



**New Pad Available
13,000 SF of Land**

*For
Lease*

Flair Plaza | 9150 Flair Drive | El Monte, CA

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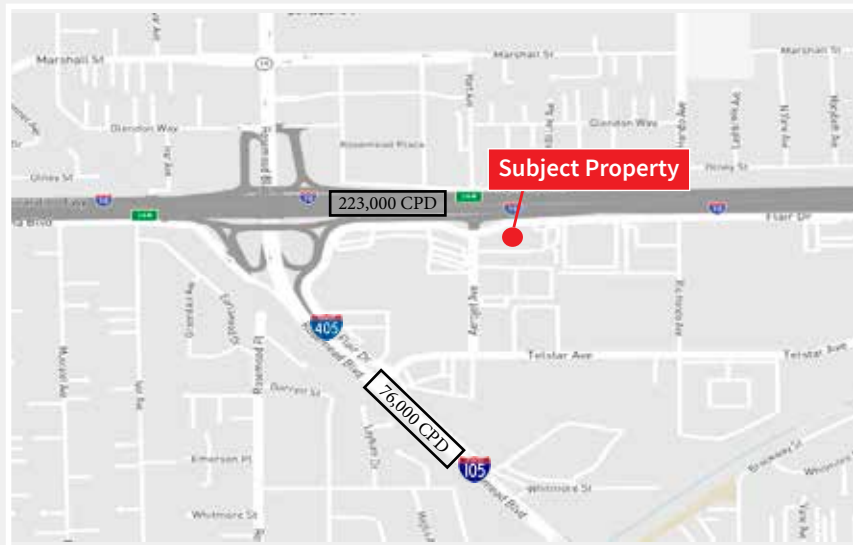
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Property Highlights

9150 Flair Drive | El Monte, CA

- New pad opportunity with drive thru potential
- Unparalleled pylon signage placement (top billing) with excellent visibility from the 10 Freeway (over 223,000 cars per day)
- Located at a direct ingress and egress for the 10 Freeway (over 15,000 cars per day utilizing these ramps)
- High daytime population with industrial and office pocket to the East (39,247 employees within 2 miles)
- Ground lease and build to suit opportunities available
- Co-tenants include: Starbucks, Del Taco, Jack in the Box, Fed Ex and more



AREA RETAILERS



DEMOGRAPHICS

1 mile ▼

2 miles ▼

3 miles ▼



30,688
Total Population



3.93
Avg, HH Size



\$67,820
Ave, HH Income



\$488,534
Median Home Value



116,180
Total Population



3.83
Avg, HH Size



\$69,552
Ave, HH Income



\$516,834
Median Home Value



261,932
Total Population



3.60
Avg, HH Size



\$74,542
Ave, HH Income



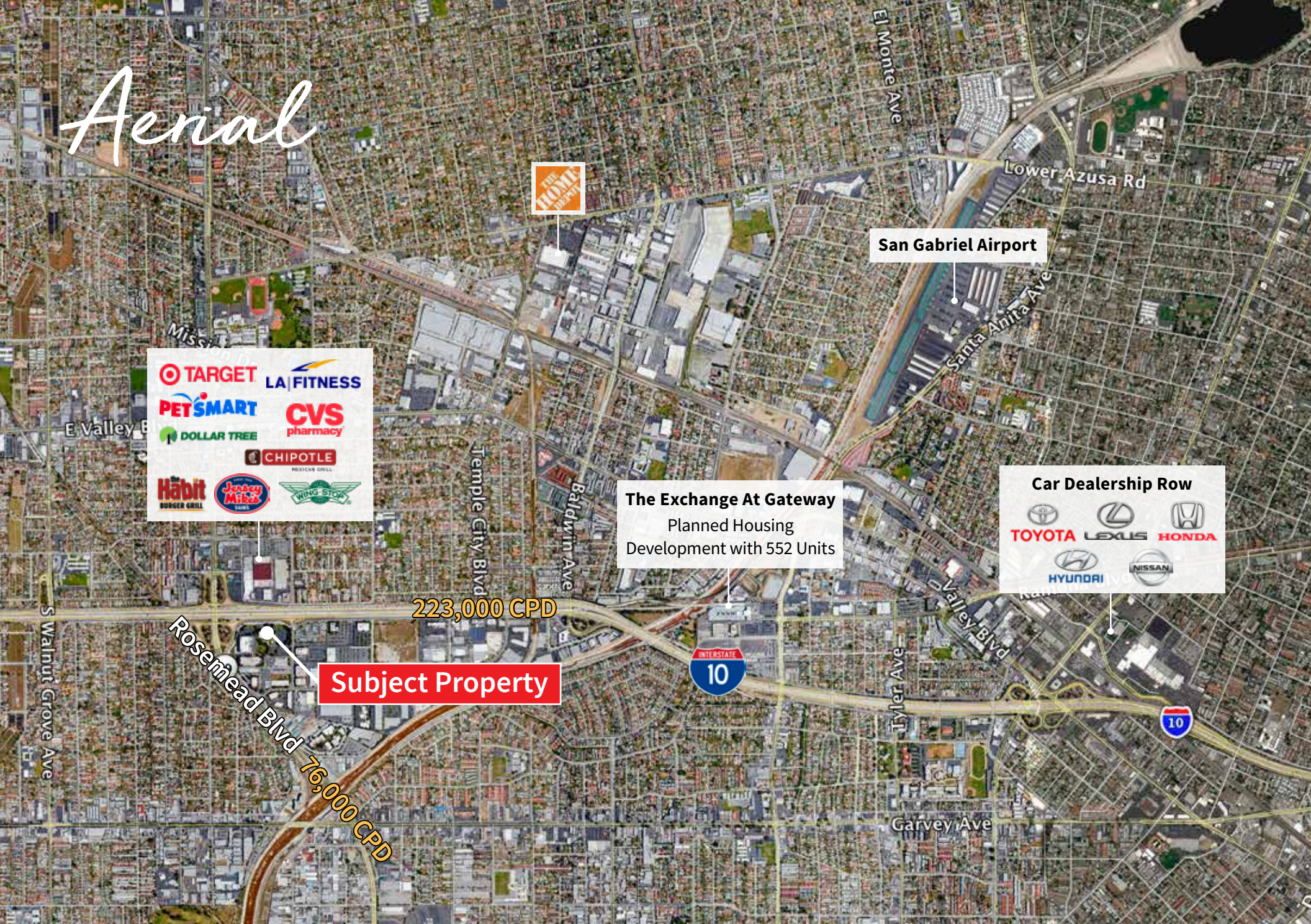
\$534,833
Median Home Value

Additional Property Views

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Aerial





*Achieve
Ambitions*

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