



CITY OF
EL MONTE
California

Office Space Available May 2024

Location	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
3380 Flair Dr. #233	150	Now	\$3.00	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
10501 Valley Blvd. #1804	200	Now	\$2.33	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
11100 Valley Blvd. #340- 08	293	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10501 Valley Blvd. #1810	300	Now	\$2.23	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
10501 Valley Blvd. #1100	300	Now	\$2.50	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
11100 Valley Blvd. #340- 04	320	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
9690 Telstar Ave. #223 B	400	Now	\$1.70	Terri Boykin	Jamboree Management	949-900-4970	
10503-10507 Valley Blvd. #322	448	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
11401 Valley Blvd. #202	480	Now	\$1.85	Kenneth Ferreira	Ramona Property Managers Inc.	626-277-5162	
10503-10507 Valley Blvd. #326	497	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
10501 Valley Blvd. #1856	500	Now	\$1.85	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
11401 Valley Blvd. #106	509	Now	\$1.85	Kenneth Ferreira	Ramona Property Managers Inc.	626-277-5162	
11401 Valley Blvd. #108	518	Now	\$1.85	Kenneth Ferreira	Ramona Property Managers Inc.	626-277-5162	

10501 Valley Blvd. #1102	600	Now	\$2.59	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
10503-10507 Valley Blvd. #342	619	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
4424 N. Santa Anita Ave. #203	660	Now	\$1.95	Robert Ip	CBC Realty	626-394-2527	
10503-10507 Valley Blvd. #330	663	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
4424 N. Santa Anita Ave. #204	667	Now	\$1.95	Robert Ip	CBC Realty	626-394-2527	
10503-10507 Valley Blvd. #320	668	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
10503-10507 Valley Blvd. #326	728	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
11100 Valley Blvd. #108	800	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
9650 Telstar Ave. #B	800	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
9650 Telstar Ave. #C	800	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
4424 N. Santa Anita Ave. #205	814	Now	\$1.95	Robert Ip	CBC Realty	626-394-2527	
10503-10507 Valley Blvd. #344	820	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
10642 Lower Azusa Rd. #F	927	Now	\$2.00 NNN	Andy Deng	Dengo Investments	626-589-5008	Midway Plaza
10503-10507 Valley Blvd. #302	949	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
11100 Valley Blvd. #306	966	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
11100 Valley Blvd. #215	1,000	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10503 Valley Blvd. #6	1,002	Now	\$1.95	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
3629 Santa Anita Ave. #205	1,044	Now	\$2.15	Dorine Tuan	CBD Investment Inc.	626-512-5863	

11100 Valley Blvd. #216	1,048	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
9040 Telstar Ave. #138	1,062	Now	\$1.80	Richard Han	Brilliant Partners Realty	626-571-8181	
9960 Flair Dr. #200	1,078	Now	\$2.08	Johnney Zhang	Primior	800-735-9973	
2420-2422 Durfee Ave. #B	1,100	30 days	Call	Efren Valdovinos	Five Heights	213-509-8643	Mechanic's Shop
9650 Telstar Ave. #D	1,200	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
10501 Valley Blvd. #1832	1,365	Now	\$1.90	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
10503-10507 Valley Blvd. #352	1,376	Now	\$1.60	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
3360 Flair Dr. #101	1,391	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
10503 Valley Blvd. #7	1,609	Now	\$1.95	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
3360 Flair Dr. #220	1,612	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
10503-10507 Valley Blvd. #200	1,614	Now	\$1.95	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
10053 Valley Blvd. #7	1,700	Now	\$1.50 MG	Yung Chen	Coldwell Banker	626-823-0327	Office/Retail
10503 Valley Blvd. #4	2,017	Now	\$1.95	Yoyo Li	Harvest Realty Development	626-662-3787	Pacific Place
3380 Flair Dr. #106	2,293	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
3629 Santa Anita Ave. #203, 205	2,357	Now	\$2.15	Dorine Tuan	CBD Investment Inc.	626-512-5863	
4342 Peck Rd.	2,600	Now	\$1,650,000	Mark White	Lee & Associates	909-373-2727	
3360 Flair Dr. #103	2,872	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
3380 Flair Dr. #233	3,000	Now	\$3.00	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park

3360 Flair Dr. #221	3,761	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
2422 Durfee Ave.	3,900	Now	Call	Efren Valdovinos	Five Heights	213-509-8643	Mechanic's Shop
12060 Valley Blvd.	4,190	Now	\$2.00	David Chen	Lee & Associates	310-350-3810	
13209 Garvey Ave.	6,000	Now	\$2,150,000	Jonathan Khaw	First Team Commercial	626-780-2578	
3401 Rio Hondo Ave. #A, 1 st Floor	7,900	Now	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3903 Tyler Ave.	10,000	Now	Call	Riley Rohde	Kidder Matthews	858-509-1200	Church and school
4168 Arden Dr.	15,291	Now	\$1.39	Ben Fukukura	Lee & Associates	562-568-2040	
3401 Rio Hondo Ave. #A, 2 nd Floor	16,015	30 Days	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3401 Rio Hondo Ave. #C, 2 nd Floor	18,100	Now	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
9650 Telstar Ave. #A	25,000	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
3220 Rosemead Blvd. #2-5	26,335	Now	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center
3216 Rosemead Blvd.	41,836	60 days	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center

Total Office Space Available

229,064 SF

NNN = Triple Net MG = Modified Gross FS = Full Service

El Monte Office Space Available



CITY OF
EL MONTE
California

Retail Space Available

May 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
10501 Valley Blvd. #1100	300	Now	\$2.50	David Chui	Blue Sea Valley	626-539-3358	
10959 Brockway	330	Now	\$3.64	Keith Givens	Ichiban Enterprises	626-223-7745	
10501 Valley Blvd. #1102	600	Now	\$2.59	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
9324-9326 Garvey Ave. #J	715	Now	\$1.90 MG	Joseph Lee	The Elifant Group	626-993-5415	Garvey Rose Center
3818-3856 Peck Rd.	720	Now	Call	James Rodriguez	Colliers	323-609-3172	El Monte Plaza
9650 Telstar Ave. #B	800	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
9650 Telstar Ave. #C	800	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
4701-4709 Peck Rd.	850	Now	\$1.88 MG	Ari Marinos	Realty One Group	949-394-5770	
11629-11665 Valley Blvd. #B	975	Now	\$1.75 NNN	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
9324-9326 Garvey Ave. #O	1,073	Now	\$2.00 MG	Joseph Lee	The Elifant Group	626-993-5415	Garvey Rose Center
4780 Peck Rd.	1,120	Now	\$1.75 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Hacienda Plaza
12060 Valley Blvd.	1,167	Now	\$2.00 MG	David Chen	Lee & Associates	310-350-3810	
3818-3856 Peck Rd.	1,200	Now	Call	James Rodriguez	Colliers	323-609-3172	El Monte Plaza
9650 Telstar Ave. #D	1,200	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
10501 Valley Blvd. #1832	1,365	Now	\$1.90	David Chui	Blue Sea Valley	626-539-3358	Office/Retail

El Monte Office Space Available

4336 Peck Rd.	1,381	Now	\$1,050,000	Liz Vaughn Avila	Keller Williams	818-429-9017	Storefront retail/residential
10503-10507 Valley Blvd. #200	1,614	Now	\$1.95	Yoyo Li	Yudao Management	626-688-9196	Pacific Place (Office/Retail)
10053 Valley Blvd. #7	1,700	Now	\$1.50 MG	Yung Chen	Coldwell Banker	626-823-0327	Office/Retail
10568 Gateway Promenade #B	1,727	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10412 Lower Azusa Rd.	1,790	Now	\$2.50 NNN	Andy Deng	Dengo Investment Inc.	626-448-6666	Midway Plaza
10709 Garvey Ave.	1,863	Now	\$2.00 MG	Henry Liu	CBD Investment Inc.	626-688-2268	
5207 Peck Rd.	1,902	Now	\$\$2.15	Katharine Hou	Coldwell Bankers	626-731-8213	For sale: \$980,000
5207 Peck Rd.	1,902	Now	\$2.15 MG	Katharine Hou	Coldwell Banker	626-731-8213	For sale: \$980,000
10568 Gateway Promenade #G	1,985	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
11629-11665 Valley Blvd. #A	2,357	Now	Call	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
4786-A Peck Rd.	2,566	Now	\$1.30 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Hacienda Plaza
4459 Santa Anita Ave.	2,591	Now	\$1,399,000	Mike Vachani	The Provenio Group, Inc.	626-391-9100	Old preschool, amazing secured lot
10334 Garvey Ave.	2,628	Now	\$2,499,888	Mike Vachani	The Provenio Group	626-391-9100	
10322-10326 Lower Azusa Rd.	2,730	Now	\$1,050,000	Alfredo Mejia	CIBA	626-303-1818	
10922-10928 Garvey Ave.	2,780	Now	\$2,100,000	David Lin	KoTai Realty	626-252-4248	
3944-3948 Peck Rd. #12	2,995	Now	\$1.10 NNN	Robert Ip	Coldwell Banker	626-394-2527	Victoria Center
10568 Gateway Promenade #F	3,143	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10568 Gateway Promenade #C	3,516	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway

El Monte Office Space Available

10952 Valley Mall	3,735	Now	\$1,180,000	Grace Zhang	Re/Max Galaxy	909-223-2297	Valley Craft
10568 Gateway Promenade #A	3,754	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10568 Gateway Promenade #D	3,855	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
4033 Baldwin Ave.	4,841	Now	\$1.70 NNN	Howard Tsang	MGR	909-981-4466	
10926 Main St.	5,216	Now	\$1,500,000	Oliver Wang	Re/Max	626-650-5666	Corner Fashion
11629-11665 Valley Blvd. #G	9,300	Now	\$1.60 NNN	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
10568 Gateway Promenade #E	9,850	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
3014-3020 Peck Rd.	11,264	Now	\$1,199,000	Darin Spillman	KM	310-592-8269	Owner user/retail repositioning opportunity
Ramona & Peck Commerce Center	12,765	Now	\$4,300,000	Tai Ngo	Lee & Associates	562-568-2016	3 properties (not individually for sale). Industrial warehouse, light manufacturing/showroom, commercial and auto repair.
9150 Flair Dr.	12,998	Now	Call	Austin Bettar	JLL	424-261-9765	
10914 Main St.	13,472	Now	\$2,588,888	Mark Coffey	Orange County Commercial Real Estate	949-438-7246	
10933 Main St.	26,030	Now	\$1.25 NNN	Steve Liu	NAI Capital	949-468-2385	El Monte Mall
3548-3610 Peck Rd.	125,974	Now	\$34,581,000	William Bauman	Newmark	213-298-3593	Target store

Total Retail Space Available

297,439 SF

NNN = Triple Net MG = Modified Gross FS = Full Service

El Monte Office Space Available



Industrial Space Available

May 2024

Location	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
3015 N. Durfee Ave. #5	1,008	Now	\$1.95	Matt Wagner	GM Properties	562-762-3140	
3015 N. Durfee Ave. #4	1,065	Now	\$1.95	Matt Wagner	GM Properties	562-762-3140	
9698 Telstar Ave.	1,200	Now	\$1.55	Terri Boykin	Jamboree Management	949-900-4970	Telstar Business Park
2328-2300 Drufee Ave.	1,200	Now	\$1.58	Melanie Marvasti	Luxor Properties	909-885-5383	
2636 Durfee Ave.	1,250	Now	\$1.50	Matt Wagner	GM Properties	562-762-3140	
4419 A Rowland Ave.	1,350	Now	\$2.07	Michael Cirrito	ITRG Commercial	626-255-4255	
2705 N. Durfee Ave.	1,600	Now	\$1.40	Ryan Miller	Voit Real Estate Services	909-545-8010	
3612 Arden Dr. #D1/D2	2,654	Now	\$1.35	Emily Rizvi	Pan American	714-628-6269	
4417 Rowland Ave.	2,700	Now	\$1.85	Michael Cirrito	ITRG Commercial	626-255-4255	
9619-9621 Valley Blvd. #C	3,000	Now	\$1.50	Jennifer Hsu		626-379-3351	
3024 Peck Rd.	3,480	Now	\$1.63	Johnny Wong	Keller Williams	626-625-2990	
3018 Durfee Ave. #D	3,660	Now	\$1.25	David Lin	KoTai Realty	626-252-4248	
2420-2422 Durfee Ave.	3,900	Now	\$2.55	Efren Valdovinos	Five Heights	213-509-8643	
10816 Lower Azusa Rd.	4,010	Now	\$1.60	Mark Vanis	JLL	213-239-6000	
4455 Rowland Ave.	5,255	Now	\$1.71	Michael Cirrito	ITRG Commercial	626-255-4255	
1427 Lidcombe Ave.	6,000	Now	\$1.45	John Hastings	Daum	562-908-5115	

El Monte Office Space Available

3570 Lexington Ave.	6,500	Now	\$1.67	Frank Rizzi	Bos Commercial	626-339-1000	
3758-3808 Rockwell Ave.	8,100	Now	\$1.50	Cristina Hsieh	Sperry Commercial	909-895-6356	
10004 Garvey Ave.	9,000	Now	\$3,790,000	Nick Borrelli	Coldwell Bankers	626-484-7975	
2736 Durfee Ave.	10,562	Now	\$1.60	Jen Lo	Morgan Franklin	562-455-8879	
4531 Shirley Ave.	10,700	Now	\$1.55	John Owen	Jenkins Industrial Properties	626-443-5136	Country Flavor Corp.
10804 Lower Azusa Rd.	10,905	Now	\$1.60	Mark Vanis	JLL	213-239-6000	
2253-2307 Durfee Ave.	12,089	Now	\$.0.80	Greg Jones	Jones RE	562-697-3333	
2746 Durfee Ave.	23,320	Now	\$6,950,000	Eric Mandell	Ally Commercial	424-317-0308	
4441 Baldwin Ave. B&C	24,520	Now	\$1.50	Melody Fang	Team Rise Int.	626-714-7535	
4228 Shirley Ave.	50,000	Now	\$1.75	Brett Skogen	KW Commercial	626-321-2983	

Total Industrial Space Available

209,028 SF

NNN = Triple Net MG = Modified Gross FS = Full Service