



# Office Space Available

## March 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
3380 Flair Dr. #233	150	Now	\$3.00	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
10503-10507 Valley Blvd. #340	181	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
11100 Valley Blvd. #340-08	293	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10501 Valley Blvd. #1810	300	Now	\$2.23	David Chui	Blue Sea Valley	626-539-3358	
10503-10507 Valley Blvd. #332	315	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
11100 Valley Blvd. #340-04	320	Now	\$2.40 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
10503-10507 Valley Blvd. #204	343	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
10503-10507 Valley Blvd. #334	349	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
10503-10507 Valley Blvd. #236A	352	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
10503-10507 Valley Blvd. #316	361	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
9690 Telstar Ave. #223 B	400	Now	\$1.70	Terri Boykin	Jamboree Management	949-900-4970	
9950 Flair Dr. #520	432	Now	Call	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10503-10507 Valley Blvd. #328	446	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
9950 Flair Dr. #523	458	Now	Call	Cindy Yang	Proper Management	626-695-3363	Asian American Center
11401 Valley Blvd. #202	480	Now	\$1.65	Kenneth Ferreira	Ramona Property Managers Inc.	626-277-5162	
10501 Valley Blvd. #1856	500	Now	\$1.85	David Chui	Blue Sea Valley	626-539-3358	
11401 Valley Blvd. #106	509	Now	\$1.65	Kenneth Ferreira	Ramona Property Managers Inc.	626-277-5162	

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11401 Valley Blvd. #108	518	Now	\$1.65	Kenneth Ferreira	Ramona Property Managers Inc.	626-277-5162	
4026 Peck Rd. #101	582	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
10503-10507 Valley Blvd. #326	596	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
4026 Peck Rd. #201	598	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail Center
10501 Valley Blvd. #1102	600	Now	\$2.59	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
4026 Peck Rd. #202	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail Center
4026 Peck Rd. #203	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail Center
4026 Peck Rd. #204	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail Center
4026 Peck Rd. #205	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail Center
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	\$1.95	Robert Ip	CBC Realty	626-394-2527	
10503-10507 Valley Blvd. #330	663	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
4424 N. Santa Anita Ave. #204	667	Now	\$1.95	Robert Ip	CBC Realty	626-394-2527	
4026 Peck Rd. #102	668	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
11100 Valley Blvd. #203	678	Now	\$2.30 FS	Andy Deng	Dengo Investments	626-589-5008	Valley Executive Plaza
4026 Peck Rd. #104	770	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail Center
9950 Flair Dr. #403	776	Now	Call	Cindy Yang	Proper Management	626-695-3363	Asian American Center
4026 Peck Rd. #103	784	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
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	

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11820-11848 Valley Blvd. #5b	900	Now	\$2.00 NNN	HK Realty	HK Realty	626-452-1789	Hong Kong Square
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	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
9950 Flair Dr. #503	951	Now	Call	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10503-10507 Valley Blvd. #304	964	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
11820-11848 Valley Blvd. #8a	1,000	Now	\$2.00 NNN	HK Realty	HK Realty	626-452-1789	Hong Kong Square
3629 Santa Anita Ave. #204	1,018	Now	\$2.15	Dorine Tuan	CBD Investment Inc.	626-512-5863	
3629 Santa Anita Ave. #205	1,044	Now	\$2.15	Dorine Tuan	CBD Investment Inc.	626-512-5863	
9040 Telstar Ave. #138	1,062	Now	\$1.80	Richard Han	Brilliant Partners Realty	626-571-8181	
10503-10507 Valley Blvd. #318	1,064	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
9960 Flair Dr. #200	1,078	Now	\$2.20	Johnney Zhang	Primior	800-735-9973	
9650 Telstar Ave. #D	1,200	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
10503-10507 Valley Blvd. #218	,1,282	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
10501 Valley Blvd. #1832	1,365	Now	\$1.90	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
10503-10507 Valley Blvd. #352	1,376	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
3360 Flair Dr. #101	1,391	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
3360 Flair Dr. #220	1,612	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
9950 Flair Dr. #301	1,753	Now	Call	Cindy Yang	Proper Management	626-695-3363	Asian American Center
10503-10507 Valley Blvd. #234A	2,123	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
3380 Flair Dr. #106	2,293	Now	\$1.75	Crystal Xiao	NuAngle Investments	323-310-5498	Flair Business Park
10503-10507 Valley Blvd. #236B	2,299	Now	\$1.65	Yoyo Li	Pacific Ocean Investments	626-688-9196	

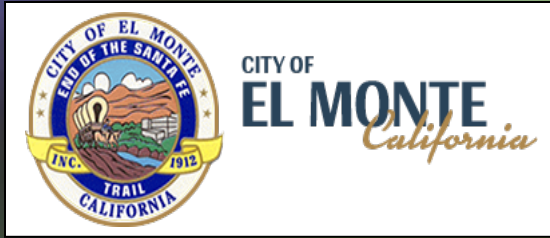
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## El Monte Office Space Available March 2024

3629 Santa Anita Ave. #203, 205	2,357	Now	\$2.15	Dorine Tuan	CBD Investment Inc.	626-512-5863	
4342 Peck Rd.	2,600	Now	\$1,650,000	Mark White	Lee & Associates	909-373-2727	
10503-10507 Valley Blvd. #214	2,781	Now	\$1.60	Yoyo Li	Pacific Ocean Investments	626-688-9196	
11028 Main St.	2,850	Now	\$1,100,000	Chris Johnson	Lee & Associates	626-240-2786	Retail/Office
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
4255 Tyler Ave.	4,028	Now	Call	Ramon Cardenas	Vista Commercial	562-746-6674	
3042 Santa Anita Ave.	7,798	Now	\$2,995,000	Kyle Barratt	CBRE		
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
9864 Baldwin Pl.	8,674	Now	\$2,495,000	Phil Simon	Brighton Street Properties	818-481-1685	
3903 Tyler Ave.	10,000	Now	Call	Riley Rohde	Kidder Matthews	858-509-1200	Church and school
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
9650 Telstar Ave. #A	25,000	TBD	Call	Melissa Mu	Onboard Coworking	626-515-5851	Office/Retail
3220 Rosemead Blvd. #2-5	26,335	Now	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center
3216 Rosemead Blvd.	41,836	60 days	Call	Gene Detchemendy	Excel Property Management Services, Inc.	310-432-5475	Rosemead Springs Business Center
9950 Flair Dr.	84,000	Now	\$24,999,000	Cindy Yang	Proper Management	626-695-3363	Asian American Center

**Total Office Space Available                    333,177 SF     NNN = Triple Net   MG = Modified Gross   FS = Full Service**

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# Retail Space Available

## March 2024

LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
4026 Peck Rd. #101	582	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
4026 Peck Rd. #201	598	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
10501 Valley Blvd. #1102	600	Now	\$2.59	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
4026 Peck Rd. #202	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
4026 Peck Rd. #203	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
4026 Peck Rd. #204	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
4026 Peck Rd. #205	632	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
4026 Peck Rd. #102	668	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
9324-9326 Garvey Ave. #J	715	Now	\$1.90 MG	Joseph Lee	The Elifant Group	626-993-5415	Garvey Rose Center
3818-3856 Peck Rd.	720	Now	Call	James Rodriguez	Colliers	323-609-3172	El Monte Plaza
4026 Peck Rd. #104	770	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail Center
4026 Peck Rd. #103	784	Now	\$3.00	Robert Ortiz	Buzzy Robert Ortiz	626-262-5693	Embassy Center, Office/Retail
4701-4709 Peck Rd.	800	Now	\$1.88 MG	Ari Marinos	Realty One Group	949-394-5770	
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
11629-11665 Valley Blvd. #D	838	Now	\$1.85 NNN	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
11820-11848 Valley Blvd. #5B	900	Now	\$1.85NNN	HK Realty	HK Realty	626-452-1789	Hong Kong Square
10642 Lower Azusa Rd. #F	927	Now	\$2.00 NNN	Andy Deng	Dengo Investment Inc.	626-448-6666	Midway Plaza

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## El Monte Retail Space Available March 2024

11629-11665 Valley Blvd. #B	975	Now	\$1.75 NNN	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
11820-11848 Valley Blvd. #8A	1,000	Now	\$2.00 NNN	HK Realty	HK Realty	626-452-1789	Hong Kong Square
9324-9326 Garvey Ave. #O	1,073	Now	\$2.00 MG	Joseph Lee	The Elifant Group	626-993-5415	Garvey Rose Center
4780 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
10501 Valley Blvd. #1365	1,365	Now	\$1.90	David Chui	Blue Sea Valley	626-539-3358	Office/Retail
10568 Gateway Promenade #B	1,727	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
10709 Garvey Ave.	1,863	Now	\$2.00 MG	Henry Liu	CBD Investment Inc.	626-688-2268	
5207 Peck Rd.	1,902	Now	\$950,000	Katharine Hou	Coldwell Bankers	626-731-8213	
10568 Gateway Promenade #G	1,985	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
11629-11665 Valley Blvd. #A	2,357	Now	Call	Manny Bukiet	Westland Real Estate Group	310-639-5530	Central Plaza
4786-A Peck Rd.	2,566	Now	\$1.30 NNN	Robert Ip	Coldwell Banker	626-394-2527	Peck Hacienda 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	\$2,100,000	David Lin	KoTai Realty	626-252-4248	
11028 Main St.	2,850	Now	\$1,100,000	Chris Johnson	Lee & Associates	626-240-2786	
3944-3948 Peck Rd. #12	2,995	Now	\$1.50 NNN	Robert Ip	Coldwell Banker	626-394-2527	Victoria Center
10568 Gateway Promenade #F	3,143	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
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	\$1,289,000	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
4033 Baldwin Ave.	4,841	Now	\$2.25 NNN	Howard Tsang	MGR	909-981-4466	
10926 Main St.	5,216	Now	\$1,500,000	Oliver Wang	Re/Max	626-650-5666	Corner Fashion
10568 Gateway Promenade #E	9,850	Now	Call	Matt Berry	Commercial West	949-723-7300	Aston at the Gateway
9150 Flair Dr.	12,998	Now	Call	Austin Bettar	JLL	424-261-9765	
10914 Main St.	13,472	Now	\$2,588,888	Mark Coffey	Orange County Commercial Real	949-438-7246	

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					Estate		
10933 Main St.	26,030	Now	\$1.25 NNN	Steve Liu	NAI Capital	949-468-2385	El Monte Mall
3548-3610 Peck Rd.	125,974	Now	\$34,581,000	William Bauman	Newmark	213-298-3593	Target store

**Total Retail Space Available      267,488 SF      NNN = Triple Net   MG = Modified Gross   FS = Full Service**

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# Industrial Space Available

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LOCATION	SF Available	Date Available	Rate	Broker/ Representative	Brokerage or Firm	Telephone	Comment
3015 N. Durfee Ave. #5	1,008	Now	\$2.05	Matt Wagner	GM Properties	562-762-3140	
3015 N. Durfee Ave. #4	1,065	Now	\$2.05	Matt Wagner	GM Properties	562-762-3140	
9040 Telstar Ave. #310	1,200	Now	\$1.80	Richard Han	Brilliant Partners Realty	626-571-8181	Pacific Telstar Business Park
9698 Telstar Ave.	1,200	May 1, 2024	\$1.55	Terri Boykin	Jamboree Management	949-900-4970	Telstar Business Park
2705 N. Durfee Ave.	1,600	Now	\$1.40	Ryan Miller	Voit Real Estate Services	909-545-8010	
11019 Schmidt Rd.	1,720	Now	\$750,000	Danny Hy	KW Commercial	626-831-2709	
3612 Arden Dr. #D1/D2	2,654	Now	\$1.35	Emily Rizvi	Pan American	714-628-6269	
4417 Rowland Ave.	2,700	Now	\$2.07	Michael Cirrito	ITRG Commercial	626-255-4255	
2420-2422 Durfee Ave.	3,000	Now	Call	Efren Valdovinos	Five Heights	213-509-8643	
9619-9621 Valley Blvd. #C	3,000	Now	\$1.50	Jennifer Hsu		626-379-3351	
3024 Peck Rd.	3,480	Now	\$1.63	Johnny Wong	Keller Williams	626-625-2990	
3018 Durfee Ave. #D	3,660	Now	\$1.35	David Lin	KoTai Realty	626-252-4248	
10816 Lower Azusa Rd.	4,010	Now	\$1.60	Mark Vanis	JLL	213-239-6000	
9736 E. Garvey Ave.	6,500	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	
10808 Weaver Ave.	8,495	30 days	Call	Richard Murillo	Synergy	323-209-8510	
2635-2639 Durfee Ave.	8,700	Now	\$2,585,000	Rosalba Farias	Re/Max	626-606-4888	
2736 Durfee Ave.	10,562	4/1/2024	\$1.60	Jen Lo	Morgan Franklin	562-455-8879	
10804 Lower Azusa Rd.	10,905	Now	\$1.60	Mark Vanis	JLL	213-239-6000	
2822 Durfee Ave. #A	11,047	Now	\$1.60	Jeff Bethel	Lee & Associates	562-568-2002	
2253-2307 Durfee Ave.	12,089	Now	Call	Greg Jones	Jones RE	562-697-3333	
9730 E. Garvey Ave.	21,000	30 days	Call	Andy Ho	Kander Pacific	626-839-6689	
2746 Durfee Ave.	23,320	Now	\$6,950,000	Eric Mandell	Ally Commercial	424-317-0308	
10135 Rose St.	30,000	Now	Call	Ricky Lee	PYC	9091-348-3956	
4228 Shirley Ave.	150,000	Now	\$1.75	Brett Skogen	KW Commercial	626-321-2983	

**Total Industrial Space Available      322,915 SF      NNN = Triple Net   MG = Modified Gross   FS = Full Service**

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