



Retail Space Available February 2026

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
3020 Peck Rd.	440	Now	Call	Mark Rapport		323-715-8807	Lease or Sale
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
10420 Lower Azusa Rd.	500	Now	\$2.50 NNN	Andy Deng	Dengo Investment	626-448-6666	Midway Plaza
4720-4728 N. Peck Rd. #D	750	Now	\$2.50 NNN	Arie Rose	Rose	424-421-421	Fortune Square
4720-4728 N. Peck Rd. #E	750	Now	\$2.50 NNN	Arie Rose	Rose	424-421-421	Fortune Square
4720-4728 N. Peck Rd. #F	750	Now	\$2.50 NNN	Arie Rose	Rose	424-421-421	Fortune Square
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
10424 Lower Azusa Rd.	756	Now	\$3.00 NNN	Andy Deng	Dengo Investment	626-448-6666	Midway Plaza
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
2859 Mountain View Rd. #A	835	Now	\$2.00 NNN	Dave Chuang	LBPM	818-64-5492	Sunny Plaza
2859 Mountain View Rd. #C	1,000	Now	\$2.00 NNN	Dave Chuang	LBPM	818-64-5492	Sunny Plaza
9324-9326 Garvey Ave. #O	1,073	Now	\$2.00 MG	Jane Tran		626-274-1985	Rose Center Plaza
19912 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
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	626-448-6666	Midway Plaza
4557 Peck Rd.	1,250	Now	\$1.50 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Road Center
11910-11990 Garvey Ave.	1,300	Now	Negotiable	James Rodriguez	Colliers	213-532-3284	Five Points Plaza
3818 – 3856 Peck Rd.	1,350	Now	Negotiable	James Rodriguez	Colliers	213-532-3284	El Monte Plaza

11629-11665 Valley Blvd. #G1	1,441	Now	\$1.95 NNN	Manny Bukiet	Westland	310-639-5530	Central Plaza
11418 Garvey Ave.	1,462	Now	\$1.70 NN	Magdalena Aguilar	Keller Williams	626-232-4356	Retail/Office Space
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	626-448-6666	Midway Plaza
10053 Valley Blvd.	1,700	Now	\$1.50 MG	Yung Chen	CBD Investments	626-823-0327	
10906 Main St.	1,780	Now	\$950,000	Chase Simonton	RE/MAX	310-383-5927	For Sale
3914 Peck Rd.	1,800	Now	Call	Mark Rapport		323-715-8807	Lease or Sale @ \$1,199,000
3027 Durfee Ave	1,800	Now	\$1.38 MG	Rael Rickerd	Rickerd Linn Trust	626-443-5703	Retail/Office Space
10016 Garvey Ave. #02	2,239	Now	\$1.75 NNN	Joanne Chang	Mastery Commercial	401-400-2818	Divisible to 1,164 SF
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	
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	\$1,050,000	Kristopher German	Apartment Dealer	626-427-0786	Sale
9936-9944 Lower Azusa Rd.	3,250	Now	\$2.50 NNN	Sylvia Hu	Ho Sun LLC	626-808-1513	Sale or lease
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
2904 Durfee Ave.	3,600	Now	\$1,499,999	Vince Sanchez	Appleby	562-572-8745	
10568 Gateway Promenade #A1	3,974	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
4591-4597 Peck Rd.	4,029	Now	\$1.75 NNN	Patrick Ortiz	NAI Capital	310-254-7333	
3340 Santa Anita Ave.	4,200	Now	\$9,995,000	Jim Ridens	Lee & Associates	909-373-2718	Chick-Fil-A Bldg. for sale
11747 Valley Blvd.	4,750	Now	\$4,100,000	Drew Werherholt	Marcus & Millichap	949-466-6088	For Sale
10907-10911 Valley Mall	5,000	Now	\$1,910,000	Justin Marlowe	CBRE	714-922-5916	For Sale – 100% Leased
10016 Garvey Ave. 2 nd . Floor	5,330	Now	\$1.75 NNN	Joanne Chang	Mastery Commercial	401-400-2818	Divisible to 2,320 SF
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	\$4,800,000	Claire Cheng	RE/MAX	626-321-1410	For Sale – 100% Leased
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
12207-12213 Valley Blvd.	9,389	Now	\$6,000,000	Han Widjaja-Chen	GIG	626-594-4900	Redevelopment Site
9936-9944 Lower Azusa Rd.	12,500	Now	\$2.50 NNN	Sylvia Hu	Ho Sun LLC	626-808-1513	Divisible to 9,520 SF
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	
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	

3560 Santa Anita Ave.	29,000	Now	\$18,000,000	Robert Ip	Coldwell Banker	626-394-2527	Santa Fe Plaza sale
11705 Valley Blvd.	53,904	Now	\$1.76 NNN	Jodi Meade	Avison Young	213-471-1060	Auto Center
3548-3610 Peck Rd.	125,974	Now	\$35,752,000	William Bauman	Newmark	213-298-3593	Target store for sale

Total Retail Space Available 466,408 SF NNN = Triple Net MG = Modified Gross FS = Full Service

EI Monte Office Space Available February 2026

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
3380 Flair Dr. 2 nd Floor	174	Now	\$2.73/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3380 Flair Dr. #233F	174	Now	\$1.74/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3380 Flair Dr. #233B	201	Now	\$2.36/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
11401 Valley Blvd. #214	210	Now	\$1.85 FS	Kenneth Ferreira	Ramona Property	626-277-5162	
3380 Flair Dr. #233J	219	Now	\$2.63/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
10501 Valley Blvd. #1808	230	Now	\$2.40/SF	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
10501 Valley Blvd. #1850	232	Now	\$3.23/SF	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
9550 Flair Dr. #213C	235	Now	\$2.30/SF	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10501 Valley Blvd. #1100	250	Now	\$3.16/SF	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
11100 Valley Blvd. #340-309	293	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
11401 Valley Blvd. #105	389	Now	\$1.85 FS	Kenneth Ferreira	Ramona Property	626-277-5162	
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	\$2.20/SF	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center
9660 Flair Dr. #228	450	Now	\$2.18/SF	Brian Gordon	Lotus Property	562-234-1964	Flair Park Professional Center

11401 Valley Blvd. #100	453	Now	\$1.85 FS	Kenneth Ferreira	Ramona Property	626-277-5162	
10501 Valley Blvd. #1212	546	Now	\$2.93/SF	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
9550 Flair Dr. #508	570	Now	\$2.00/SF	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10501 Valley Blvd. #1200	610	Now	\$2.75/SF	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
11100 Valley Blvd. #335	637	Now	\$2.30 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
4424 N. Santa Anita Ave. #203	660	Now	\$1.88	Robert Ip	Coldwell Banker	626-394-2527	
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/SF	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/SF	Cindy Yang	Proper Mgmt.	626-695-3363	Asian American Center
11100 Valley Blvd. #113	783	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
9660 Flair Dr. #34	792	Now	\$2.20/SF	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
3041 Peck Road #26	816	Now	Call	Linda Lucero	New Hope Church	626-442-4554	Co- Working Space
9040 Telstar Ave. #321	820	Now	\$1.90/SF	Richard Han	Sun Properties	626-675-2789	Pacific Telstar Bus. Park
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	Office/ Retail
9550 Flair Dr. #503	951	Now	\$1.70/SF	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.	999	Now	\$1,325,000	Donald La	Atlas Group	626-888-2995	For Sale
11100 Valley Blvd. #122	1,021	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
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	
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
10501 Valley Blvd. #1840	1,300	Now	\$2,15/SF	David Chui	Blue Sea Glass	213-433-0888	Office/Retail
3360 Flair Dr. #101	1,391	Now	\$1.60/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
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. #210A	1,636	Now	\$1.60/SF	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

3380 Flair Dr. #225	1,682	Now	\$1.80/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
9550 Flair Dr. #301	1,753	Now	\$1.50/SF	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
10568 Gateway Promenade #A2	1,828	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
1100 Main St. #228	1,900	Now	Negotiable	Vicent Molitor	Lee & Associates	626-636-9888	
3380 Flair Dr. #106	2,293	Now	\$1.65/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
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
3580 Santa Anita Ave.	2,600	Now	\$1.50 NNN	Robert Ip	Coldwell Banker	626-394-2527	Santa Fe Plaza
3380 Flair Dr. #102	2,766	Now	\$1.65/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3380 Flair Dr. #104	2,766	Now	\$1.65/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
3574 Santa Anita Ave.	3,126	Now	\$1.50 NNN	Robert Ip	Coldwell Banker	626-394-2527	Santa Fe Plaza
3360 Flair Dr. #221	3,665	Now	\$1.65/SF	Crystal Xiao	NuAngle Investments	909-859-1860	Flair Business Park
10568 Gateway Promenade #B	3,720	Now	Call	Robert Ip	Coldwell Banker	626-394-2527	Aston at the Gateway
4181 Temple City Blvd. #B	5,034	Now	\$1.80 Gross	Jack Chang	NAI	626-512-6337	
3220 Rosemead Blvd. 2 nd 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 st Floor #A	7,900	Now	\$1.80	Brian Lim	Belvedere prop.	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	Also for Sale \$4,250,000
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 Prop.	714-397-1609	Flair Business Park
3401 Rio Hondo Ave. 2 nd Floor #C	18,100	Now	\$1.80	Brian Lim	Belvedere Prop.	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.	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 **467,535 SF** NNN = Triple Net MG = Modified Gross FS = Full Ser

El Monte Industrial Space Available February 2026

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
11700 McBean Dr.	1,000	Now	\$1.60/SF	Joseph Harmon	Daum	562-695-4512	
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	
9040 Telstar Ave. #302	1,200	Now	\$1.90/SF	Richard Han	Sun Properties	626-675-2789	Pacific Telstar Bus. 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	
3015 N. Durfee Ave.	1,331	Now	Call	Sean Fang	Lee & Associates	310-965-1774	
11703 McBean Dr.	1,625	Now	\$1.60/SF	Joseph Harmon	Daum	562-695-4512	
2163 Durfee Ave.	1,784	Now	\$775,000	Armen Kazaryan	Lee & Associates	323-767-2041	Sale
11622 McBean Dr.	2,000	Now	\$2,100/mo	John Owen	Jenkins Properties	626-443-5136	
11621-11626 McBean Dr.	2,000	Now	\$1.40/SF	John Owen	Jenkins Properties	626-443-5136	
12335 Denholm Dr. #F	2,100	Now	\$2.00	Steven Rhee	RE/MAX	714-788-7777	
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	
3231 Durfee Ave.	3,037	Now	\$1.37	Oliva Villatoro	Burke	714-824-6000	Garvey/Durfee Bus. Park
3231 Durfee Ave.	3,037	Now	\$1.65/SF	Christine Samson	Art Weiss	626-433-8615	Durfee Business Park
12222 Garvey Ave. #A	3,324	Now	\$1.75/SF	Christine Samson	Art Weiss	626-433-8615	Durfee Business Park
12346 Valley Blvd. #F	3,360	Now	\$1.65/SF	Tsung Hsin Liu		562-787-0623	
12346 Valley Blvd.	3,524	Now	\$1,800,000	Christine Li	Harvest Realty	310-985-9956	Condo for Sale
10018 Lower Azusa Rd. #A	3,750	Now	\$1.50	John Owen	Jenkins Properties	626-443-5136	
10018 Lower Azusa Rd. #D	3,750	Now	\$1.50	John Owen	Jenkins Properties	626-443-5136	
10766 Lower Azusa Rd.	3,835	Now	\$1.50	Mark Vanis	JLL	213-239-5908	

12338 Valley Blvd. #C	3,884	Now	\$1.20/mo	Daniel Lee	Cups Realty	626-257-1930	
2252 Durfee Ave.	3,966	Now	\$1,650,000	Steve Chang	Chang Invest Group	626-381-9885	Mixed Use
2346 Durfee Ave.	4,280	Now	\$1,799,000	Jin Chen	RE/MAX	626-576-8811	For Sale – 100% Leased
4459 Rowland Ave.	4,435	Now	\$1.50	Michael Cirrito	ITRG Commercial	626-255-4255	Rowland Industrial Park
12224 Garvey Ave.	4,875	Now	\$1.65/SF	Christine Samson	Art Weiss	626-433-8615	Durfee Business Park
2701 Merced Ave.	5,000	March '26	Call	Judy Taing		626-825-3928	
3768 Rockwell Ave.	5,676	Now	\$1.80	Cristina Hsieh	Sperry	909-895-6356	
9600 Klingerman Ave.	6,300	Now	Call	Daniel Lee	Cups Realty	626-257-1930	
9736 Garvey Ave.	6,500	30 days	\$1.25 IG	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
10750 Lower Azusa Rd.	8,100	Now	\$1.65	Mark Vanis	JLL	213-239-5908	
2501 Tyler Ave.	8,500	Now	\$3,688,888	Michael Tsy-pin	New Vision	323-599-0101	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	
10026 Giovane St.	9,900	Now	Call	Grace Wu	RE/MAX	909-364-8380	For Sale
2738 Potrero Ave.	10,200	Now	\$1.30	David Brackmann	Ashwill Associates	626-536-0612	
2735 Tyler Ave.	10,286	Now	Call	Jason Chao	CBRE	909-418-2131	For Sale
10804 Lower Azusa Rd.	10,905	Now	\$1.60	Danny Reaume	JLL	213-239-6065	
12326 Denholm Dr.	14,144	Now	\$1.49/SF	Bob Drown	Lee & Associates	626-701-2402	
4918 Santa Anita Ave.	15,090	Now	\$1.15/SF	Dustin wheelan	GM Properties	562-762-3120	
2817 N. Tyler Ave.	16,240	Now	\$1.40	Donald La	KW Commercial	626-888-2995	
4300-4380 Baldwin Ave.	17,236	Now	\$1.50	Kevin Kan	RE/MAX Galaxy	213-618-1838	
3728 Rockwell Ave.	17,450	Now	\$1.72/SF	Tony Naples	Lee & Associates	818-395-4373	
2714 Durfee Ave.	18,422	Now	\$5,990,000	John Liu	JC Pacific Inc.	626-470-7588	
2742 Potero Ave.	20,044	Now	\$3,999,999	Alex Liu	Sperry	626-757-2684	For Sale
2746 Durfee Ave.	23,320	now	\$5,750,000	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
4201 Baldwin Ave.	25,040	now	\$1.49	Rustin Mork	JIL	213-509-4251	
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
11723 McBean Dr.	28,980	Now	\$6,500,000	John Owen	Jenkins Properties	626-443-5136	19 units for sale
10620 Hickson St.	35,164	Now	\$1.55	Mark Repstad	Newmark	213-453-1155	Hickson Business Park
4168 Arden Dr.	39,961	Now	\$1.39 NNN	Ben Fukukura	Lee & Associates	562-568-2040	
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 1,197,920 SF NNN = Triple Net MG = Modified Gross FS = Full Service