



CITY OF  
**EL MONTE**  
*California*

## Office Space Available September 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
10503-10507 Valley Blvd. #310	147	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #340	175	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
11100 Valley Blvd. #340-01	286	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10503-10507 Valley Blvd. #324	299	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
11100 Valley Blvd. #312	300	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10503-10507 Valley Blvd. #211	349	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #236A	381	Now	\$2.20	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #314	384	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #328	395	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9690 Telstar Ave. #223B	400	Now	\$1.70	Terri Boykin	Jamboree Management	949-900-4970	Telstar Business Park
9682 Telstar Ave. #223B	400	Now	\$1.70	Terri Boykin	Jamboree Management	949-900-4970	Telstar Business Park
9550 Flair Dr. #520	432	Now	\$1.90	Cindy Yang	Proper Management	626-695-3363	
9960 Flair Dr. #330	438	Now	\$2.18	Johnney Zhang	Primior	800-735-9973	Flair Park Professional Center
9550 Flair Dr. #523	458	Now	\$1.90	Cindy Yang	Proper Management	626-695-3363	

10503-10507 Valley Blvd. #322	566	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #326	615	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #342	619	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #320	703	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #330	705	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9324-9328 Garvey Ave. #J	715	Now	\$1.90	Joseph Lee	Elifant Group	626-993-5415	
9550 Flair Dr. #403	776	Now	\$1.70	Cindy Yang	Proper Mgmt.	626-695-3363	
9960 Flair Dr. #334	792	Now	\$2.12	Johnney Zhang	Primior	800-735-9973	Flair Park Professional Center
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
10503-10507 Valley Blvd. #344	820	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #342	843	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #216	900	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #302	949	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9550 Flair Dr. #503	951	Now	\$1.70	Cindy Yang	Proper Management	626-695-3363	
10503-10507 Valley Blvd. #206C	1,052	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9324-9328 Garvey Ave. #O	1,073	Now	\$2.00	Joseph Lee	Elifant Group	626-993-5415	
10503-10507 Valley Blvd. #318	1,099	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place

12060 Valley Blvd.	1,167	Now	\$2.00	David Chen	Lee & Associates	310-350-3810	
9650 Telstar Ave. #D	1,200	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
10503-10507 Valley Blvd. #218	1,283	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9682 Telstar Ave. #101	1,320	Now	\$1.70	Terri Boykin	Jamboree Management	949-900-4970	Telstar Business Park
11001 Main St. #208	1,380	Now	\$2.15	Liennette Chung		714-612-2917	
10503-10507 Valley Blvd. #200	1,440	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #206A	1,600	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #110	1,609	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10053 Valley Blvd.	1,700	Now	\$1.50 MG	Yung Chen	Coldwell Banker	626-823-0327	Office/Retail
9550 Flair Dr. #301	1,753	Now	\$1.50	Cindy Yang	Proper Management	626-695-3363	
10503-10507 Valley Blvd. #160	2,017	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #236B	2,329	Now	\$1.65	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
4342 Peck Rd.	2,600	30 days	\$3.27	Mark White	Lee & Associates	909-373-2727	For sale: \$1,650,000
10503-10507 Valley Blvd. #214	2,696	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
3419 Tyler Ave.	3,801	Now	\$1,995,000	Bob Loner	Realty Executives	661-250-8670	
3923 Durfee Ave.	4,458	Now	\$2,400,000	Kristine Delgado	Re/Max Commercial	909-835-7265	Health Care Building
9960 Flair Dr. #300	5,520	Now	\$1.70	Johnney Zhang	Primior	800-735-9973	Flair Park Professional Center
3220 Rosemead Blvd. #2-5	5,900	Now	Call	Gene Detchemendy	Excel Property Management	310-432-5475	Rosemead Springs Business Center
9736 Garvey Ave.	6,500	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
3903 Tyler Ave.	6,625	Now	Call	Riley Rohde	Kidder Matthews	858-509-1200	Church and school

9864 Baldwin Pl.	7,633	Now	\$2,495,000	Phil Simon	Brighton Street Properties	818-481-1685	
Ramona & Peck Commerce Center	12,765	Now	\$4,300,000	Tai Ngo	Lee & Associates	562-568-2016	4 properties (industrial, light manufacturing, warehouse, retail). May be sold separately or together.
3220 Rosemead Blvd. #2-5	20,435	Now	Call	Gene Detchemendy	Excel Property Management	310-432-5475	Rosemead Springs Business Center
3216 Rosemead Blvd.	20,807	60 days	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center
9730 Garvey Ave.	21,000	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
3216 Rosemead Blvd.	21,029	60 days	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center
9650 Telstar Ave. #A	25,000	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
10962 Main St.	26,762	Now	\$5,800,000	Carlos Skubacz	Re/Max	714-290-0936	
9550 Flair Dr.	84,000	Now	\$24,999,000	Cindy Yang	Proper Mgmt.	626-695-3363	Asian American Center

**Total Office Space Available**

**316,751 SF**

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





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## Retail Space Available September 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
10503-10507 Valley Blvd. #324	299	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
3220 Peck Rd.	440	Now	\$1,199,000	Darin Spillman	Kidder Mathews	310-592-8269	For Sale with 3014 Peck Rd., Not Individually For Sale
9550 Flair Dr. #523	458	Now	\$1.90	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10503-10507 Valley Blvd. #322	566	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #326	615	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
4007 Baldwin Ave. Bay 2	630	Now	\$2.85 MG	Milan Sigal Ashley	Westmac	310-966-4382	Auto Repair
10503-10507 Valley Blvd. #320	703	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
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	\$1.64 MG	Ari Marinos	Realty One Group	949-394-5770	
10503-10507 Valley Blvd. #302	885	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
8547 Valley Blvd.	900	Now	\$3.33 MG	William Wei	Pinnacle Real Estate	626-888-9808	
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	
11400 Garvey Ave.	1,170	Now	\$3,240,000	Justin Marlowe	CBRE	714-922-5916	Apollo Auto NNN
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
1523 Peck Rd.	1,290	Now	\$1,199,000	Kirk Cartozian	Cartozian Associates	562-852-1991	
4336 Peck Rd.	1,381	Now	\$1,050,000	Liz Vaughn Avila	Keller Williams	818-429-9017	Storefront retail/residential
4007 Baldwin Ave. Bay 1	1,500	Now	\$2.85 MG	Milan Sigal Ashley	Westmac	310-966-4382	Auto Repair
10503-10507 Valley Blvd. #206A	1,600	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
10053 Valley Blvd.	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 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
2422 Durfee Ave.	2,200	Now	Call	Efren Valdovinos	Five Heights	213-509-8643	Mechanic's Shop
11629-11665 Valley Blvd. #A	2,357	Now	\$2.00 NNN	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central 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
3014 Peck Rd.	2,660	Now	\$1,199,000	Darin Spillman	Kidder Mathews	310-592-8269	For Sale with 3220 Peck Rd., Not Individually For Sale

10322-10326 Lower Azusa Rd.	2,730	Now	\$1,050,000	Alfredo Mejia	CIBA	626-303-1818	
10922-10928 Garvey Ave.	2,780	Now	\$1,750,000	David Lin	KoTai Realty	626-252-4248	
10568 Gateway Promenade #F	3,143	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10915 Matin St.	3,250	Now	\$1.40 MG	Howard Tsang	MGR	626-200-0239	
10568 Gateway Promenade #C	3,516	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
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
3015 Sastre Ave.	4,433	Now	\$1,999,000	Steven Sattler	Coldwell Banker	626-864-3320	
3015 Sastre Ave.	4,433	Now	\$1,999,000	Nick Borrelli	Coldwell Banker	626-484-7975	Auto Dealership For Sale
10926 Main St.	5,216	Now	\$1,500,000	Oliver Wang	Re/Max	626-650-5666	Corner Fashion
9010 Garvey Ave.	6,532	Now	\$15,250,000	Han Widjaja-Che	Growth Investment Group	626-594-4900	Multi-tenant Center
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
Ramona & Peck Commerce Center	12,765	Now	\$4,300,000	Tai Ngo	Lee & Associates	562-568-2016	4 properties (industrial, light manufacturing, warehouse, retail). May be sold separately or together.
9150 Flair Dr.	12,998	Now	Call	Austin Bettar	JLL	424-261-9765	
10914 Main St.	13,472	Now	\$2,600,000	Carlos Skubacz	Re/Max	714-290-0936	
10933 Main St.	26,030	Now	\$1.25 NNN	Steve Liu	NAI Capital	949-468-2385	
4780 Peck Rd.	28,584	Now	\$11,300,000	Blair Hodges	JLL	949-296-3621	
3548-3610 Peck Rd.	125,974	Now	\$34,581,000	William Bauman	Newmark	213-298-3593	Target store

**Total Retail Space Available**

**328,747 SF**

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





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# Industrial Space Available September 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
11850 Valley Blvd. #208 & #210	750	Now	\$2.25 MG	HK Realty	Hong Kong Realty Management, Inc.	626-452-1789	
2705 N. Durfee Ave. #G	1,600	Now	\$1.40	Ryan Miller	Voit Real Estate	909-545-8010	
11019 Schmidt Rd.	1,720	Now	\$6,999,000	Danny Hy	Pinnacle Real Estate Group	626-831-2709	
2422 Durfee Ave.	2,200	Now	Call	Efren Valdovinos	Five Heights	213-509-8643	
9698 Telstar Ave.	2,200	Now	\$1.60	Terri Boykin	Jamboree Management	949-900-4970	Flex
4916-4930 Santa Anita Ave.	3,000	Now	\$1.35	David Gatherer	Foremost Commercial	909-939-4280	Universal Storage Solutions
3024 Peck Rd.	3,480	Now	\$1.75	Johnny Wong	Keller Williams	626-625-2990	For sale for \$1,380,000
10816 Lower Azusa Rd.	4,010	Now	\$1.60	Mark Vanis	JLL	213-239-6000	
4431 Rowland Ave.	4,233	Now	\$1.80	Michael Cirrito	ITRG Commercial	626-255-4255	
9736 Garvey Ave.	6,500	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
3570 Lexington Ave.	6,500	Now	\$1.50	Frank Rizzi	Bos Commercial	626-339-1000	
3758-3808 Rockwell Ave.	8,100	Now	\$1.39	Cristina Hsieh	Sperry Commercial	909-895-6356	
10004 Garvey Ave.	9,000	Now	\$3,790,000	Allison Huang	Re/Max	626-641-7678	
2501 N. Tyler Av.	9,340	Now	\$4,500,000	Michael Ysypin	New Vision Real Estate	323-599-0101	
9733 Klingerman St.	10,800	Now	\$1.16 NNN	David Chen	Lee & Associates	310-350-3810	

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	For sale for \$5,000,000
2253-2307 Durfee Ave.	12,089	Now	\$5,000,000	Greg Jones	Jones RE	714-267-1207	
4441 Baldwin Ave. #B	12,300	Now	\$1.38	Melody Fang	TeamRise International	626-714-7535	
4441 Baldwin Ave. #B	12,300	Now	\$1.38	Jonathan Tang	TeamRise International, Inc.	626-434-6265	
Ramona & Peck Commerce Center	12,765	Now	\$4,300,000	Tai Ngo	Lee & Associates	562-568-2016	4 properties (industrial, light manufacturing, warehouse, retail). May be sold separately or together.
4168 Arden Dr.	15,291	Now	\$1.39	Ben Fukukura	Lee & Associates	562-568-2040	
4420 Baldwin Ave.	16,175	Now	Call	Peter Bacci	Lee & Associates	323-767-2022	
9640 Telstar Ave.	16,200	Now	Call	Justin Chiang	Lee & Associates	626-701-2401	For Sale
9690 Telstar Ave.	16,400	Now	\$1.55	Terri Boykin	Jamboree Management	949-900-4970	Flex
9730 Garvey Ave.	21,000	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
9860-9874 Gidley St. #D	28,900	Now	\$1.00	Brandon Gill	Cushman & Wakefield	213-629-6528	
10810 Saint Louis Dr.	38,282	Now	\$1.42	David Brackmann	Ashwill Associates	626-363-7858	
9860-9874 Gidley St. #B&C	56,240	Now	\$0.80	Brandon Gill	Cushman & Wakefield	213-629-6528	

**Total Industrial Space Available**

**354,369 SF**

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

