

OFFERING MEMORANDUM



SANTA FE CENTER

3560 SANTA ANITA AVENUE

EL MONTE, CA 91731



**COLDWELL BANKER
COMMERCIAL
REALTY**

THE SPACE

Location	3560 Santa Anita Ave El Monte, CA 91731
APN	8579-001-023
Building SF	45,304 SF
Land SF	167,575 SF
Available Space: 1 st Fl Suite 3580	2,600 SF
Rental Rate	\$18.00/Year; NNN is \$12.00/Year or \$1.50/Month plus \$1.00 NNN

PROPERTY DESCRIPTION

For Lease – Prime Retail Space at Santa Fe Center

Address: 3560 Santa Anita Ave, El Monte, CA 91731

Rental Rate: \$1.50/SF/Month + \$1.00/SF NNN (\$18.00/SF/Yr + \$12.00/SF/Yr NNN)

Type: Regional Shopping Center / Mall with Anchor Stores

Located in the heart of El Monte, the Santa Fe Center is a well-established regional shopping center featuring strong anchor tenants and excellent foot traffic. This high-visibility retail space offers a strategic location along Santa Anita Avenue, with convenient access to I-10 and major surface streets.

Property Highlights:

- Situated in a prominent retail corridor with strong demographics
- Part of a thriving retail center with anchor tenants that draw consistent customer traffic
- Ample parking for tenants and visitors
- Ideal for national and regional retailers, restaurants, and service-oriented businesses
- Highly visible storefronts with strong signage opportunities

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
30,380	219,156	537,769

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$84,469	\$106,509	\$118,191

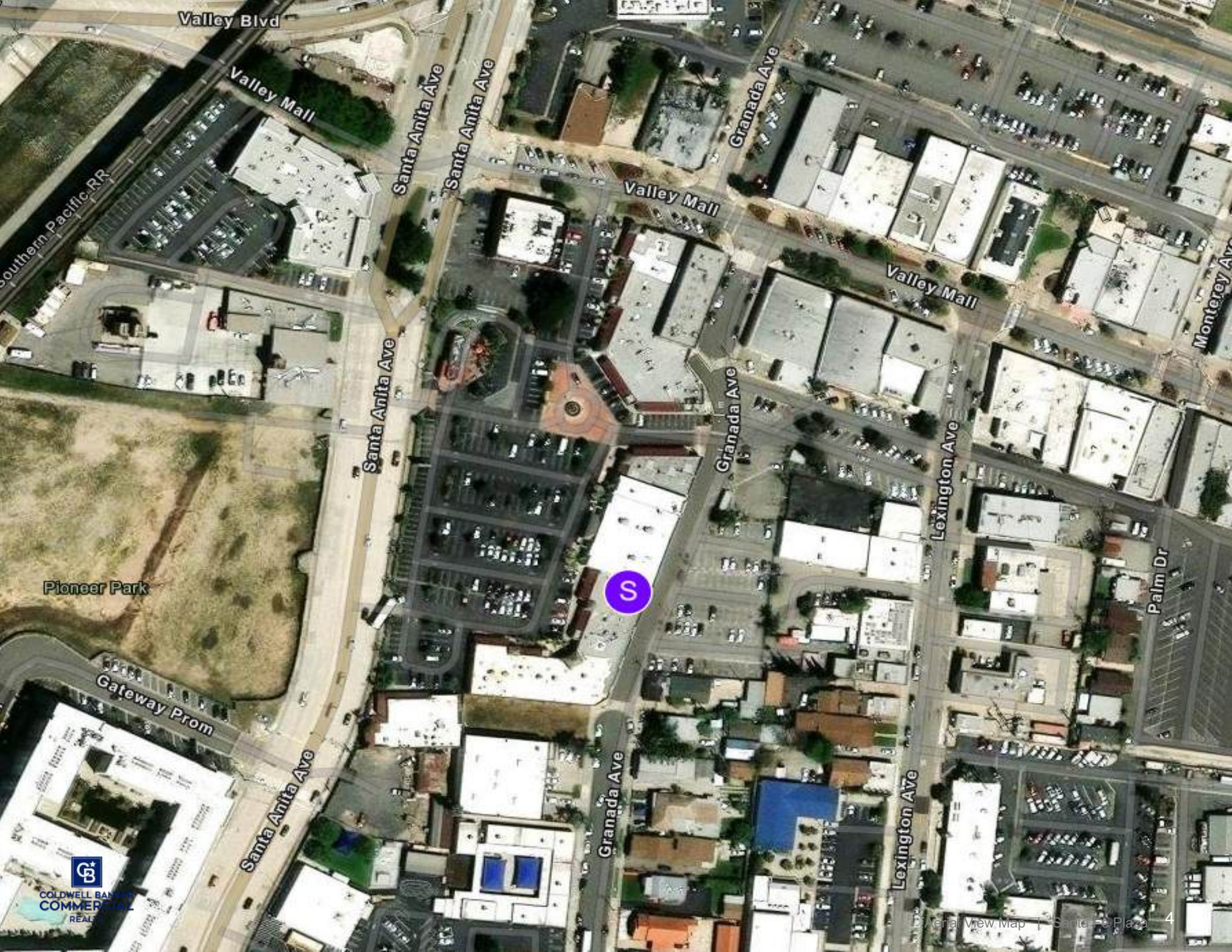
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,040	63,664	164,476









Valley Blvd

Valley Mall

Southern Pacific RR

Santa Anita Ave

Santa Anita Ave

Granada Ave

Valley Mall

Valley Mall

Monterey Ave

Santa Anita Ave

Granada Ave

Lexington Ave

Pioneer Park

Gateway Prom

Santa Anita Ave

Granada Ave

Lexington Ave

Palm Dr

S

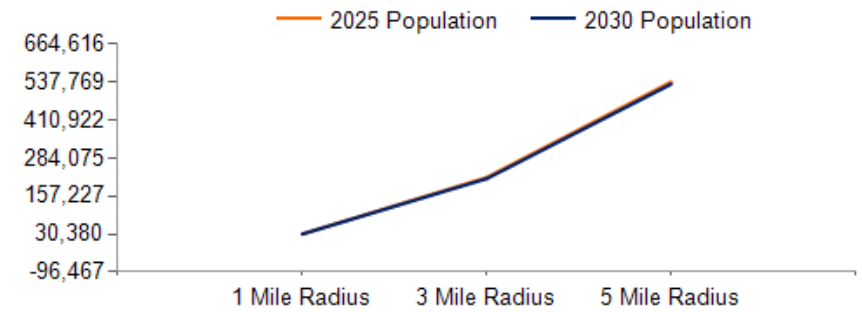


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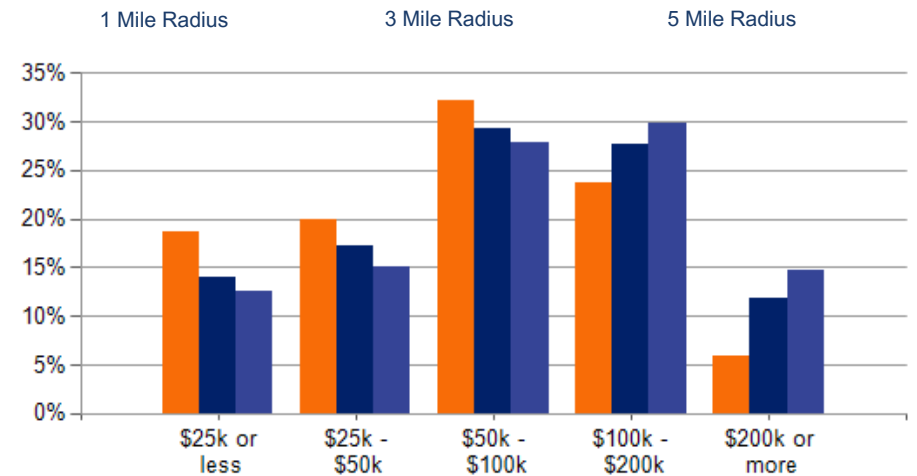
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,098	234,200	565,726
2010 Population	31,473	233,634	568,310
2025 Population	30,380	219,156	537,769
2030 Population	30,462	215,106	530,524
2025-2030: Population: Growth Rate	0.25%	-1.85%	-1.35%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	861	4,647	11,406
\$15,000-\$24,999	824	4,299	9,225
\$25,000-\$34,999	756	4,559	10,091
\$35,000-\$49,999	1,041	6,367	14,683
\$50,000-\$74,999	1,776	10,189	24,984
\$75,000-\$99,999	1,123	8,488	20,886
\$100,000-\$149,999	1,417	11,147	30,603
\$150,000-\$199,999	717	6,464	18,402
\$200,000 or greater	526	7,503	24,197
Median HH Income	\$64,077	\$79,120	\$87,510
Average HH Income	\$84,469	\$106,509	\$118,191

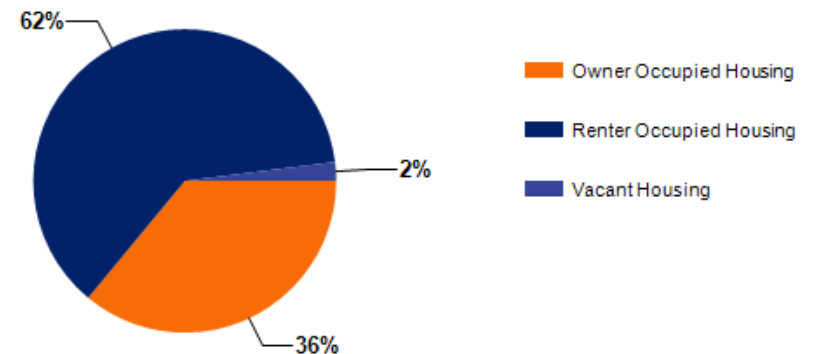
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,861	61,449	161,485
2010 Total Households	7,984	61,200	159,421
2025 Total Households	9,040	63,664	164,476
2030 Total Households	9,304	64,040	166,430
2025 Average Household Size	3.33	3.40	3.23
2025-2030: Households: Growth Rate	2.90%	0.60%	1.20%



2025 Household Income

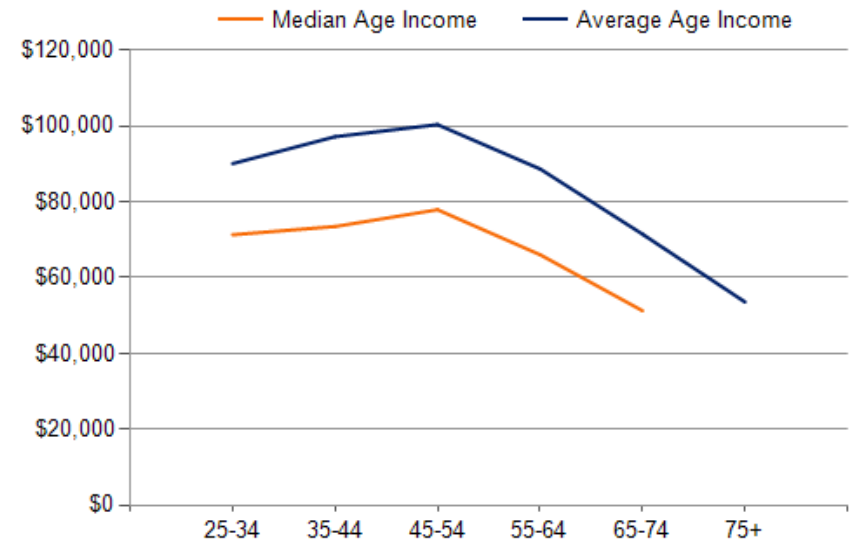
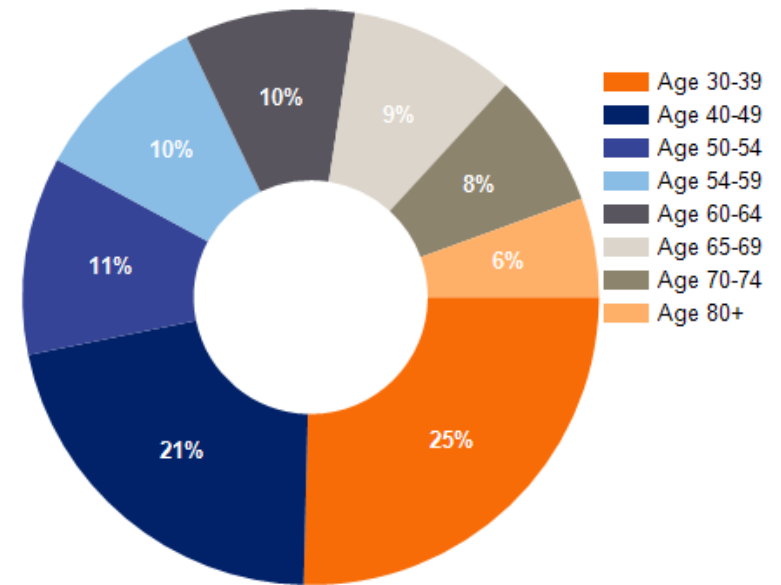


2025 Own vs. Rent - 1 Mile Radius



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,442	17,031	41,376
2025 Population Age 35-39	2,006	14,697	37,021
2025 Population Age 40-44	1,903	13,528	33,859
2025 Population Age 45-49	1,844	13,327	33,033
2025 Population Age 50-54	1,949	14,533	36,656
2025 Population Age 55-59	1,754	14,072	35,224
2025 Population Age 60-64	1,670	13,423	33,935
2025 Population Age 65-69	1,638	12,051	30,265
2025 Population Age 70-74	1,335	10,165	25,960
2025 Population Age 75-79	975	7,257	18,958
2025 Population Age 80-84	619	4,384	11,576
2025 Population Age 85+	587	4,514	12,354
2025 Population Age 18+	24,088	176,042	436,573
2025 Median Age	38	39	40
2030 Median Age	39	40	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,317	\$82,540	\$89,453
Average Household Income 25-34	\$90,085	\$104,162	\$114,842
Median Household Income 35-44	\$73,487	\$93,919	\$106,441
Average Household Income 35-44	\$97,192	\$122,493	\$137,648
Median Household Income 45-54	\$77,920	\$98,540	\$109,852
Average Household Income 45-54	\$100,375	\$128,112	\$143,046
Median Household Income 55-64	\$66,058	\$88,020	\$100,758
Average Household Income 55-64	\$88,687	\$117,196	\$130,528
Median Household Income 65-74	\$51,260	\$63,336	\$71,056
Average Household Income 65-74	\$71,459	\$89,392	\$98,991
Average Household Income 75+	\$53,567	\$64,151	\$69,932



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