

Retail Space Available January 2025

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
11414 Garvey Ave.	170	Now	\$610,000	Jeremie Tavisola	Tavisola Associates	949-689-4829	
11456 & 11458 Ramona Blvd.	450	Now	\$1,650,000	Jassen Sanchez	Fortress Real Estate	818-699-1711	2 Retail Properties, Not Individually for Sale
9550 Flair Dr. #523	458	Now	\$1.90	Cindy Yang	Proper Mgmt.	626-695-3363	
10503-10507 Valley Blvd. #322	566	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
4026 Peck Rd. #101	582	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #201	598	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
10503-10507 Valley Blvd. #326	615	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
4026 Peck Rd. #202	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #205	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #102	668	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
10503-10507 Valley Blvd. #320	703	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
9324-9326 Garvey Ave. #J	715	Now	\$1.90 MG	Jane tran	The Elifant Group	626-274-1985	Garvey Rose Center
4026 Peck Rd. #104	770	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #103	784	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
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
9324-9326 Garvey Ave. #O	1,073	Now	\$2.00 MG	Jane Tran	The Elifant Group	626274-1985	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
1523 Peck Rd.	1,290	Now	\$1,199,000	Kirk Cartozian	Cartozian Associates	562-852-1991	
10755 Lower Azusa Drive #D	1,300	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	

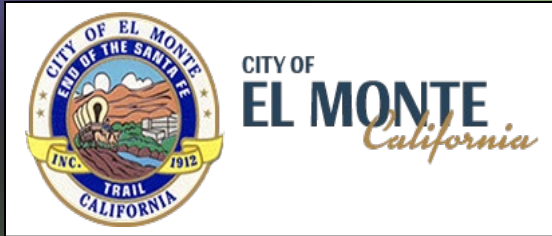
**The information contained in this report has been provided to the City by sources we deem reliable. It is NOT an official listing and all information should be verified prior to purchase or lease. For further information, please contact the City of El Monte at (626) 580-2056.

El Monte Retail Space Available January 2025

4336 Peck Rd.	1,381	Now	\$999,000	Liz Vaughn Avila	Keller Williams	818-429-9017	Storefront retail/residential
10504 Lower Azusa Rd. #103	1,485	Now	\$2.00 NNN	Andy Deng	Dengo Investment Inc.		Midway Plaza
11105-11107 Ramona Blvd.	1,500	Now	\$3.00 NNN	Greg Jones	Jones RE	562-697-3333	
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
5207 Peck Rd.	1,902	Now	\$980,000	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	\$1.85 NNN	Manny Bukiet	Westland	310-639-5530	Central Plaza
4459 Santa Anita Ave.	2,591	Now	\$1,399,000	Mike Vachani	Provenio Group, Inc.	626-391-9100	Old preschool, amazing secured lot
10322-10326 Lower Azusa Rd.	2,730	Now	\$1,050,000	Alfredo Mejia	CIBA	626-303-1818	Sale
10568 Gateway Promenade #F	3,143	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
2446 Durfee Ave.	3,416	Now	\$1,900,000	Efren Valdovinos	Five Heights Realty	213-509-8643	Mixed Use
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
11821 Valley Blvd.	4,700	Now	\$2,800,000	Justin Marlowe	CBRE	714-922-5916	Sale
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	\$1.50 NNN	Manny Bukiet	Westland	310-639-5530	Central Plaza
12207-12213 Valley Blvd.	9,389	Now	\$7,125,000	Han Widjaja-Che	Growth Investment Group	626-594-4900	Redevelopment Site
10568 Gateway Promenade #E	9,850	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
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	
11850 Valley Blvd.	62,750	July 2025	Negotiable		HK Property	626-452-1789	Divisible to smaller spaces
3548-3610 Peck Rd.	125,974	Now	\$35,752,000	William Bauman	Newmark	213-298-3593	Target store for sale

Total Retail Space Available 338,544 SF NNN = Triple Net MG = Modified Gross FS = Full Service

** The information contained in this report has been provided to the City by sources we deem reliable. It is NOT an official listing and all information should be verified prior to purchase or lease. For further information, please contact the City of El Monte at (626) 580-2056.



Office Space Available January 2025

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
3380 Flair Dr. #233	150	Now	\$3.00	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
10503-10507 Valley Blvd. #340	175	Now	\$1.50	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
9550 Flair Dr. #520	432	Now	\$1.90	Cindy Yang	Proper Management	626-695-3363	Asian American Center
9960 Flair Dr. #330	438	Now	\$0.99	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	Asian American Center
11100 Valley Blvd. #110	512	Now	Call	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10503-10507 Valley Blvd. #322	566	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
4026 Peck Rd. #101	582	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #201	598	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
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
4026 Peck Rd. #202	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #203	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #204	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #205	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
4026 Peck Rd. #102	668	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
10503-10507 Valley Blvd. #320	703	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place

**The information contained in this report has been provided to the City by sources we deem reliable. It is NOT an official listing and all information should be verified prior to purchase or lease. For further information, please contact the City of El Monte at (626) 580-2056.

El Monte Office Space Available January 2025

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	Office/Retail Space
4424 N. Santa Anita Ave.	750	Now	\$1.80 MG	Robert Ip	Coldwell Banker Commercial	626-394-2527	
4026 Peck Rd. #104	770	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
9550 Flair Dr. #403	776	Now	\$1.70	Cindy Yang	Proper Mgmt.	626-695-3363	Asian American Center
4026 Peck Rd. #103	784	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
9960 Flair Dr. #334	792	Now	\$0.99	Johnney Zhang	Primior	800-735-9973	Flair Park Professional Center
11100 Valley Blvd. #108	800	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
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. #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	Asian American Center
11001 Main St. #238	1,020	Now	\$1.98 FS	Liennette Chung		714-612-2917	
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	Office/Retail Space
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 MG	David Chen	Lee & Associates	310-350-3810	
11001 Main St. #218	1,190	Now	\$2.08 FS	Liennette Chung		714-612-2917	
9960 Flair Dr. #418	1,200	Now	\$0.99	Johnney Zhang	Primior	800-735-9973	Flair Park Professional Center
10503-10507 Valley Blvd. #218	1,283	Now	\$1.49	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #200	1,440	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10504 Lower Azusa Rd. #103	1,485	Now	\$2.00 NNN	Andy Deng	Dengo Investment Inc.	626-589-5008	Midway Plaza

** The information contained in this report has been provided to the City by sources we deem reliable. It is NOT an official listing and all information should be verified prior to purchase or lease. For further information, please contact the City of El Monte at (626) 580-2056.

El Monte Office Space Available January 2025

10503-10507 Valley Blvd. #110	1,609	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
11100 Valley Blvd. #200	1,664	Now	Call	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10053 Valley Blvd.	1,700	Now	\$1.50 MG	Yung Chen	Coldwell Banker	626-823-0327	Office/Retail
4424 N. Santa Anita Ave.	1,700	Now	\$1.80 MG	Robert Ip	Coldwell Banker Commercial	626-394-2527	
9550 Flair Dr. #301	1,753	Now	\$1.50	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10503-10507 Valley Blvd. #160	2,017	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
11001 Main St. #236	2,280	Now	\$1.98 FS	Liennette Chung		714-612-2917	
3380 Flair Dr. #106	2,293	Now	\$1.75	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
10503-10507 Valley Blvd. #236B	2,329	Now	\$1.65	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #214	2,696	Now	\$1.49	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
3380 Flair Dr. #233	3,000	Now	Call	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3360 Flair Dr. #221	3,761	Now	\$1.65	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3419 Tyler Ave.	3,801	Now	\$1,995,000	Bob Loner	Realty Executives	661-250-8670	
4181 Temple City Blvd. #B	5,034	Now	\$1.69	Joseph Muljana	Prestige Realty Group	626-358-2572	
9960 Flair Dr. #300	5,520	Now	\$0.99	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
11025 Valley Blvd.	6,528	Now	\$2.17	Patsy Chan	Real Property Management	626-334-6688	
3903 Tyler Ave.	6,625	Now	Call	Riley Rohde	Kidder Matthews	858-509-1200	Church and school
3401 Rio Hondo Ave. 1 st Floor #A	7,900	Now	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3401 Rio Hondo Ave. 2 nd Floor #A	16,015	30 days	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3401 Rio Hondo Ave. 2 nd Floor #C	18,100	Now	\$1.80	Brian Lim	Belvedere	714-397-1609	Flair Business Park

** The information contained in this report has been provided to the City by sources we deem reliable. It is NOT an official listing and all information should be verified prior to purchase or lease. For further information, please contact the City of El Monte at (626) 580-2056.

El Monte Office Space Available January 2025

					Properties		
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
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 332,297 SF NNN = Triple Net MG = Modified Gross FS = Full Service

** The information contained in this report has been provided to the City by sources we deem reliable. It is NOT an official listing and all information should be verified prior to purchase or lease. For further information, please contact the City of El Monte at (626) 580-2056.



Industrial Space Available

January 2025

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
11850 Valley Blvd. #208 & #210	750	Now	\$2.25 MG	Kenny Chung	Hong Kong Realty	626-452-1789	
9698 Telstar Ave. #307	1,200	Now	\$1.45	Terri Boykin	Jamboree Mgmt.	949-900-4970	Telstar Business Park
9682 Telstar Ave. #107	1,200	Now	\$1.45	Terri Boykin	Jamboree Mgmt.	949-900-4970	Telstar Business Park
9682 Telstar Ave. #109	1,200	Now	\$1.45	Terri Boykin	Jamboree Mgmt.	949-900-4970	Telstar Business Park
2632 Durfee Ave.	1,250	Now	\$1.80	Matt Wagner	GM Properties	562-762-3140	
9690 Telstar Ave. #207	1,536	Now	\$1.45	Terri Boykin	Jamboree Mgmt.	949-900-4970	Telstar Business Park
11019 Schmidt Rd.	1,720	Now	\$699,000	Danny Hy	Pinnacle Real Estate	626-831-2709	
3235 Durfee	3,100	Now	\$1.55	John Hastings	DAUM Commercial	562-908-5115	
3024 Peck Rd.	3,480	Now	\$1.75	Johnny Wong	Keller Williams	626-625-2990	For sale for \$1,380,000
4431 Rowland Ave.	4,233	Now	\$1.80	Michael Cirrito	ITRG Commercial	626-255-4255	
4185 Temple City Blvd.	4,343	Now	\$1.60 MG	Stephen Lam	NAI Capital	626-204-1514	
4467 Rowland Ave.	4,535	Feb. 2025	\$1.60	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
10004 Garvey Ave.	9,000	Now	\$3,790,000	Allison Huang	Re/Max	626-641-7678	
10804 Lower Azusa Rd.	10,905	Now	\$1.60	Danny Reaume	JLL	213-239-6065	
2253-2307 Durfee Ave.	12,089	Now	\$0.80	Greg Jones	Jones RE	562-697-3333	For sale for \$5,000,000
11460, 11464, 11500, 11512 Ramona Blvd.	12,651	Now	\$4,300,000	Tai Ngo	Lee & Associates	562-568-2016	Multiple Building on Large Lot
12432 Exline St.	13,200	Now	\$1.57	Harry Lu	GM Properties	714-624-6316	
4168 Arden Dr.	15,291	Now	\$1.39 NNN	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	\$5,480,000	Justin Chiang	Lee & Associates	626-701-2401	For Sale
4380 Baldwin Ave.	17,236	2/1/2025	\$1.79	Stephen Shatafian	Lee & Associates	562-699-7500	
9730 Garvey Ave.	21,000	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
9906 Gidley St. #B&C	22,240	Now	\$1.12	David Lin	KoTai Realty	626-252-4248	
10488 Hickson St. #2A	28,477	Now	\$1.45 NNN	Sean Kim	DAUM Commercial	213-270-2224	Sublease
10810 Saint Louis Dr.	38,282	Now	\$1.30 IG	David Brackmann	Ashwill Associates	626-536-0612	

Total Industrial Space Available 262,657 SF NNN = Triple Net MG = Modified Gross FS = Full Service

**The information contained in this report has been provided to the City by sources we deem reliable. It is NOT an official listing and all information should be verified prior to purchase or lease. For further information, please contact the City of El Monte at (626) 580-2056.