



Flair

PLAZA

EL MONTE | CALIFORNIA

± 1,000 - 2,630 SF
RETAIL & 2ND GEN RESTAURANT
SPACES AVAILABLE
INCLUDING ONE 2ND GEN DRIVE-THRU

ADJACENT TO NEW TESLA SUPERCHARGING STATION,
WHICH UNIQUELY INCLUDES SEMI-TRUCK CHARGING



9202 - 9216 FLAIR DRIVE | EL MONTE, CALIFORNIA

[VIEW ON MAP](#)



ALHAMBRA

SAN GABRIEL

ROSEMEAD

INTERSTATE
10

± 225,000 VPD

EXECUTIVE SUMMARY

Flair
PLAZA

Flair Plaza offers a premier leasing opportunity for restaurant and food-and-beverage operators in one of the San Gabriel Valley's most visible and accessible retail locations. Situated at 9202-9216 Flair Drive in El Monte, CA, the center is adjacent to the I-10 Freeway and will benefit from a new Tesla Supercharging Station anticipated to open in late 2026, which will include rare semi-truck charging, bringing additional traffic and customer dwell time to the property.

Available spaces range from approximately 1,500 to 2,631 SF and include a standalone drive-thru opportunity, prominent end-cap locations, and second-generation restaurant spaces that can help reduce buildout costs and accelerate opening timelines.

With direct freeway access and exposure to more than 268,500 vehicles per day, Flair Plaza offers exceptional visibility and convenience. The property is surrounded by a dense concentration of office buildings and business parks occupied by major employers, including the IRS, East West Bank, Wells Fargo, and Cathay Bank. Despite this strong daytime population, the area has limited dining options, creating a compelling opportunity for operators to capture significant unmet demand from office workers, commuters, and visitors.

Flair Plaza combines outstanding visibility, strong demographics, restaurant-ready spaces, and future Tesla-generated traffic, making it an ideal location for both established brands and emerging concepts.



THE ONLY RETAIL CENTER
SERVING THE **OVER 1.4M SF** OF OFFICE
WITHIN WALKING DISTANCE

Flair
PLAZA

SOUTH EL MONTE

ROSEMEAD BLVD

AEROJET AVENUE



AVAILABLE
± 1,500 SF

AVAILABLE
± 1,300 SF

AVAILABLE
± 1,000 SF

AVAILABLE
± 2,565 SF

AVAILABLE
± 2,631 SF

FLAIR DRIVE

PYLON SIGNAGE

INTERSTATE
10

± 225,000 VPD

ON-RAMP

OFF-RAMP




FUTURE
SUPERCHARGING
STATION

32 REGULAR SUPERCHARGER STATIONS +
1 SEMI CHARGING STATION

WILL ALSO INCLUDE TESLA SELF-SERVE DEMO DRIVE



THE HIGHLIGHTS

Endcap, Drive-Thru, and 2nd Generation Restaurant Opportunities

New Tenants will Benefit from Increased Traffic, Extended Customer Dwell Time, and Significant Unmet Dining Demand

Future Tesla Supercharging Station Driving Even More Traffic

Co-Tenancy with Starbucks, Del Taco & FedEx

Dense Daytime Office Population with Limited Dining Competition

Exceptional I-10 Freeway Visibility & Signage Exposure



9208B

PYLON SIGNAGE



AVAILABLE SIZE

± 1,300 SF

SPACE TYPE

ENDCAP

BUILD OUT

RETAIL / RESTAURANT

AVAILABILITY

IMMEDIATE



9216B

PLYON SIGNAGE



AVAILABLE SIZE

± 1,000 SF

SPACE TYPE

ENDCAP

BUILD OUT

RETAIL / RESTAURANT

AVAILABILITY

IMMEDIATE



9220

PYLON SIGNAGE



AVAILABLE SIZE

± 2,631 SF

SPACE TYPE

STNL DRIVE-THRU

BUILD OUT

QSR / RESTAURANT

AVAILABILITY

IMMEDIATE



9212

PYLON SIGNAGE



AVAILABLE SIZE

± 1,500 SF

SPACE TYPE

ENDCAP

BUILD OUT

RETAIL

AVAILABILITY

IMMEDIATE



9204B

PLYON SIGNAGE



AVAILABLE SIZE

± 2,565 SF

SPACE TYPE

ENDCAP

BUILD OUT

RESTAURANT

AVAILABILITY

IMMEDIATE





THE MARKET

SAN GABRIEL VALLEY

Located in the heart of the San Gabriel Valley, El Monte serves as a major employment and transportation hub connecting Los Angeles, the Inland Empire, and surrounding San Gabriel Valley communities. Positioned just 11 miles east of Downtown Los Angeles with direct access to the I-10 Freeway, the city benefits from exceptional regional connectivity and a diverse consumer base.

The Flair Drive corridor is anchored by a significant concentration of office, government, financial, and healthcare employment, including the IRS Regional Office, Cathay Bank Corporate Center, Los Angeles County facilities, and numerous professional service firms. This employment base generates strong daytime activity and supports a steady population of workers, visitors, and business travelers throughout the week.

The corridor also benefits from outstanding transportation infrastructure, with the I-10 Freeway carrying more than 268,500 vehicles daily and the Flair Drive interchange serving approximately 15,000 vehicles per day. This combination of employment density and commuter traffic creates one of the most active commercial environments in the eastern San Gabriel Valley.

Supported by a large daytime workforce, strong regional accessibility, and proximity to densely populated residential neighborhoods, El Monte continues to attract employers, investment, and retail growth, reinforcing its position as a key commercial destination within the San Gabriel Valley.

Fair

PLAZA

EL MONTE | CALIFORNIA

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