



# PECK HACIENDA PLAZA

EL MONTE, CA

HIGH PERFORMING  
DAILY-NEEDS STRIP  
CENTER WITH UPSIDE







## INVESTMENT OVERVIEW

JLL has been exclusively retained by Ownership to offer qualified investors the exciting opportunity to acquire Peck Hacienda Plaza (the “Property”), a 28,584 square foot strip center located in El Monte, CA. The Property is 92.2% leased to fifteen tenants with below market leases averaging \$22/SF/Year. Located just off of the highly trafficked Peck Road, Lower Azusa Road and the 605 freeway, the Property benefits from exceptional visibility and access with over 54,000 CPD passing the subject property.

### TENANTS INCLUDE

## PROPERTY SUMMARY

- Address**  
4766-4794 Peck Road,  
El Monte, CA 91732
- Offering Price**  
\$9,250,000
- Gross Leasable Area**  
±28,584 SF
- Occupancy**  
92.2%
- Parcel Number**  
8547-014-049
- In-Place NOI**  
\$568,555
- Year Built/Renovated**  
1987
- Lot Size**  
1.97 AC

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DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	27,221	219,164	523,093
2029 Population Projection	26,221	214,188	514,451
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Avg Household Income	\$100,792	\$108,397	\$115,291
2029 Household Income Projection	\$121,093	\$129,253	\$136,847
Projected Household Income Growth	20.14%	19.24%	18.70%
HOUSING	1-MILE	3-MILE	5-MILE
2024 Avg Home Value	\$789,296	\$917,454	\$910,528
2029 Avg Home Value Projection	\$942,094	\$1,126,227	\$1,114,076
Projected Home Value Growth	19.36%	22.76%	22.35%



Source: Google Earth, Image Landsat / Copernicus  
Map Data: LDEO-Columbia, NSF, NOAA, SIO, U.S. Navy, NGA, GEBCO, USGS



## INFILL TRADE AREA WITH OVER 219,000 PEOPLE WITHIN 3-MILE RADIUS

**El Monte Union High School**  
1,500 students



**Cherrylee Elementary School**  
352 students

**LOWER AZUSA ROAD (24,000 VPD)**



**San Gabriel Valley Airport**  
240 Flights Per Day

**Lambert Park**

**PECK  
HACIENDA  
PLAZA**

EL MONTE, CA

**Thompson  
Elementary School**

**Durfee Middle School**

Source: Google Earth, Image Landsat / Copernicus

## INVESTMENT HIGHLIGHTS



### HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY

Positioned strategically at the corner of Peck Road (±30,172 VPD) and Lower Azusa Road (24,086 VPD), Peck Hacienda Plaza center occupies a prime spot within El Monte and the San Gabriel Valley. With its proximity of just 1.25 miles to the 605 freeway (374,000 VPD) this location offers unrivaled accessibility and visibility for businesses.



### TOP PERFORMING NATIONAL TENANT LINE-UP WITH LOCAL OPERATORS

Peck Hacienda features a mix of local and national tenants that are all oriented towards daily needs. O'Reilly Auto Parts and El Pollo Loco are top performers within their chains per placer.ai. The balance of the tenant-mix is comprised of food operators, medical, laundromat, and health and wellness uses which serve to activate the center throughout the day.



### BOOMING SUBURBAN DAYTIME POPULATION

The Property is located within a prime residential node, with total residents exceeding 27,221 within a 1-mile radius and 219,164 within 3-miles. The long-term trend of working from home paired with the strong daytime population in the area provides the Property with a broadened customer base that will increase tenant sales.







## INVESTMENT HIGHLIGHTS



### COVETED DRIVE THROUGH WITH PARCELIZATION OPPORTUNITY

Peck Hacienda Plaza features a high-performing El Pollo Loco location with over 10 years of remaining lease term. The El Pollo Loco includes a coveted drive through and will give investors the long-term opportunity to parcelized and spin off the QSR in order to reduce their basis and increase yield at the Property.



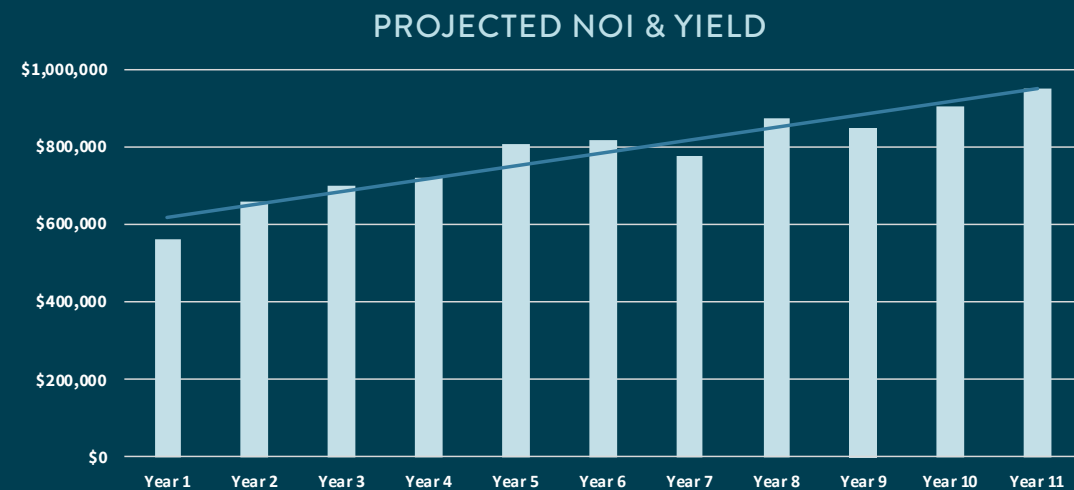
### VALUE ADD COMPONENT

80% of tenants are paying below market rate rents. New ownership has the opportunity to mark rents to market to substantially increase rental income.



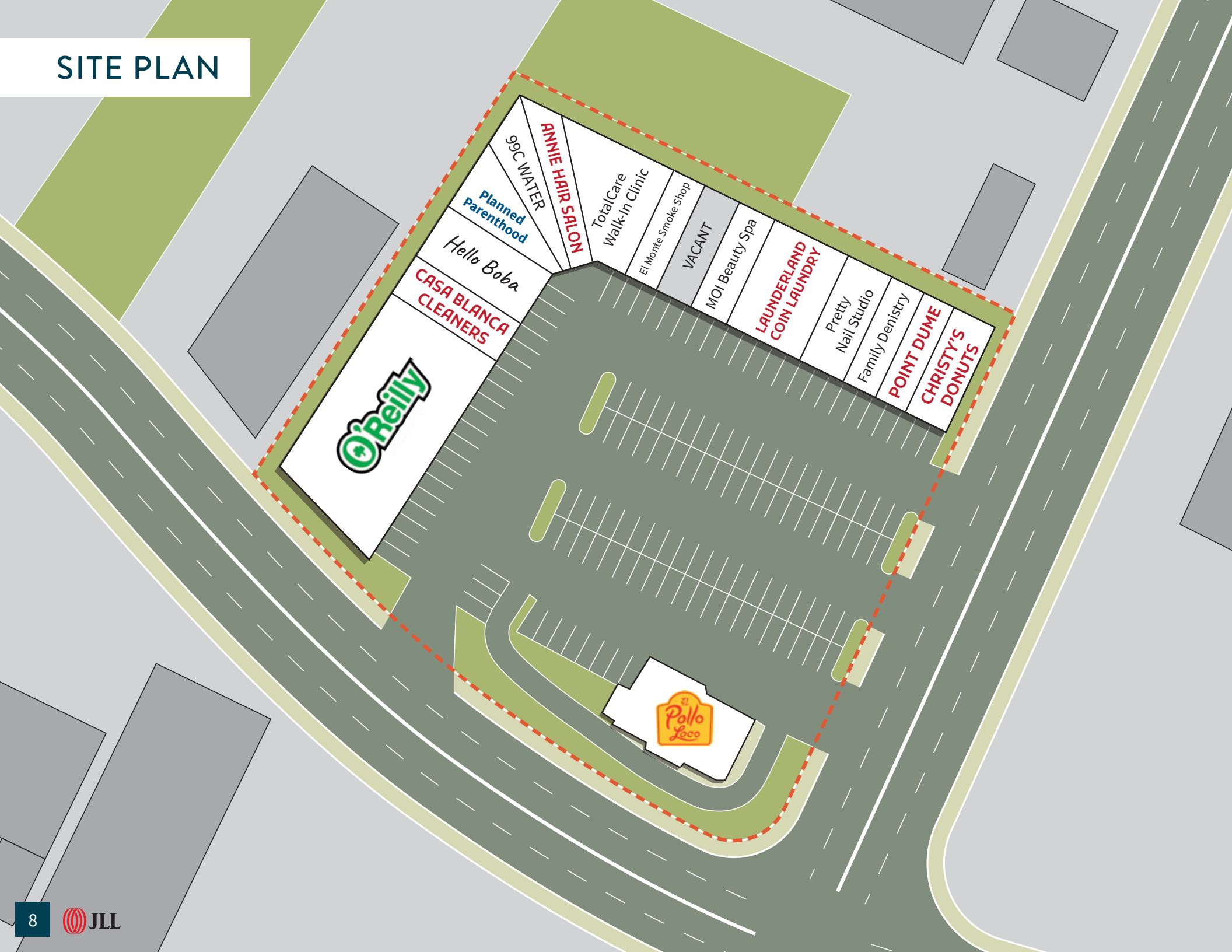
### IMMEDIATE NOI GROWTH OPPORTUNITY

The property currently averages \$22.30/SF rents with favorable Fair Market Value option terms for each tenant. This presents a unique opportunity to grow rents in the immediate future.





SITE PLAN



TENANT ROSTER

#	TENANT	SF	% OF GLA
4766	Christy's Donuts	1,120	3.92%
4768	Point Dume Restaurant	1,120	3.92%
4770	Brenda Lee	1,120	3.92%
4772	Pretty Nail Salon	1,120	3.92%
4774	365 Laundromat	2,240	7.84%
4782	El Monte Smoke Shop	1,120	3.92%
4784-A	TotalCare Walk-In Clinic	1,375	4.81%
4784-B	Annie's Hair Salon	939	3.29%
4786-A	M-Situ Design	2,566	8.98%
4786-B	Planned Parenthood	2,252	7.88%
4788	Hello Boba	1,058	3.70%
4790	Casablanca Cleaners	1,744	6.10%
4792	O'Reilly Auto	6,500	22.74%
4794	El Pollo Loco	2,070	7.24%
4778	Vacant - 4778	1,120	3.92%
4780	Vacant - 4780	1,120	3.92%
TOTAL LEASED GLA		26,344	
TOTAL VACANT		2,240	
TOTAL BUILDING AREA		28,584	





# PECK HACIENDA PLAZA

EL MONTE, CA

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