

# Retail Space Available

## February 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	Asian American Center
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	Joseph Lee	The Elifant Group	626-993-5415	Rose Center Plaza
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
10300-10310 Lower Azusa Rd.	800	Now	Negotiable	Kevin Bettinger	Matthews	310-579-9692	
10503-10507 Valley Blvd. #302	885	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
10642 Lower Azusa Rd. #F	927	Now	\$2.00 NNN	Andy Deng	Dengo Investment Inc.	626-448-6666	Midway Plaza
11629-11665 Valley Blvd. #B	975	Now	\$1.75 NNN	Manny Bukiet	Westland	310-639-5530	Central Plaza
10300-10310 Lower Azusa Rd.	1,000	Now	Negotiable	Kevin Bettinger	Matthews	310-579-9692	
9324-9326 Garvey Ave. #F	1,073	Now	\$2.42 MG	Joseph Lee	The Elifant Group	626-993-5415	Rose Center Plaza
9324-9326 Garvey Ave. #O	1,073	Now	\$2.00 MG	Jane Tran	The Elifant Group	626274-1985	Rose Center Plaza
4780 Peck Rd.	1,120	Now	\$1.75 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Hacienda Plaza

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## El Monte Retail Space Available February 2025

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 #G	1,300	Now	\$1,40NNN	Robert Ip	Coldwell Banker	626-394-2527	
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
	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
11912 Valley Blvd #C	3,000	Now	\$2.25 NNN	Frank Simon	SDC Property Group	626-361-4183	Plaza Del Valle Divisible to 1,500 SF
10568 Gateway Promenade #F	3,143	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
11143 Garvey Ave.	3,400	Now	\$1,100,000	Danny Hy	Pinnacle	626,831,2709	
2446 Durfee Ave.	3,416	Now	\$1,900,000	Efen 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
11912 Valley Blvd #D	8,360	Now	\$1.75 NNN	Frank Simon	SDC Property Group	626-361-4183	Plaza Del Valle Divisible to 5,000 SF
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	

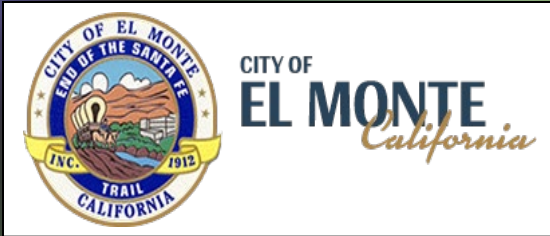
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## El Monte Retail Space Available February 2025

10914 Main St.	13,472	Now	\$2,600,000	Carlos Skubacz	Re/Max	714-290-0936	For Sale
10933 Main St.	26,030	Now	\$1.25 NNN	Steve Liu	NAI Capital	949-468-2385	
10962 Main St.	26,762	Now	\$5,800,000	Carlos Skubacz	Re/Max	714-290-0936	For Sale
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      383,991 SF      NNN = Triple Net   MG = Modified Gross   FS = Full Service**

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# Office Space Available February 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
11100 Valley Blvd. #312	300	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
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

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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	Office/Retail Space
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
4424 N. Santa Anita Ave. #205	814	Now	\$2.00	Robert Ip	Coldwell Banker Commercial	626-394-2527	
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	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	Divisible to 860 SF
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
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
4424 N. Santa Anita Ave. #101	1,386	Now	\$2.00	Robert Ip	Coldwell Banker Commercial	626-394-2527	
10503-10507 Valley Blvd. #200	1,440	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place

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10504 Lower Azusa Rd. #103	1,485	Now	\$2.00 NNN	Andy Deng	Dengo Investment Inc.	626-589-5008	Midway Plaza
10503-10507 Valley Blvd. #110	1,609	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
3360 Flair Dr. #220	1,612	Now	\$1.65	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3360 Flair Dr. #102	1,660	Now	\$1.65	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
11100 Valley Blvd. #200	1,664	Now	\$2.40 FS	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
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	Divisible to 1,380 SF
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	
3360 Flair Dr.	5,373	Now	\$1.65	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
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	

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3903 Tyler Ave.	6,625	Now	Call	Riley Rohde	Kidder Matthews	858-509-1200	Church and school
3401 Rio Hondo Ave. 1 <sup>st</sup> Floor #A	7,900	Now	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3401 Rio Hondo Ave. 2 <sup>nd</sup> Floor #A	16,015	30 days	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3401 Rio Hondo Ave. 2 <sup>nd</sup> Floor #C	18,100	Now	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
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      339,825 SF      NNN = Triple Net   MG = Modified Gross   FS = Full Service**

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# Industrial Space Available

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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
10760 Lower Azusa Rd.	2,515	Now	\$1.65	Mark Vanis	JLL		
3235 Durfee	3,100	Now	\$1.55	John Hastings	DAUM Commercial	562-908-5115	
12222 Garvey #A	3,138	Now	\$1.95	John Hastings	DAUM Commercial	3235 Durfee	3,100
3024 Peck Rd.	3,480	Now	\$1.75	Johnny Wong	Keller Williams	626-625-2990	For sale for \$1,380,000
2014 Mountain View Rd.	4,000	Now	\$1.45 IG	David Brackmann	Ashwill Associates	626-536-0612	
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	Now	\$1.60	Michael Cirrito	ITRG Commercial	626-255-4255	
3768 Rockwell Ave.	5,676	Now	\$1.80	Cristina Hsieh	Sperry	909-895-6356	
9736 Garvey Ave.	6,500	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
2640 Strozier	7,245	Now	\$1.75	Louis Monroy	Libert Climate Cont.	626-575-3131	
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
2620 Durfee Ave.	12,600	Now	\$0.90	Matt Wagner	GM Properties	562-762-3140	
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	Now	\$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

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10810 Saint Louis Dr.	38,282	Now	\$1.30 IG	David Brackmann	Ashwill Associates	626-536-0612	
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**Total Industrial Space Available**      **301,247 SF**      **NNN = Triple Net MG = Modified Gross FS = Full Service**

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