



Retail Space Available

October 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
10177 Valley Blvd.	768	now	\$1,600,000	Howard Tsang	MGR Real Estate	626-200-0239	
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. #04	1,100	Now	\$1.58 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	
4780 Peck Rd.	1,120	Now	\$1.75 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Hacienda Plaza
10016 Garvey Ave. #01	1,164	Now	\$1.75 NNN	Joanne Chang	Mastery Commercial	401-400-2818	
11400 Garvey Ave.	1,170	Now	\$3,240,000	Justin Marlowe	CBRE	714-922-5916	Apollo Auto
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
3818 – 3856 Peck Rd.	1,350	Now	Negotiable	James Rodriguez	Colliers	213-532-3284	El Monte Plaza
11908-11921 Valley Blvd. #B	1,500	Now	Negotiable	James Rodriguez	Colliers	213-532-3284	Plaza Del Valle
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
10412 Lower Azusa Rd. #A	1,790	Now	\$2.50 NNN	Andy Deng	Dengo Investment Inc.	626-448-6666	Midway Plaza

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	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
10016 Garvey Ave. #02	2,239	Now	\$1.75 NNN	Joanne Chang	Mastery Commercial	401-400-2818	
10683 Valley Blvd.	2,300	Now	Call	Chase Harvey	Catalyst Retail	909-406-4000	
11629-11665 Valley Blvd. #A	2,357	Now	\$2.00 NNN	Manny Bukiet	Westland	310-639-5530	Central Plaza
11723 -11725 E. Garvey Blvd. #A	2,360	Now	\$2,50 NNN	Kenny Chung	Hong Kong Realty	626-452-1789	
3580 Santa Anita Ave.	2,600	Now	%1.50 NNN	Robert Ip	Coldwell Banker	626-394-2527	Santa Fe Plaza
11725 Valley Blvd. #A	2,850	Now	Negotiable	Mel Lu	Hong Kong Realty	626-452-1789	Hong Kong Square
10568 Gateway Promenade #F	2,880	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
11218 Garvey Ave.	3,151	Now	\$1,200,000	Kristopher German	Apartment Dealer	626-427-0786	Sale
10568 Gateway Promenade #E	3,344	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
10568 Gateway Promenade #D2	3,484	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
10568 Gateway Promenade #B	3,720	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
10568 Gateway Promenade #A1	3,974	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
11747 Valley Blvd.	4,750	Now	\$4,100,000	Drew Werherholt	Marcus & Millichap	949-466-6088	For Sale
11821 Valley Blvd.	4,775	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
10016 Garvey Ave. 2 nd . Floor	5,330	Now	\$1.75 NNN	Joanne Chang	Mastery Commercial	401-400-2818	Divisible to 2,320 SF
11203-11209 Garvey Ave.	5,547	Now	\$3,000,000	David Chen	Lee & Associates	310-350-3810	Auto Agency for Sale
10808 Valley Mall	5,665	Now	\$2.50 NNN	Brian Rambeau	Rambeau Invest.	626-833-0390	Former Bar
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
11908-11921 Valley Blvd. #D	6,630	Now	Negotiable	James Rodriguez	Colliers	213-532-3284	Plaza Del Valle
10723 Valley Mall	7,000	Now	\$2,200,000	Ramzy Prado	NAI Capital	949-468-2326	Sale
2357 Durfee Ave.	8,225	Now	\$5,800,000	Greg Chou	Greg Chou	626-675-3888	Property For Sale
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 NNN	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
10478 Valley Blvd.	12,703	Now	\$2.25	Henry Garcia	Rise Commercial	818-309-3935	Possible Restaurant
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
9920 Garvey Ave.	19,974	Now	Negotiable	John Jennings	Catalyst Retail	909-406-4000	
9650 Telstar Ave. #A	25,000	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail divisible to 50 SF
10933 Main St.	26,030	Now	\$1.25 NNN	Steve Liu	NAI Capital	949-468-2385	
3548-3610 Peck Rd.	125,974	Now	\$35,752,000	William Bauman	Newmark	213-298-3593	Target store for sale

Total Retail Space Available

397,479 SF

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

El Monte Office Space Available October 2025

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
9550 Flair Dr. #213 #C	235	Now	\$2.30	Cindy Yang	Proper Management	626-695-3363	Asian American Center
11100 Valley Blvd. #105	300	Now	\$2.50 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
10501 Valley Blvd. #1812	388	Now	\$2.07	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
3041 Peck Road #20	408	Now	Call	Linda Lucero	New Hope Church	626-442-4554	Co- Working Space
3041 Peck Road #21	408	Now	Call	Linda Lucero	New Hope Church	626-442-4554	Co- Working Space
3041 Peck Road #22	408	Now	Call	Linda Lucero	New Hope Church	626-442-4554	Co- Working Space
9660 Flair Dr. #330	438	Now	\$2.18	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center
10501 Valley Blvd. #1856	449	Now	\$2.12	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
9660 Flair Dr. #228	450	Now	\$2.18	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center
11401 Valley Blvd. #105	500	Now	\$1.85 FS	Kenneth Ferreira	Ramona Property	626-277-5162	
9550 Flair Dr. #508	570	Now	\$2.00	Cindy Yang	Proper Management	626-695-3363	Asian American Center
3041 Peck Road #23	696	Now	Call	Linda Lucero	New Hope Church	626-442-4554	Co- Working Space
9550 Flair Dr. #521	703	Now	\$1.70	Cindy Yang	Proper Management	626-695-3363	Asian American Center
11850 Valley Blvd. #210	750	Now	Negotiable	Anil Mehta	Hong Kong Realty	626-452-1789	
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	
3041 Peck Road #26	816	Now	Call	Linda Lucero	New Hope Church	626-442-4554	Co- Working Space
3041 Peck Road #25	864	Now	Call	Linda Lucero	New Hope Church	626-442-4554	Co- Working Space

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
11233 Valley Blvd.	1,099	Now	\$2,25	Ian Brink	Sotheby's	818-216-2599	
3831 Ardeen Dr. 1 st floor	1,100	Now	\$1.50	Amy To	CBI	828-757-3682	
3831 Ardeen Dr. 1 ^{2nd} floor	1,100	Now	\$1.50	Amy To	CBI	828-757-3682	
11100 Valley Blvd. #312	1,160	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
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	
11100 Valley Blvd. #336	1,406	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
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
3380 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	
1100 Main St. #228	1,900	Now	Negotiable	Vicent Molitor	Lee & Associates	626-636-9888	
3380 Flair Dr. #233	2,000	Now	\$3.00	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3380 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
4342 Peck Rd.	2,600	Now	\$3.27	Mark White	Lee & Associates	626-221-6262	For Sale \$1,650,000
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	5,000	Now	\$1.80 Gross	Jack Chang	NAI	626-512-6337	
9660 Flair Dr. #300	5,520	Now	\$1.80	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center
3220 Rosemead Blvd. 2 nd Floor	5,900	Now	Call	Gene Detchemendy	Excel Property	310-432-5475	Rosemead Springs Business

					Management		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
10303-10309 Garvey Ave.	8,758	now	Call	Nick Peupiboon	DAUM	213-952-4334	Office/Retail
10301 Garvey Ave.	9,126	now	Call	Nick Peupiboon	DAUM	213-952-4334	
3212 Rosemead Blvd. #C	9,978	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs
3200 Rosemead Blvd. #F	11,582	Now	Call	Ryan Campbell	NAI Capital	323-377-6534	For Sale Rosemead Springs
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 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
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

464,917 SF

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

El Monte Industrial Space Available October 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	
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	
11622 McBean Dr.	2,000	Now	\$2,100/mo	John Owen	Jenkins Properties	626-443-5136	
9674 Telstar Ave. #C	2,390	Now	\$1.80/mo	Alexander Cheung	Top Canvas	626-636-5719	
10760 Lower Azusa Rd.	2,515	Now	\$1.65	Mark Vanis	JLL	213-239-5908	
4520 Baldwin Ave.	2,575	Now	\$1.50	Xia Bi	RE/MAX	626-297-7710	
3235 Durfee	3,011	Now	\$1.25	John Hastings	DAUM Commercial	562-908-5115	
12338 Valley Blvd. #C	3,884	Now	\$1.20/mo	Daniel Lee	Cups Realty	626-257-1930	
4459 Rowland Ave.	4,435	Now	\$1.50	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	\$1.25 IG	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	
10160 Olney St. #C-1	9,000	Now	\$2,868,000	David Lin	KoTai Realty	626-252-4248	
4547 Shirley Ave.	9,248	Now	\$1.36	Melissa Cheng	RE/MAX	626-374-3781	
2501 N. Tyler Ave.	9,340	Now	\$4,500,000	Michael Tsy-pin	New Vision	323-599-0101	For Sale
10026 Giovane St.	9,900	Now	Call	Grace Wu	RE/MAX	909-364-8380	
2738 Potrero Ave. .	10,200	Now	\$1.30	David Brackmann	Ashwill Associates	626-536-0612	
9854 Baldwin Place	10,240	Now	\$1.79	David Brackmann	Ashwill Associates	626-536-0612	
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	Cory Lewis	Ashwell Associates	626-363-7833	
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	
2746 Durfee Ave.	23,320	now	Call	Eric Mandell	Ally Commercial	818-987-8708	
9521 Telstar	24,752	Now	\$0.75	Stephen Lim	NAI Capital	626-204-1514	For Sale @ \$7,200,000
10460 Hickson St. #1A	28,102	Now	\$1.55	Mark Repstad	Newmark	213-453-1155	
10488 Hickson St.	28,477	Now	\$1.47	Sean KJim	Daum Commercial	213-270-2224	Sublease
10620 Hickson St.	35,164	Now	\$1.55	Mark Repstad	Newmark	213-453-1155	

10180 E. Valley Blvd.	46,400	Now	\$5,750,000	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	
4250 Shirley Ave.	363,417	March '26	Negotiable	Rustin Mork	JIL	213-509-4251	

Total Industrial Space Available 983,886 SF NNN = Triple Net MG = Modified Gross FS = Full Service