



10488

HICKSON ST
EL MONTE | CA

FOR SUBLEASE

LIGHT INDUSTRIAL PROPERTY



28,477 SF
AVAILABLE



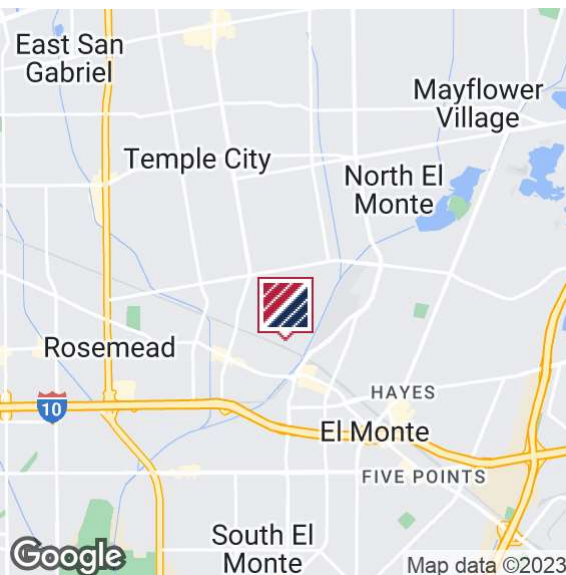
5,247 SF
OFFICE



30'
CLEAR HEIGHT



2
DOCK HIGH DOORS



PROPERTY HIGHLIGHTS

- Class A Building
- Sprinklered: ESFR
- 28,477 SF Total SF
- 5,247 SF Office SF
- 2 Dock High Doors
- 1 Ground Level Door
- 30' Clear Height
- 800 Amps Power
- Parking 35
- Year Built: 2020
- Construction Type: CTU
- \$0.27/SF NNN
- Sublease Expires on 8/31/2026

FOR MORE INFORMATION PLEASE CONTACT:

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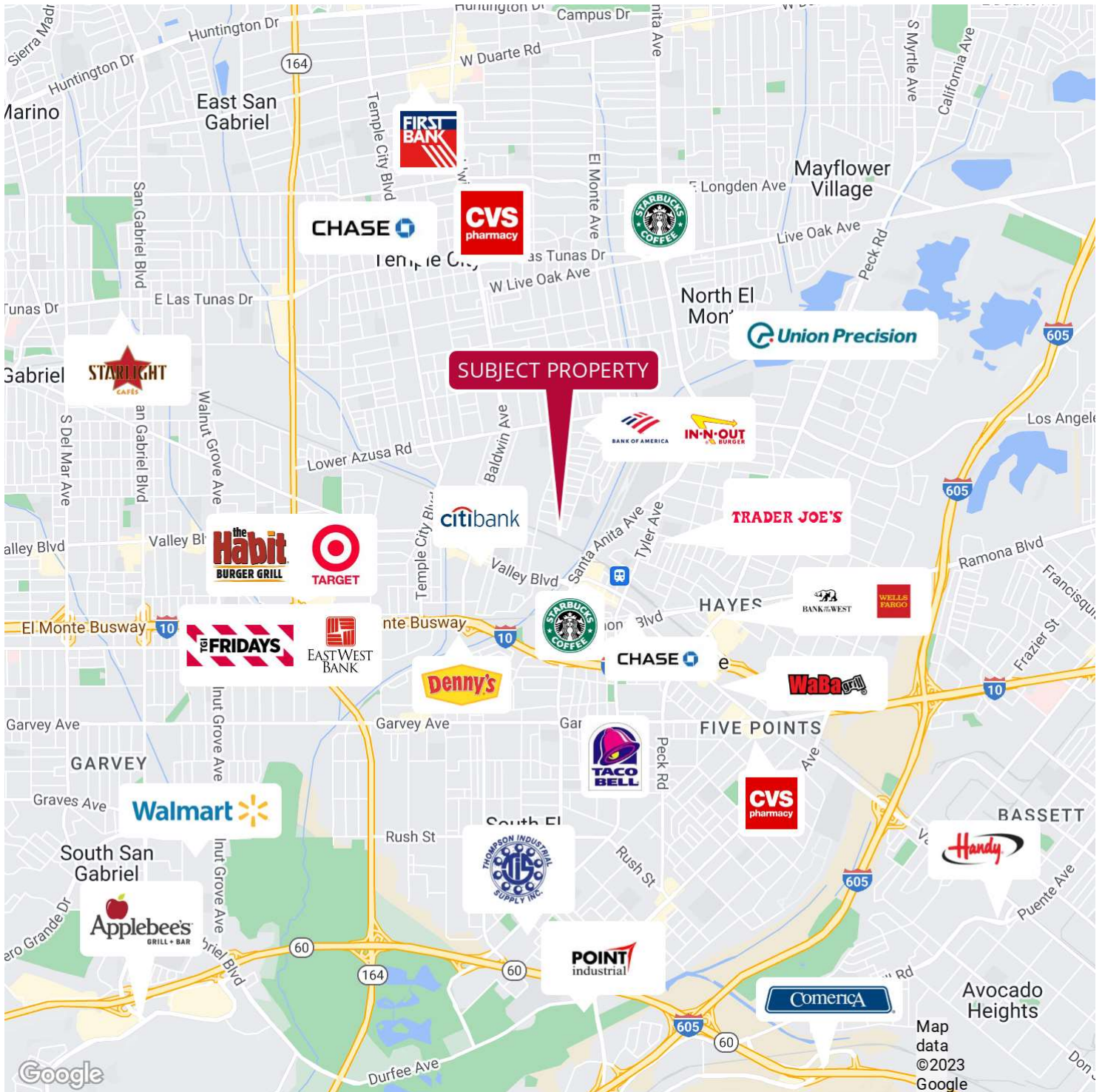
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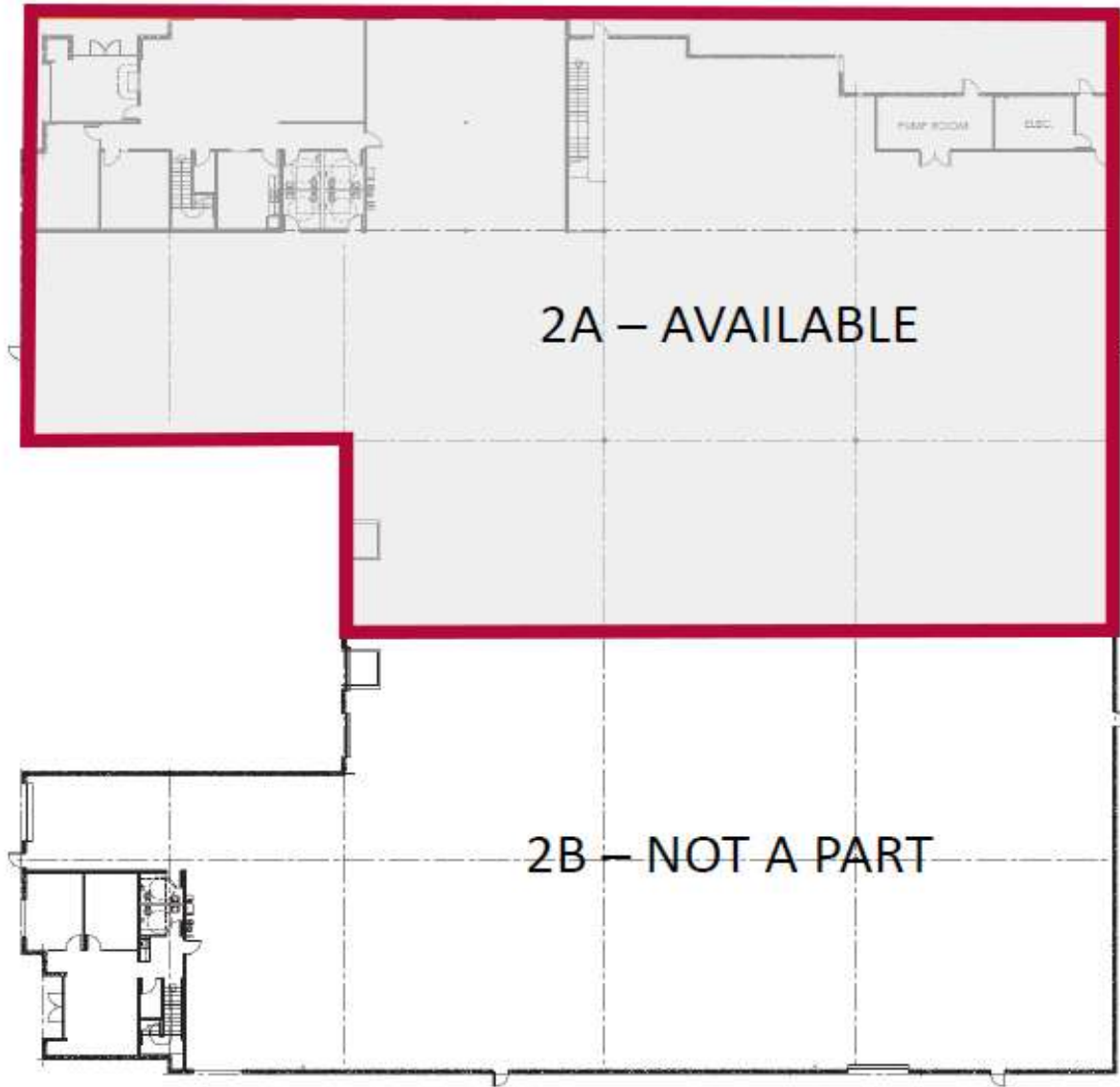
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FOR LEASE
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*NOT TO SCALE

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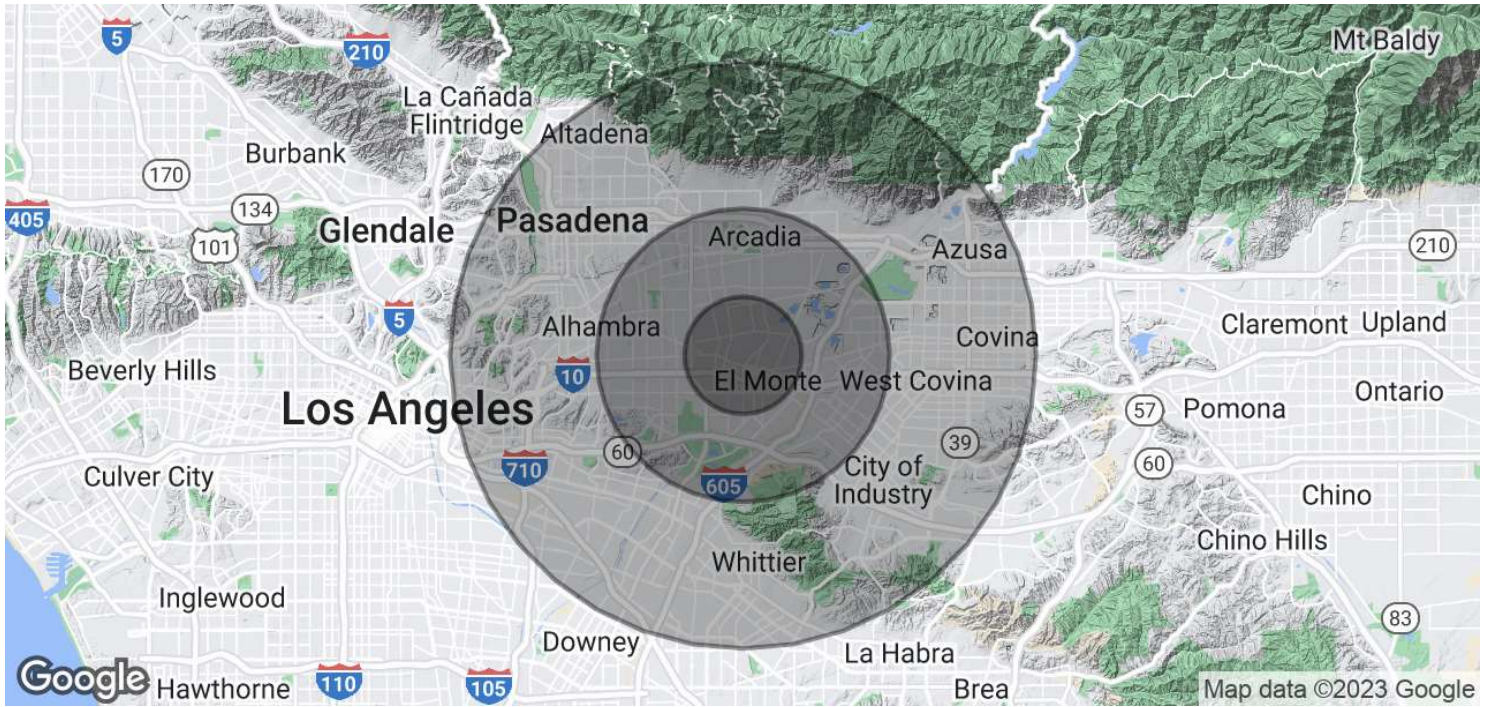
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	32,336	152,541	546,852
# of persons per HH	3.7	3.4	3.3
Average HH income	\$82,407	\$96,573	\$101,135
Average house value	\$700,530	\$718,844	\$701,139

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOL.	LAST MEASURED	DISTANCE
Santa Anita Ave.	Valley Blvd. SW	22,819	2022	0.30 mi
Valley Blvd.	Santa Anita Ave.	20,094	2022	0.35 mi
Arden Dr.	Valley Blvd. S.	7,541	2022	0.35 mi
Valley Blvd.	Granada Ave. E.	18,583	2022	0.36 mi

* Traffic Count data derived from CoStar

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