



NEW LISTING



7-Eleven Anchored Strip Center at Busy El Monte Intersection

Located at the SEC of Valley Boulevard & Baldwin Avenue

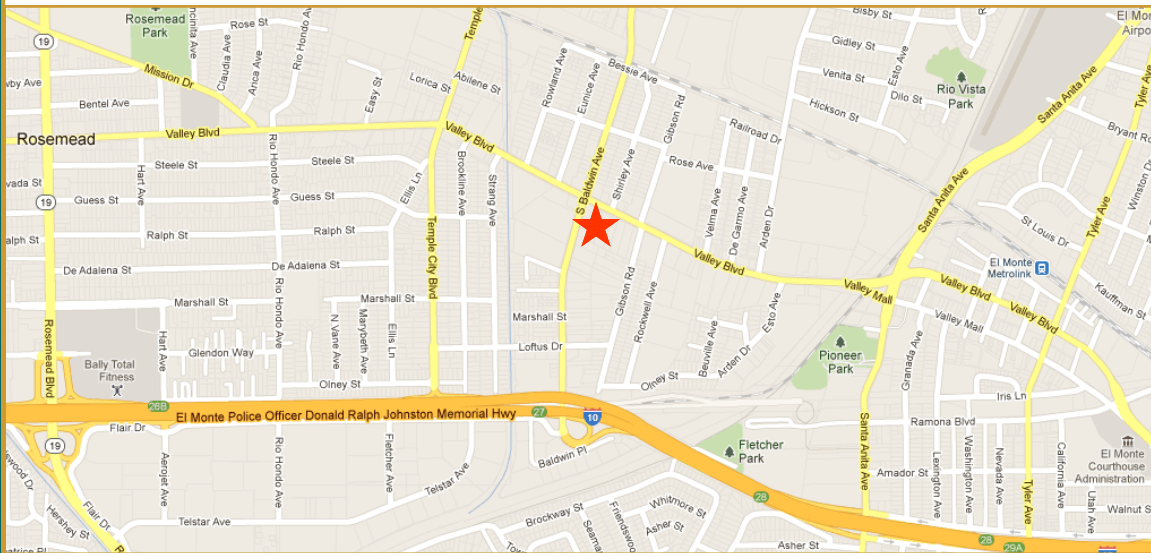
FEATURES

- ± 1,100 SF Available
- Ample Parking in On-Site Lot
- Great Traffic Counts
- Neighboring McDonalds, Home Depot, Rite Aid, and More.

AREA AMENITIES

- Excellent Demographics
 - >263,038 people within 3-miles
 - >\$64,244 Avg HH Income 3-mile
 - >580,941 people within 5-miles
 - >\$74,691 Avg HH Income 5-mile
- Signalized Intersection
- Convenient Freeway Access

**1008 Valley Blvd.
El Monte, CA 91731**



CONTACT...

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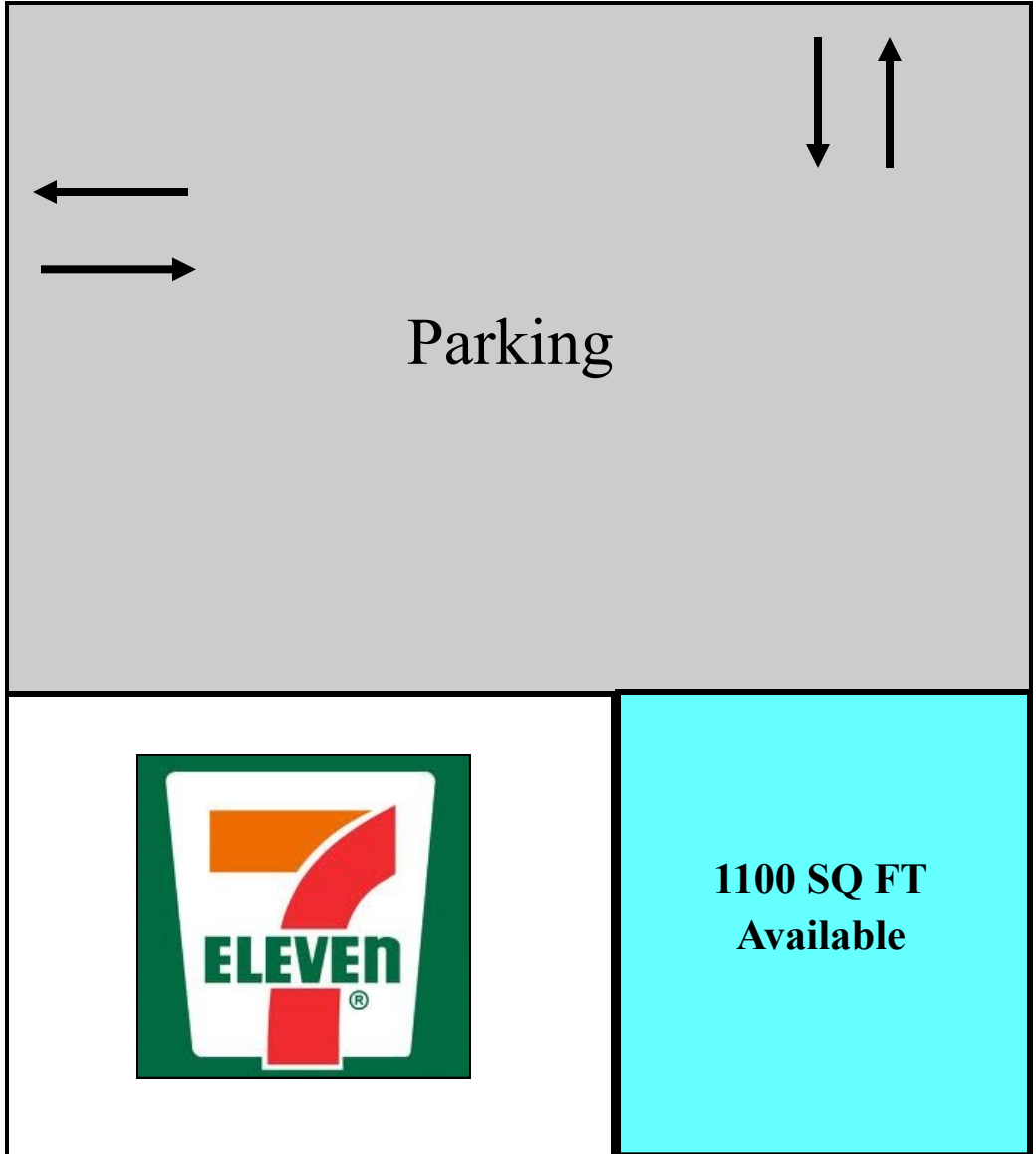
17030 Ventura Blvd, #200
Encino, CA 91316

SITE PLAN



Valley Blvd.

Baldwin Ave.



DEMOGRAPHICS

DemographicsNow

Demographic Snapshot Comparison

Geography: 1 Mile: 10008 VALLEY BLVD EL MONTE, CA 91731, 3 Miles: 10008 VALLEY BLVD EL MONTE, CA 91731, 5 Miles: 10008 VALLEY BLVD EL MONTE, CA 91731

	1 Mile: 10008 VALLEY BLVD EL MONTE, CA 91731	3 Miles: 10008 VALLEY BLVD EL MONTE, CA 91731	5 Miles: 10008 VALLEY BLVD EL MONTE, CA 91731
Population: 2011A			
Total Population	27,175	263,038	580,941
Female Population	47.7%	49.3%	50.6%
Male Population	52.3%	50.7%	49.5%
Population Density	8,642	9,294	7,390
Population Median Age	34.5	34.5	34.4
Total Employees	9,262	73,511	181,844
Total Establishments	1,096	9,216	19,540
Population Growth 2000-2010	0.4%	0.1%	0.3%
Population Growth 2011A-2016	-2.0%	0.6%	0.5%
Income: 2011A			
Average Household Income	\$57,360	\$64,244	\$74,691
Median Household Income	\$44,159	\$50,597	\$56,608
Per Capita Income	\$15,458	\$17,936	\$22,318
Avg Income Growth 2000-2010	NA	NA	NA
Avg Income Growth 2011A-2016	13.9%	13.4%	13.3%
Households: 2011A			
Households	7,118	71,835	170,276
Average Household Size	3.8	3.6	3.4
Hhld Growth 2000-2010	4.8%	2.3%	1.6%
Hhld Growth 2011A-2016	-2.0%	0.6%	0.5%
Housing Units: 2011A			
Owner Occupied Units	7,118	71,835	170,276
% Owner Occupied Units	42.9%	48.4%	52.4%
% Renter Occupied Units	52.7%	47.5%	43.2%
% Vacant Housing Units	4.4%	4.2%	4.4%
Owner Occ Housing Growth 2000-2010	125.1%	106.4%	90.7%
Owner Occ Housing Growth 2000-2016	3.5%	9.7%	9.9%
Owner Occ Housing Growth 2011A-2016	2.1%	4.4%	4.2%
Occ Housing Growth 2000-2010	4.8%	2.3%	1.6%
Occ Housing Growth 2010-2016	1.4%	4.8%	4.6%
Occ Housing Growth 2011A-2016	1.0%	3.8%	3.7%
Race and Ethnicity: 2011A			
% American Indian or Alaska Native Population	0.8%	0.8%	0.7%
% Asian Population	38.8%	41.2%	41.0%
% Black Population	0.7%	0.7%	1.2%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	3.2%	3.1%	3.3%
% Other Race Population	24.6%	20.8%	18.9%
% White Population	31.7%	33.3%	34.9%
% Hispanic Population	54.0%	49.0%	46.1%
% Non Hispanic Population	46.0%	51.0%	53.9%