

LEASE

4424 N SANTA ANITA AVE.

El Monte, CA 91731



LEASE RATE

\$1.95 SF/month Modified Gross

AVAILABLE SPACES

667 SF

SUITE:

Suite #204

Robert Ip

626 394 2527

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CalDRE #01876261



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PROPERTY DESCRIPTION

Two story commercial building on the main corridor of Santa Anita Ave. Co-Tenants include a law firm, accounting firm, interior decorator , job placement agencies. This is a quiet building that is suitable for the firm that needs an office presence or can be a satellite office for a company. The suite features an individual bathroom and office area. Plentiful parking on-premises and on the street. The suite is a second floor walk-up office space. Tenants are responsible for their own electrical use. There are no additional CAM's

OFFERING SUMMARY

Lease Rate:	\$1.95 SF/month (MG)
Available SF:	667 SF
Building Size:	7,792 SF
Year Built:	2006
Parking:	17 Surface Parking

SPACES	LEASE RATE		SPACE SIZE	
Second Floor, Suite #204	\$1.95 SF/month		667 SF	
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE	
Total Households	535	1,686	6,560	
Total Population	2,084	6,536	23,096	
Average HH Income	\$63,075	\$65,726	\$69,564	

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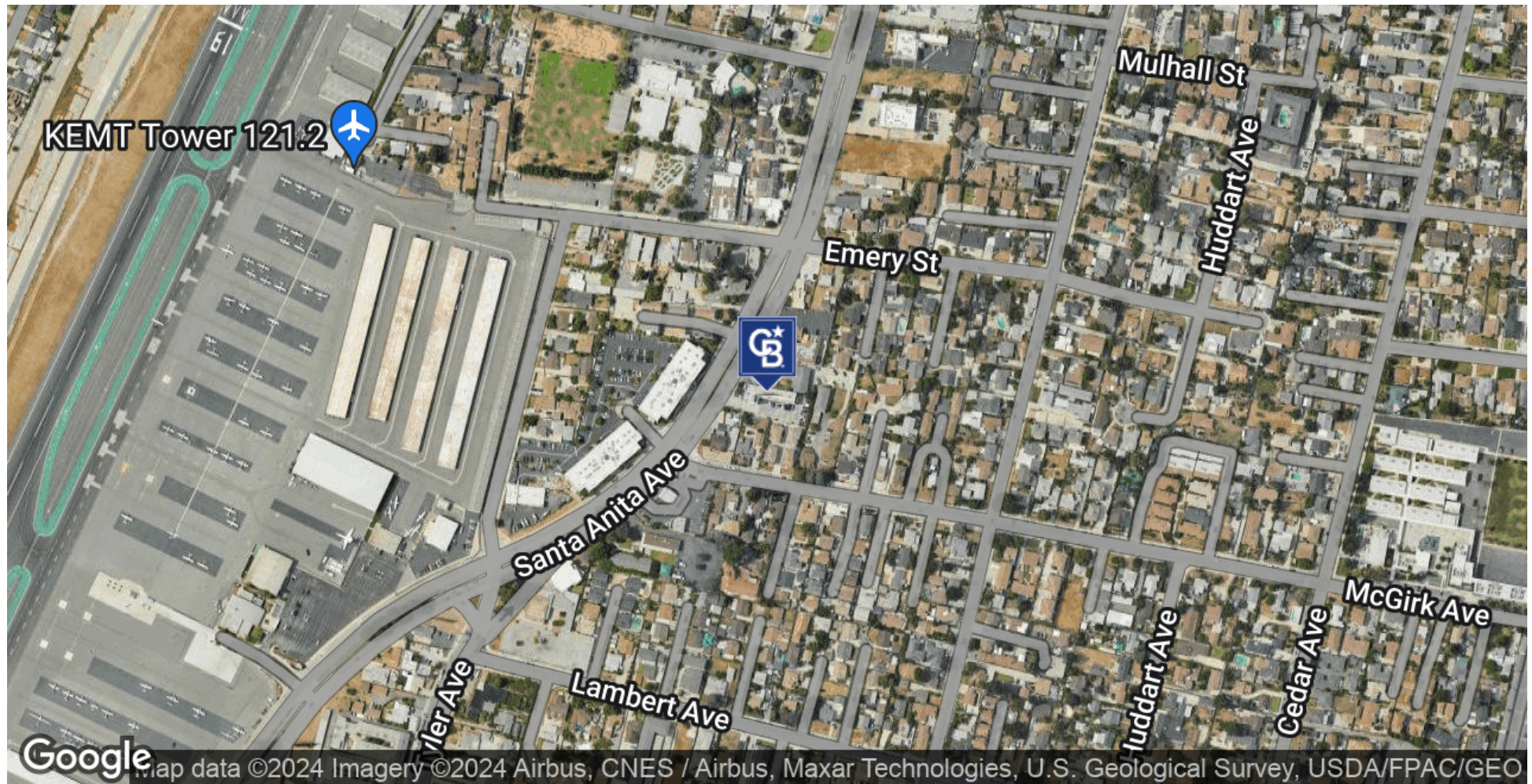


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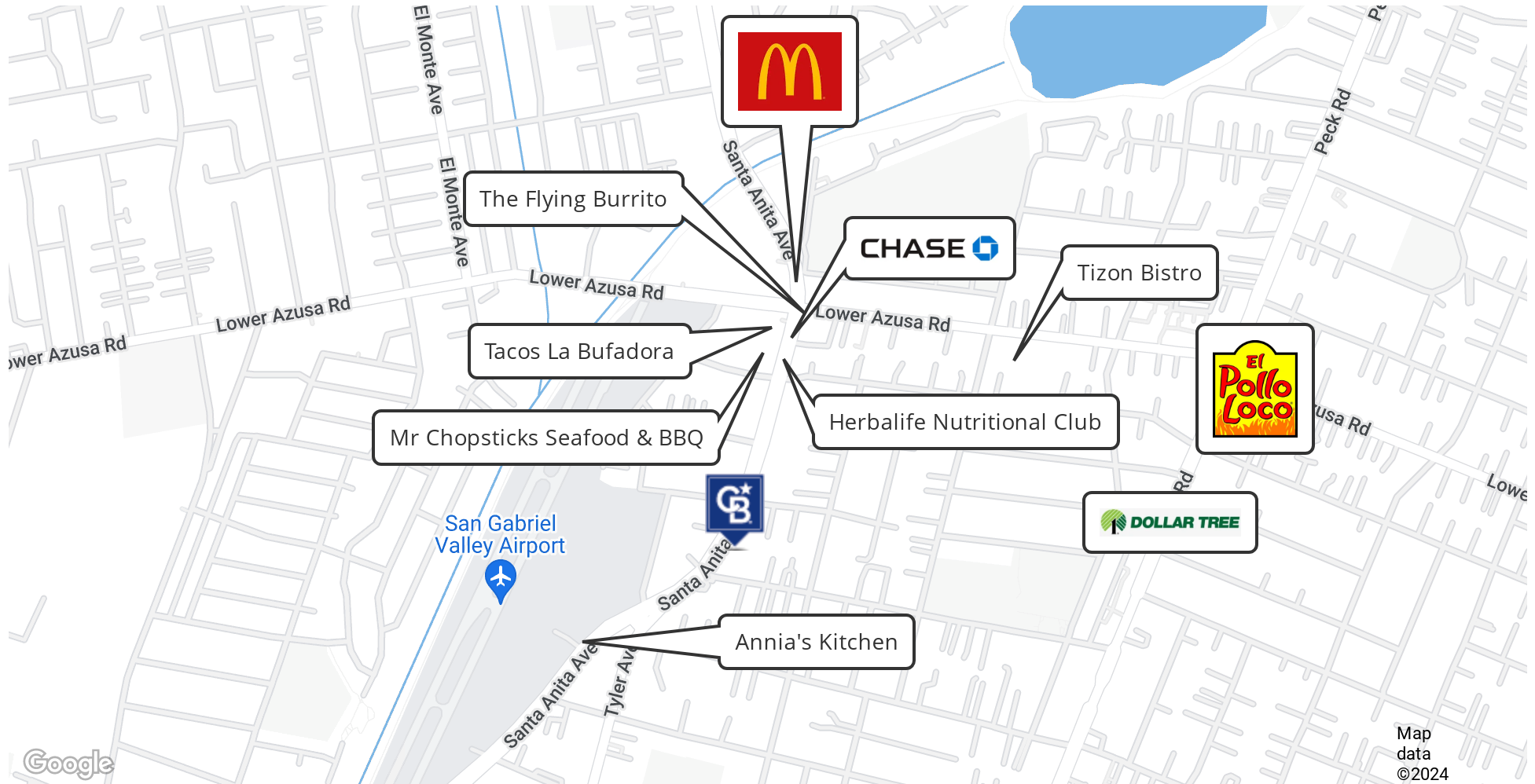
REALTY

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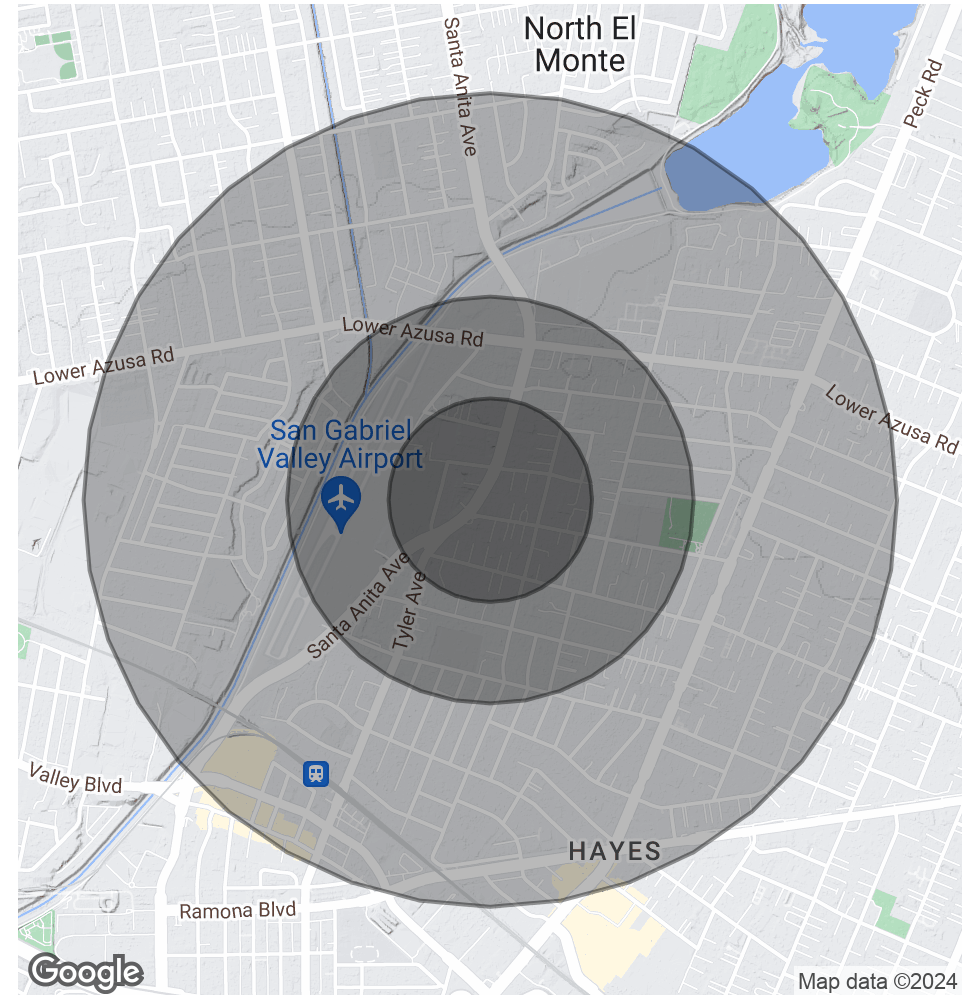
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,084	6,536	23,096
Average Age	35.4	35.5	37.7
Average Age (Male)	31.3	32.9	34.9
Average Age (Female)	38	38.3	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	535	1,686	6,560
# of Persons per HH	3.9	3.9	3.5
Average HH Income	\$63,075	\$65,726	\$69,564
Average House Value	\$631,323	\$739,739	\$589,652

** Demographic data derived from 2020 ACS - US Census*



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