



CITY OF  
**EL MONTE**  
*California*

## Office Space Available July 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
3903 Tyler Ave.	6,625	Now	Call	Riley Rohde	Kidder Matthews	858-509-1200	Church and school
10503-10507 Valley Blvd. #310	147	Now	\$2.60	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
3380 Flair Dr. #233	150	Now	\$3.00	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
10503-10507 Valley Blvd. #340	175	Now	\$1.80	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
11100 Valley Blvd. #340- 09	293	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10503-10507 Valley Blvd. #324	299	Now	\$2.20	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #211	349	Now	\$1.75	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #236A	381	Now	\$1.70	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #314	384	Now	\$1.70	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #328	395	Now	\$1.85	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9690 Telstar Ave. #223 B	400	Now	\$1.70	Terri Boykin	Jamboree Management	949-900-4970	Telstar Business Park
9550 Flair Dr. #520	432	Now	\$1.90	Cindy Yang	Proper Management	626-695-3363	
9960 Flair Dr. #330	438	Now	\$2.18	Johnney Zhang	Primior	800-735-9973	Flair Park Professional Center
9550 Flair Dr. #523	458	Now	\$1.90	Cindy Yang	Proper Management	626-695-3363	

11401 Valley Blvd. #202	480	Now	\$1.85	Kenneth Ferreira	Ramona Property Managers Inc.	626-277-5162	
11401 Valley Blvd. #108	518	Now	\$1.85	Kenneth Ferreira	Ramona Property Managers Inc.	626-277-5162	
10503-10507 Valley Blvd. #322	566	Now	\$1.49	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #326	615	Now	\$1.60	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #342	619	Now	\$1.60	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
4424 N. Santa Anita Ave. #203	660	Now	\$1.95	Robert Ip	CBC Realty	626-394-2527	
4424 N. Santa Anita Ave. #204	667	Now	\$1.95	Robert Ip	CBC Realty	626-394-2527	
10503-10507 Valley Blvd. #320	703	Now	\$1.60	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #330	705	Now	\$1.60	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9324-9328 Garvey Ave. #J	715	Now	\$1.90	Joseph Lee	Elifant Group	626-993-5415	
9550 Flair Dr. #403	776	Now	\$1.70	Cindy Yang	Proper Mgmt.	626-695-3363	
9960 Flair Dr. #334	792	Now	\$2.12	Johnney Zhang	Primior	800-735-9973	Flair Park Professional Center
9650 Telstar Ave. #B	800	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
9650 Telstar Ave. #C	800	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
4424 N. Santa Anita Ave. #205	814	Now	\$1.95	Robert Ip	CBC Realty	626-394-2527	
10503-10507 Valley Blvd. #344	820	Now	\$1.60	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #342	843	Now	\$1.60	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #216	900	Now	\$1.70	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place

10642 Lower Azusa Rd. #F	927	Now	\$2.00 NNN	Andy Deng	Dengo Investments	626-589-5008	Midway Plaza
10503-10507 Valley Blvd. #302	949	Now	\$1.45	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9550 Flair Dr. #503	951	Now	\$1.70	Cindy Yang	Proper Management	626-695-3363	
11100 Valley Blvd. #306	966	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
11100 Valley Blvd. #215	1,000	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
11100 Valley Blvd. #216	1,048	Now	\$2.20 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10503-10507 Valley Blvd. #206C	1,052	Now	\$1.70	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9324-9328 Garvey Ave. #O	1,073	Now	\$2.00	Joseph Lee	Elifant Group	626-993-5415	
10503-10507 Valley Blvd. #318	1,099	Now	\$1.75	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
12060 Valley Blvd.	1,167	Now	\$2.00	David Chen	Lee & Associates	310-350-3810	
9650 Telstar Ave. #D	1,200	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
10503-10507 Valley Blvd. #218	1,283	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
9682 Telstar Ave.	1,320	Now	\$1.70	Terri Boykin	Jamboree Management	949-900-4970	Telstar Business Park
10503-10507 Valley Blvd. #200	1,440	Now	\$1.70	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #206A	1,600	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #110	1,609	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
3360 Flair Dr. #220	1,612	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
10053 Valley Blvd. #7	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	

10503-10507 Valley Blvd. #160	2,017	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #160	2,017	Now	\$1.50	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
3380 Flair Dr. #106	2,293	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
10503-10507 Valley Blvd. #236B	2,329	Now	\$1.64	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
4342 Peck Rd.	2,600	Now	\$1,650,000	Mark White	Lee & Associates	909-373-2727	
10503-10507 Valley Blvd. #214	2,696	Now	\$1.70	Yoyo Li	Pacific Ocean Investment LLC	626-688-9196	Pacific Place
3360 Flair Dr. #103	2,872	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
3380 Flair Dr. #233	3,000	Now	\$3.00	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
3360 Flair Dr. #221	3,761	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
3419 Tyler Ave.	3,801	Now	\$1,995,000	Bob Loner	Realty Executives	661-250-8670	
9960 Flair Dr. #300	5,520	Now	\$1.70	Johnney Zhang	Primior	800-735-9973	Flair Park Professional Center
3220 Rosemead Blvd. #2-5	5,900	60 days	Call	Gene Detchemendy	Excel Property Management	310-432-5475	Rosemead Springs Business Center
13209 Garvey Ave.	6,000	Now	\$2,150,000	Jonathan Khaw	First Team Commercial	626-780-2578	
9864 Baldwin Pl.	7,633	Now	\$2,495,000	Phil Simon	Brighton Street Properties	818-481-1685	
3401 Rio Hondo Ave. #A, 1 <sup>st</sup> Floor	7,900	Now	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
4168 Arden Dr.	15,291	Now	\$1.39	Ben Fukukura	Lee & Associates	562-568-2040	
3401 Rio Hondo Ave. #A, 2 <sup>nd</sup> Floor	16,015	30 Days	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3401 Rio Hondo Ave. #C, 2 <sup>nd</sup> Floor	18,100	Now	\$1.80	Brian Lim	Belvedere Properties	714-397-1609	Flair Business Park
3220 Rosemead Blvd. #2-5	20,435	Now	Call	Gene Detchemendy	Excel Property Management	310-432-5475	Rosemead Springs Business Center

3216 Rosemead Blvd.	20,807	60 days	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center
3216 Rosemead Blvd.	21,029	60 days	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center
9650 Telstar Ave. #A	25,000	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
9550 Flair Dr.	84,000	Now	\$24,999,000	Cindy Yang	Proper Mgmt.	626-695-3363	Asian American Center

**Total Office Space Available**

**321,896 SF**

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





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## Retail Space Available July 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
10503-10507 Valley Blvd. #324	299	Now	\$2.20	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
9550 Flair Dr. #523	458	Now	\$1.90	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10503-10507 Valley Blvd. #322	566	Now	\$1.49	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #326	615	Now	\$1.60	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
10503-10507 Valley Blvd. #320	703	Now	\$1.60	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
9650 Telstar Ave. #B	800	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
9650 Telstar Ave. #C	800	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
4701-4709 Peck Rd.	850	Now	\$1.88 MG	Ari Marinos	Realty One Group	949-394-5770	
10503-10507 Valley Blvd. #302	885	Now	\$1.45	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
10642 Lower Azusa Rd.	927	Now	\$2.00 NNN	Andy Deng	Dengo Investment Inc.	626-448-6666	Midway Plaza
10990 Lower Azusa Rd. #3	970	Now	\$2.50 NNN	Robert Ip	Coldwell Banker	626-394-2527	Union Plaza
11629-11665 Valley Blvd. #B	975	Now	\$1.75 NNN	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
9324-9326 Garvey Ave. #O	1,073	Now	\$2.00 MG	Joseph Lee	The Elifant Group	626-993-5415	Garvey Rose Center
2422 Durfee Ave. #B	1,100	Now	Call	Efren Valdovinos	Five Heights	213-509-8643	Mechanic's Shop

4790 Peck Rd.	1,120	Now	\$1.75 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Hacienda Plaza
12060 Valley Blvd.	1,167	Now	\$2.00 MG	David Chen	Lee & Associates	310-350-3810	
3818-3856 Peck Rd.	1,200	Now	Call	James Rodriguez	Colliers	323-609-3172	El Monte Plaza
9650 Telstar Ave. #D	1,200	Now	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
4336 Peck Rd.	1,381	Now	\$1,050,000	Liz Vaughn Avila	Keller Williams	818-429-9017	Storefront retail/residential
10503-10507 Valley Blvd. #206A	1,600	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
10053 Valley Blvd. #7	1,700	Now	\$1.50 MG	Yung Chen	Coldwell Banker	626-823-0327	Office/Retail
10568 Gateway Promenade #B	1,727	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10412 Lower Azusa Rd.	1,790	Now	\$2.50 NNN	Andy Deng	Dengo Investment Inc.	626-448-6666	Midway Plaza
10709 Garvey Ave.	1,863	Now	\$2.00 MG	Henry Liu	CBD Investment Inc.	626-688-2268	
5207 Peck Rd.	1,902	Now	\$2.15 MG	Katharine Hou	Coldwell Banker	626-731-8213	For sale: \$980,000
10568 Gateway Promenade #G	1,985	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10503-10507 Valley Blvd. #160	2,017	Now	\$1.50	Yoyo Li	Pacific Ocean Investment	626-688-9196	Pacific Place
11629-11665 Valley Blvd. #A	2,357	Now	\$2.00 NNN	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
4459 Santa Anita Ave.	2,591	Now	\$1,399,000	Mike Vachani	The Provenio Group, Inc.	626-391-9100	Old preschool, amazing secured lot
10334 Garvey Ave.	2,628	Now	\$2,499,888	Mike Vachani	The Provenio Group	626-391-9100	
10322-10326 Lower Azusa Rd.	2,730	Now	\$1,050,000	Alfredo Mejia	CIBA	626-303-1818	
10922-10928 Garvey Ave.	2,780	Now	\$1,750,000	David Lin	KoTai Realty	626-252-4248	

3944-3948 Peck Rd. #12	2,995	Now	\$1.10 NNN	Robert Ip	Coldwell Banker	626-394-2527	Victoria Center
11723-11725 Garvey Ave. #C	3,142	Now	\$2.25 NNN	Hong Realty Management	HK Realty	626-452-1789	
10568 Gateway Promenade #F	3,143	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10915 Matin St.	3,250	Now	\$1.75 MG	Howard Tsang	MGR	626-200-0239	
11143 Garvey Ave.	3,440	Now	\$1,100,000	Danny Hy	Pinnacle Real Estate	626-831-2709	
10568 Gateway Promenade #C	3,516	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10952 Valley Mall	3,735	Now	\$1,180,000	Grace Zhang	Re/Max Galaxy	909-223-2297	Valley Craft
10568 Gateway Promenade #A	3,754	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10568 Gateway Promenade #D	3,855	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
2422 Durfee Ave.	3,900	Now	\$2.00	Efren Valdovinos	Five Heights	213-509-8643	Mechanic's Shop
3015 Sastre Av.	4,433	Now	\$1,999,000	Steven Sattler	Coldwell Banker	626-864-3320	
10926 Main St.	5,216	Now	\$1,500,000	Oliver Wang	Re/Max	626-650-5666	Corner Fashion
11629-11665 Valley Blvd. #G	9,300	Now	\$1.60 NNN	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
10568 Gateway Promenade #E	9,850	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
Ramona & Peck Commerce Center	12,765	Now	\$4,300,000	Tai Ngo	Lee & Associates	562-568-2016	3 properties (not individually for sale). Industrial warehouse, light manufacturing/showroom, commercial and auto repair.
9150 Flair Dr.	12,998	Now	Call	Austin Bettar	JLL	424-261-9765	
10933 Main St.	26,030	Now	\$1.25 NNN	Steve Liu	NAI Capital	949-468-2385	
3548-3610 Peck Rd.	125,974	Now	\$34,581,000	William Bauman	Newmark	213-298-3593	Target store

**Total Retail Space Available**

**286,055 SF**

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





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# Industrial Space Available

## July 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
9739 Garvey Ave.	528	Now	Call	Mike Mattes	Mike Mattes	626-945-6107	
2705 N. Durfee Ave. #G	1,600	Now	\$1.40	Ryan Miller	Voit Real Estate	909-545-8010	
2422 Durfee Ave.	2,200	Now	Call	Efren Valdovinos	Five Heights	213-509-8643	
12222-12228 Garvey Ave. #A	2,945	Now	\$2.15	John Hastings	Daum	562-908-5115	
4916-4930 Santa Anita Ave.	3,000	Now	\$1.35	David Gatherer	Foremost Commercial	909-939-4280	Universal Storage Solutions
12368 Valley Blvd. #111	3,435	Now	\$1,200,000	Grace Zhang	Re/Max Galaxy	909-223-2297	
3024 Peck Rd.	3,480	Now	\$1.63	Johnny Wong	Keller Williams	626-625-2990	
10816 Lower Azusa Rd.	4,010	Now	\$1.60	Mark Vanis	JLL	213-239-6000	
4455 Rowland Ave.	5,255	Now	\$1.71	Michael Cirrito	ITRG Commercial	626-255-4255	
9736 Garvey Ave.	6,500	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
3570 Lexington Ave.	6,500	Now	\$1.50	Frank Rizzi	Bos Commercial	626-339-1000	
3758-3808 Rockwell Ave.	8,100	Now	\$1.39	Cristina Hsieh	Sperry Commercial	909-895-6356	
10804 Lower Azusa Rd.	10,905	Now	\$1.60	Mark Vanis	JLL	213-239-6000	
9420 Whitmore St.	11,800	Now	\$2,499,999	Greg Engel	Compass Commercial	323-274-2115	
2253-2307 Durfee Ave.	12,089	Now	\$.0.80	Greg Jones	Jones RE	562-697-3333	For sale for \$5,000,000

2253-2307 Durfee Ave.	12,089	Now	\$5,000,000	Greg Jones	Jones RE	714-267-1207	
4441 Baldwin Ave. #B	12,300	Now	\$1.38	Melody Fang	TeamRise International	626-714-7535	
Ramona & Peck Commerce Center	12,765	Now	\$4,300,000	Tai Ngo	Lee & Associates	562-568-2016	3 properties (not individually for sale). Industrial warehouse, light manufacturing/ showroom, commercial and auto repair.
4420 Baldwin Ave.	16,175	Now	Call	Peter Bacci	Lee & Associates	323-767-2022	
9640 Telstar Ave.	16,200	Now	Call	Justin Chiang	Lee & Associates	626-701-2401	For Sale
9730 Garvey Ave.	21,000	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	Flex Building for Sale
2746 Durfee Ave.	23,320	Now	\$6,950,000	Eric Mandell	Ally Commercial	424-317-0308	
9521 Telstar Ave.	24,725	Now	Call	Arvin Poblete	NAI Capital	949-607-8402	For Sale
9860-9874 Gidley St. #D	28,900	Now	\$1.00	Brandon Gill	Cushman & Wakefield	213-629-6528	
9860-9874 Gidley St. #B&C	56,240	Now	\$0.80	Brandon Gill	Cushman & Wakefield	213-629-6528	

**Total Industrial Space Available**

**306,061 SF**

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

