPE : TRIPLE NET (NNN)

PARKING : 88 SPACES
ZONING : EMC2*



PROPERTY OVERVIEW:

Location:

This retail building is located along one of El Monte's main corridors and near both the 10 and 605 Freeways. Dense and mature trade area with nearby retailers including Sears, 7 Eleven, Wells Fargo, Subway and many others.

The Space:

Total space available is 3,930 square feet. Suites available is great space for a law office, real estate or some other professional office use. Also great for retail including fitness, etc.

Traffic:

Traffic counts of over 34,000 cars and commuting traffic patterns make this an optimal location for any retail business.

Walk Score®:

Very Walkable (77)

CONTACT ROBERT IP:



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