



# Retail Space Available July 2025

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
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
11850 Valley Blvd. #208	750	Now	Negotiable	Mel Lu	Hong Kong Realty	626-452-1789	Hong Kong Square
11850 Valley Blvd. #210	750	Now	Negotiable	Mel Lu	Hong Kong Realty	626-452-1789	Hong Kong Square
9650 Telstar Ave. #C	800	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
9650 Telstar Ave. #B	800	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
9324-9326 Garvey Ave. #O	1,073	Now	\$2.00 MG	Jane Tran		626-274-1985	Rose Center Plaza
10012 Garvey Ave. #09	1,096	Now	\$1.50 NNN	Joanne Chang	Mastery Commercial	401-400-2818	
10012 Garvey Ave. #07	1,100	Now	\$1.75 NNN	Joanne Chang	Mastery Commercial	401-400-2818	
10012 Garvey Ave. #08	1,100	Now	\$1.50 NNN	Joanne Chang	Mastery Commercial	401-400-2818	
4780 Peck Rd.	1,120	Now	\$1.75 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Hacienda Plaza
11400 Garvey Ave.	1,170	Now	\$3,240,000	Justin Marlowe	CBRE	714-922-5916	Apollo Auto NNN
9650 Telstar Ave. #D	1,200	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
10642 Lower Azusa Rd. #A	1,250	Now	\$2.50 NNN	Andy Deng	Dengo Investment Inc.	626-448-6666	Midway Plaza
4557 Peck Rd.	1,250	Now	\$1.50 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Road Center
1523 Peck Rd.	1,290	Now	\$1,199,000	Kirk Cartozian	Cartozian Associates	562-852-1991	
10755 Lower Azusa Drive #G	1,300	Now	\$1,40 NNN	Robert Ip	Coldwell Banker	626-394-2527	
10568 Gateway Promenade #F2	1,429	Now	Call	Howard Wong	GTS Realty	949-838-7536	Aston at the Gateway
10516 Lower Azusa Rd.	1,649	Now	\$3.50 NNN	Andy Deng	Dengo Investment Inc.	626-448-6666	Midway Plaza
10906 Main St.	1,780	Now	\$950,000	Chase Simonton	RE/MAX	310-383-5927	For Sale
2163 Durfee Ave.	1,784	Now	\$830,000	Haik Grigoryan	The Art of Real Estate	818-373-9909	Retail/Office Space
3027 Durfee Ave	1,800	Now	\$1.38 MG	Rael Rickerd	Rickerd Linn Trust	626-443-5703	Retail/Office Space
10568 Gateway Promenade #A2	1,828	Now	Call	Howard Wong	GTS Realty	949-838-7536	Aston at the Gateway

11629-11665 Valley Blvd. #A	2,357	Now	\$2.00 NNN	Manny Bukiet	Westland	310-639-5530	Central Plaza
3560 Santa Anita Ave. #P	2,600	Now	\$1.00 NNN	Dustin Wheelan	GM Properties	562-762-3120	Santa Fe Plaza
10568 Gateway Promenade #E	3,344	Now	Call	Howard Wong	GTS Realty	949-838-7536	Aston at the Gateway
10012 Garvey Ave. #01	3,493	Now	\$1.75 NNN	Joanne Chang	Mastery Commercial	401-400-2818	Divisible to 1,164
10568 Gateway Promenade #A1	3,974	Now	Call	Howard Wong	GTS Realty	949-838-7536	Aston at the Gateway
11821 Valley Blvd.	4,700	Now	\$2,800,000	Justin Marlowe	CBRE	714-922-5916	Sale
2446 Durfee Ave.	5,016	Now	\$1,590,000	Efren Valdovinos	Five Heights Realty	213-509-8643	Mixed Use
10926 Main St.	5,216	Now	\$1,500,000	Oliver Wang	Re/Max	626-650-5666	Corner Fashion
11912 Valley Blvd #D	6,360	Now	\$1.75 NNN	Frank Simon	SDC Property Group	626-361-4183	Plaza Del Valle Divisible to 5,000 SF
10004 Garvey Ave.	9,000	Now	\$3,790,000	Allison Huang	RE/MAX	626-641-7678	For Sale
10950 Garvey Ave.	9,262	Now	\$1.40	Donald La	KW Commercial	626-888-2995	Warehouse/Retail
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-Chen	GIG	626-594-4900	Redevelopment Site
9150 Flair Dr.	12,998	Now	Call	Austin Bettar	JLL	424-261-9765	
11460-11520 Ramona Blvd.	15,096	Now	\$4,988,000	Paul Bontempo	First Team	714-719-5459	Ramona Creek Comm. Center
10933 Main St.	26,030	Now	\$1.25 NNN	Steve Liu	NAI Capital	949-468-2385	
4766-4792 Peck Rd.	28,584	Now	\$9,250,000	Daniel Tyner	JLL	562-810-1282	Peck Hacienda Plaza
3548-3610 Peck Rd.	125,974	Now	\$35,752,000	William Bauman	Newmark	213-298-3593	Target store for sale

**Total Retail Space Available**

**309,920 SF**

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

## El Monte Office Space Available July 2025

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
10501 Valley Blvd. #1852	171	Now	\$2.92	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
10501 Valley Blvd. #1806	176	Now	\$2.84	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
9550 Flair Dr. #213 #C	235	Now	\$2.30	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10501 Valley Blvd. #1810	259	Now	\$232	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
11100 Valley Blvd. #312	300	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
11100 Valley Blvd. #340	320	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
1001 Main St. #310 #B	350	Now	\$2.28 FS	Liennette Chung	Bouquet Property	714-612-2917	Chase On Main Building
9660 Flair Dr. #330	438	Now	\$2.18	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center
9660 Flair Dr. #228	450	Now	\$2.18	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center
9550 Flair Dr. #508	570	Now	\$2.00	Cindy Yang	Proper Management	626-695-3363	Asian American Center
4026 Peck Rd. #101	582	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center
10501 Valley Blvd. #1200	671	Now	\$2.00	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
9550 Flair Dr. #521	703	Now	\$1.70	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10501 Valley Blvd. #1842	707	Now	\$1.84	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
11850 Valley Blvd. #210	750	Now	Negotiable	Anil Mehta	Hong Kong Realty	626-452-1789	
11001 Main St. #308	750	Now	\$2.18 FS	Liennette Chung	Bouquet Property	714-612-2917	Chase On Main Building
9550 Flair Dr. #403	776	Now	\$1.70	Cindy Yang	Proper Mgmt.	626-695-3363	Asian American Center
9660 Flair Dr. #334	792	Now	\$2.12	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center
9650 Telstar Ave. #C	800	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
9650 Telstar Ave. #B	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	
11028 Valley Blvd.	910	August	\$3.00 + Util	Willie Soto	Wise Door	562-296-4555	
9550 Flair Dr. #503	951	Now	\$1.70	Cindy Yang	Proper Management	626-695-3363	Asian American Center
1001 Main St. #236	980	Now	\$2.28 FS	Liennette Chung	Bouquet Property	714-612-2917	Chase On Main Building

3503 Lexington Ave.	1,000	Now	\$2.65	Dan Sanchez	Engel & Volker	818-730-2361	Office medical use
11401 Valley Blvd. #200	1,175	Now	\$1.85 FS	Kenneth Ferreira	Ramona Property	626-277-5162	
9650 Telstar Ave. #D	1,200	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
10305 Garvey Ave.	1,250	Now	\$1.76	Shumei Kam	Coldwell Banker	626-462-5678	
4424 N. Santa Anita Ave. #101	1,386	Now	\$2.00	Robert Ip	Coldwell Banker Commercial	626-394-2527	
10501 Valley Blvd. #1840	1,430	Now	\$1.68	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
10303 Garvey Ave.	1,450	Now	\$1.50	Shumei Kam	Coldwell Banker	626-462-5678	
9231 Whitmore St.	1,536	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs
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	\$2.20 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
3027 Durfee Ave.	1,800	Now	\$1.38 MG	Rael Rickerd	Rickerd Linn Tdrust	626-443-5703	Office/ Retail
4255 Tyler Ave.	1,900	Now	\$2.50	Henry Loh	RE/MAX	626-975-8702	
3380 Flair Dr. #233	2,000	Now	\$3.00	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3831 Ardeen Dr. 1 <sup>st</sup> floor	2,200	Now	Call	Amy To	CBI	828-757-3682	
3360 Flair Dr. #106	2,293	Now	\$1.75	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
10301 Garvey Ave.	2,363	Now	\$1.30	Shumei Kam	Coldwell Banker	626-462-5678	
3831 Ardeen Dr. Back	2,430	Now	\$998,000	Amy To	CBI	828-757-3682	For Sale
3419 Tyler Ave.	3,801	Now	\$1,995,000	Bob Loner	Realty Executives	661-250-8670	
11747 Valley Blvd.	4,750	Now	\$4,100,000	Drew Wetherholt	Marcus & Millichap	949-466-6088	For Sale
4181 Temple City Blvd. #B	5,034	Now	\$1.69	Joseph Muljana	Prestige Realty Group	626-358-2572	
9660 Flair Dr. #300	5,520	Now	\$1.80	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center
3220 Rosemead Blvd. 2 <sup>nd</sup> Floor	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 <sup>st</sup> Floor #A	7,900	Now	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3212 Rosemead Blvd. #C	9,978	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs

3200 Rosemead Blvd. #A	11,582	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs
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
3204 Rosemead Blvd. #E	18,799	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs
3220 Rosemead Blvd. #2-5	20,435	Now	Call	Gene Detchemendy	Excel Property Management	310-432-5475	Rosemead Springs Business Center
3216 Rosemead Springs Blvd.	20,807	60 days	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center
3216 Rosemead Springs Blvd.	21,029	60 days	Call	Gene Detchemendy	Excel Property	310-432-5475	Rosemead Springs Business Center
9650 Telstar Ave. #A	25,000	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
3220 Rosemead Blvd. #A	26,335	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs
10962 Main St.	26,762	Now	\$5,800,000	Carlos Skubacz	Re/Max	714-290-0936	
3208 Rosemead Blvd. #D	32,000	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs
3216 Rosemead Blvd. #B	41,836	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs
9550 Flair Dr.	84,000	Now	\$24,999,000	Cindy Yang	Proper Mgmt.	626-695-3363	Asian American Center

Total Office Space Available      466,793 SF      NNN = Triple Net   MG = Modified Gross   FS = Full Ser

## El Monte Industrial Space Available July 2025

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
2328-2330 Durfee Ave.	1,200	Now	\$1.65	Hank		323-459-8355	
2328-2330 Durfee Ave. #B	1,200	Now	\$1.65	Melanie Marvasti	Luxor Properties	909-885-5385	
9698 Telstar Ave. #311	1,260	Now	\$1.45	Terri Boykin	Jamboree Mgmt.	949-900-4970	Telstar Business Park
3612 Arden Dr. #A	1,327	Now	\$1.26	Emily Rizvi	Pan American	714-628-6296	
3612 Arden Dr. #B	1,327	Now	\$1.26	Emily Rizvi	Pan American	714-628-6296	
9674 Telstar Ave. #C	2,390	Now	\$1.80/mo	Alexander Cheung	Top Canvas	626-636-5719	
10699 Hickson St.	2,500	Now	\$1.50/mo	John Owen	Jenkins Properties	626-443-5136	
10760 Lower Azusa Rd.	2,515	Now	\$1.65	Mark Vanis	JLL	213-239-5908	
3235 Durfee	3,011	Now	\$1.25	John Hastings	DAUM Commercial	562-908-5115	
11654-11658 McBean Dr.	3,300	Now	\$1.30/mo	John Owen	Jenkins Properties	626-443-5136	
12222 Garvey #A	3,324	Now	\$1.35	John Hastings	DAUM Commercial	562-908-5115	
3022 Durfee Ave.	3,632	Now	\$1.43	James Chou	RE/MAX	909-225-5168	
12338 Valley Blvd. #C	3,884	Now	\$1.20/mo	Daniel Lee	Cups Realty	626-257-1930	
2014 Mountain View Rd.	4,000	Now	\$1.45 IG	David Brackmann	Ashwill Associates	626-536-0612	
4458 Rowland Ave.	4,050	30 days	Call	Michael Cirrito	ITRG Commercial	626-255-4255	Rowland Industrial Park
2702 Seaman Ave.	5,520	Now	\$1.40	Justin Chiang	Lee Associates	626-701-2401	
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
3018 Durfee Ave.	7,331	Now	\$2,560,000	Tsung Hsin Liu		562-787-0623	Vacant for Sale
3542 – 3550 Meeker Ave.	7,750	Now	Negotiable	Kevin Kan	RE/MAX	213-618-1838	
10004 Garvey Ave.	9,000	Now	\$3,790,000	Allison Huang	Re/Max	626-641-7678	
2501 N. Tyler Ave.	9,340	Now	\$4,500,000	Michael Tsy-pin	New Vision	323-599-0101	For Sale
4920 Santa Anita Ave.	9,924	Now	\$1.11	David Lin	KoTai Realty	626-252-4248	
10804 Lower Azusa Rd.	10,905	Now	\$1.60	Danny Reaume	JLL	213-239-6065	
2620 Durfee Ave.	12,600	Now	\$0.90	Matt Wagner	GM Properties	562-762-3140	
4420 Baldwin Ave.	16,175	Now	Call	Peter Bacci	Lee & Associates	323-767-2022	
2817 N. Tyler Ave.	16,240	Now	\$1.40	Donald La	KW Commercial	626-888-2995	
2714 Durfee Ave.	18,422	Now	\$5,990,000	John Liu	JC Pacific Inc.	626-470-7588	
9730 Garvey Ave.	21,000	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
9521 Telstar	24,752	Now	Negotiable	Stephen Lim	NAI Capital	626-204-1514	For Sale
10460 Hickson St. #1A	28,102	Now	\$1.55	Mark Repstad	Newmark	213-453-1155	
10180 E. Valley Blvd.	46,400	Now	\$6,500,000	Robert Ip	Coldwell Banker	626-394-2527	For Sale, fully leased
9860 Gidley St. #B & C	85,140	Now	\$0.98	Brandon Gill	Cushman	213-629-6528	Divisible to 56,240 SF
4187 Temple City Blvd.	164,284	Now	Call	Colin MacNillan	KBC Advisors	626-825-8700	

**Total Industrial Space Available 543,981 SF NNN = Triple Net MG = Modified Gross FS = Full Service**