

FOR LEASE

TITO'S PLAZA

GROUND FLOOR RETAIL SHOPPING CENTER

El Monte, CA



Exclusively Listed By

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RETAIL FOR LEASE

Tito's Plaza

9814 Garvey Ave.

EL MONTE • CA • 91733

URBAN SHOPPING CENTER WITH
IDEAL-SIZED GROUND FLOOR UNITS

TITO'S PLAZA

Retail Space for Lease at Tito's Plaza

Single-story, multi-tenant retail strip center, professionally landscaped and surrounded by free surface parking

Great exposure with 266' street frontage on Garvey Avenue

Building Signage & Monument Signage

Heavy traffic visibility with over ±29,000 cars per day

Professionally Managed

Easy access to 10, 60 & 605 Freeways

Central El Monte Location

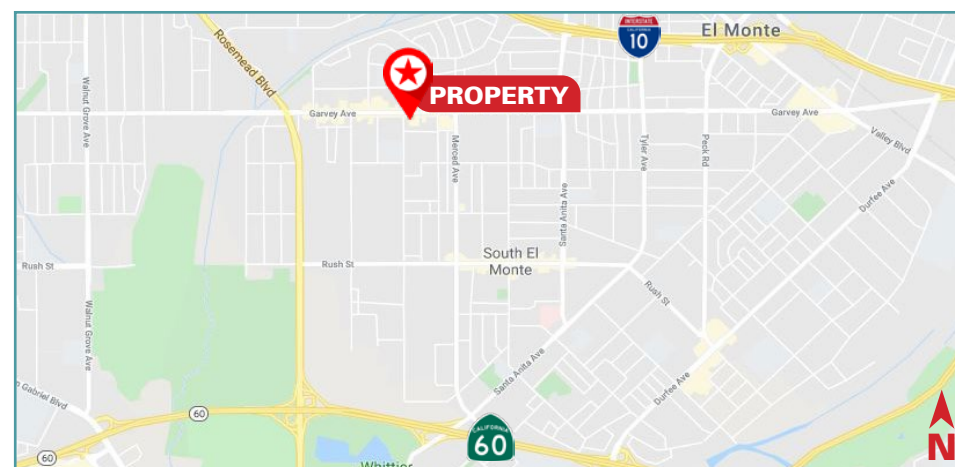


PROPERTY DETAILS

Building Size	±23,756
Year Built	1990
Parking Ratio	3.83 / 1,000
Property Type	Retail
Lot Size	±62,291
No. of Floors	One (1)

AVAILABILITY

SUITE	SQ. FT.	Monthly Rent
18	600	\$1.71 / SF / NNN
21	600	\$1.71 / SF / NNN
24 & 25	1,200	\$1.71 / SF / NNN



FOR LEASE 9814 GARVEY AVE • EL MONTE, CA 91733

±23,756 SF MULTI-TENANT RETAIL STRIP CENTER • TITO'S PLAZA



KEY FEATURES

IMMEDIATE CUSTOMER BASE

CENTRAL EL MONTE LOCATION

PROMINENT SIGNAGE

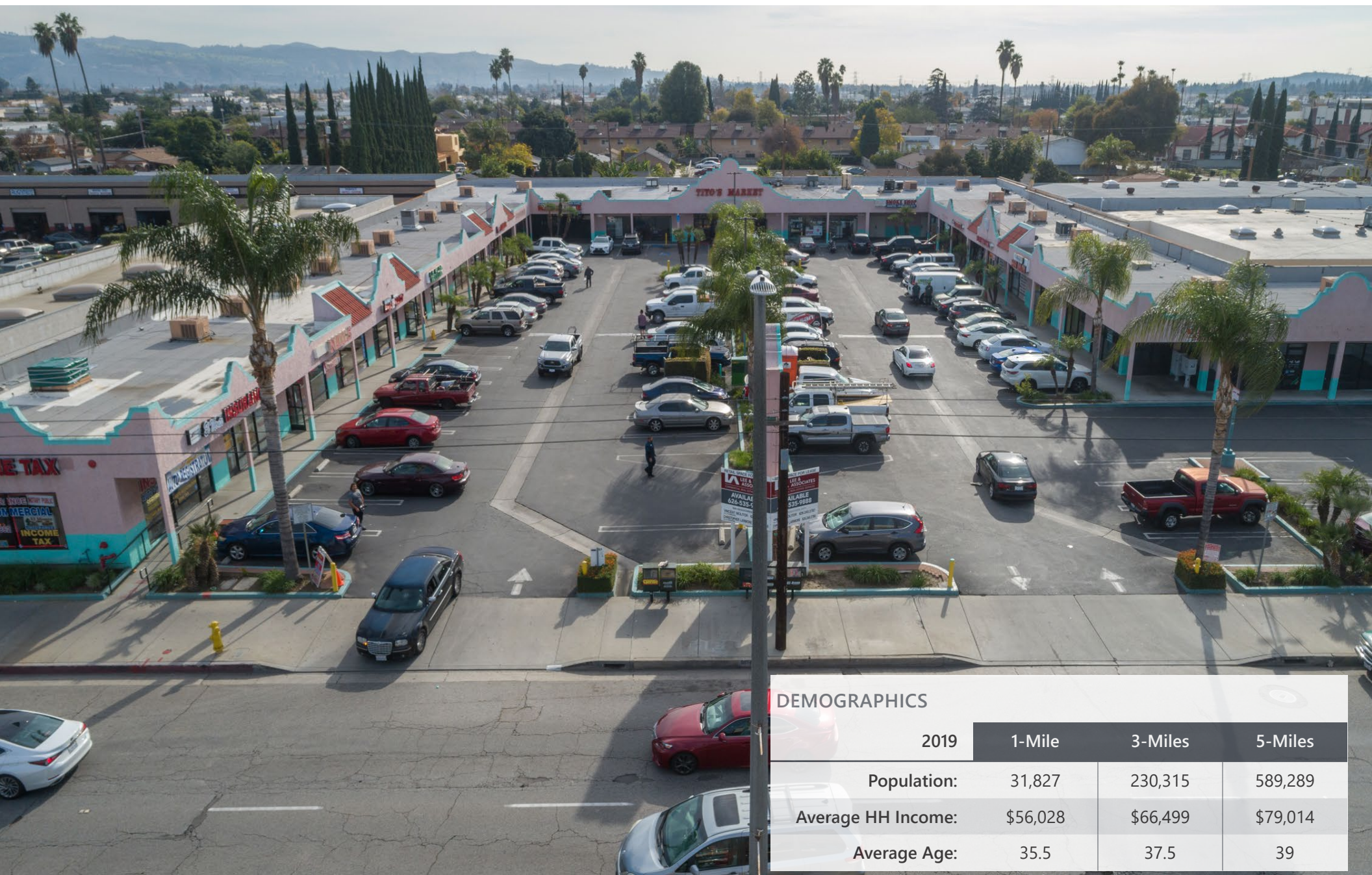
ABUNDANT PARKING AVAILABLE

HIGH TRAFFIC VISIBILITY

75 VERY WALKABLE SCORE

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DEMOGRAPHICS

2019	1-Mile	3-Miles	5-Miles
Population:	31,827	230,315	589,289
Average HH Income:	\$56,028	\$66,499	\$79,014
Average Age:	35.5	37.5	39