



CORNER RETAIL UNIT IN REGIONAL SHOPPING CENTER

5006 ROSEMEAD BOULEVARD, PICO RIVERA, CA 90660

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ASSET GROUP

PRIME CORNER RETAIL IN REGIONAL SHOPPING CENTER FOR LEASE

5006 ROSEMEAD BOULEVARD, PICO RIVERA, CA 90660

Property Highlights

- Center anchored by Home Depot, In N Out, El Pollo Loco, Shakey's, Dollar Tree, Superior Grocery, Taco Bell
- 3,377 Sq Ft available on the corner of Rosemead and Whittier Blvd
- Close proximity to 605, 60 and 5 freeways
- Across the street from Target, Chipotle and more
- Signalized intersection with high traffic counts at 66,000 CPD



These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



CORNER OF ROSEMEAD AND WHITTIER BOULEVARD

5006 ROSEMEAD BOULEVARD, PICO RIVERA, CA 90660

SUITE 5006

- Approximately 3,377 Sq Ft available lounge
- Adjacent to In N Out Burgers
- Open vanilla shell with two restrooms
- Close proximity to the new Burgerim restaurant
- Visible from Whittier and Rosemead Blvd and next door to Home Depot
- Convenient parking in front of unit

MAP

5006 ROSEMEAD BOULEVARD, PICO RIVERA, CA 90660



AERIAL

5006 ROSEMEAD BOULEVARD, PICO RIVERA, CA 90660



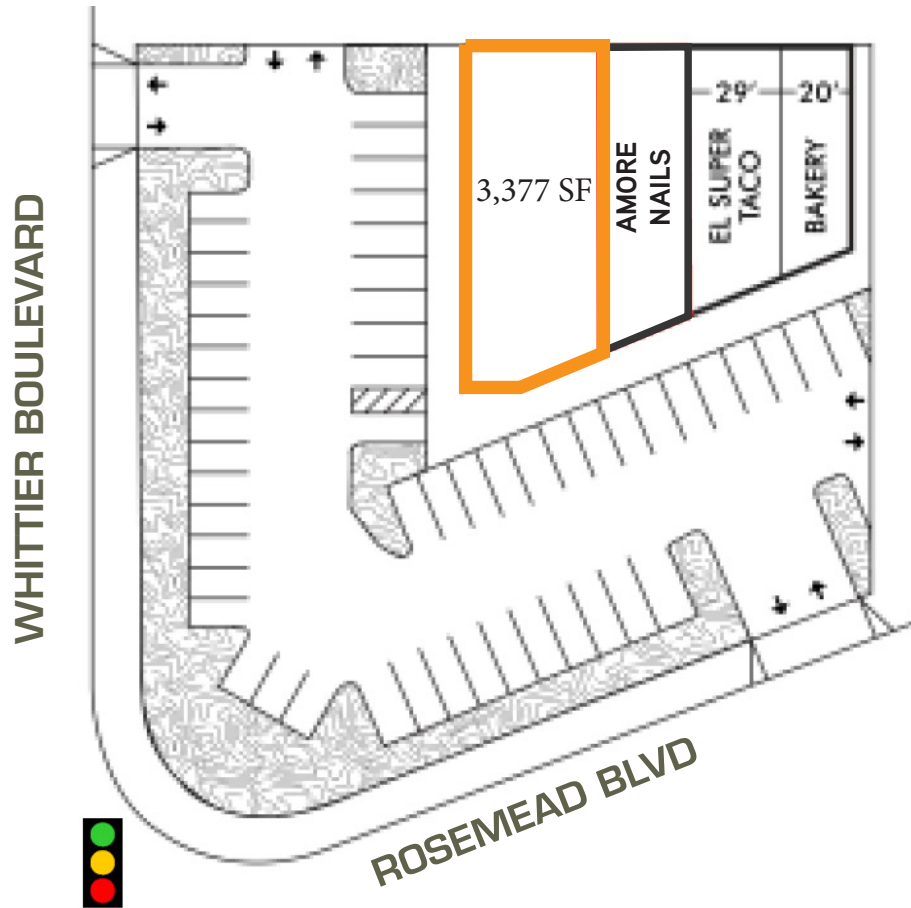
SITE PLAN

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FLOOR PLAN

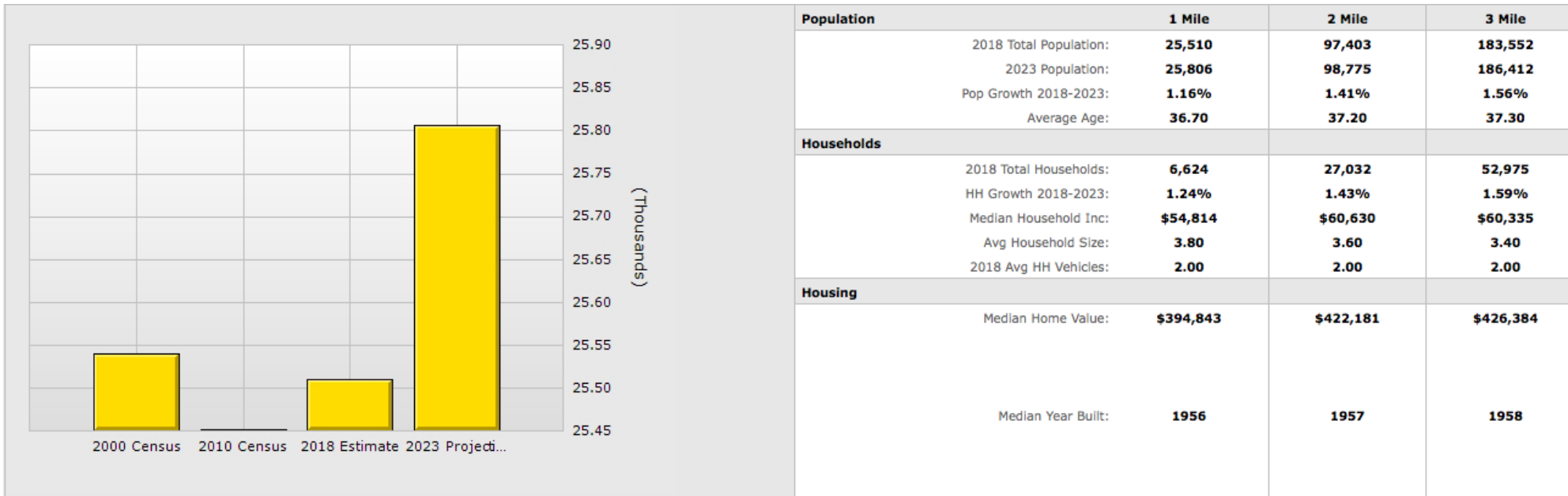
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*All dimensions are approximate

DEMOGRAPHICS

5006 ROSEMEAD BOULEVARD, PICO RIVERA, CA 90660



	1 Mile	2 Mile	3 Mile
Population			
2018 Total Population:	25,510	97,403	183,552
2023 Population:	25,806	98,775	186,412
Pop Growth 2018-2023:	1.16%	1.41%	1.56%
Average Age:	36.70	37.20	37.30
Households			
2018 Total Households:	6,624	27,032	52,975
HH Growth 2018-2023:	1.24%	1.43%	1.59%
Median Household Inc:	\$54,814	\$60,630	\$60,335
Avg Household Size:	3.80	3.60	3.40
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$394,843	\$422,181	\$426,384
Median Year Built:	1956	1957	1958



For more information, please call.



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