

Retail Building for Sale

17,922 SF Available

83 S ROSEMEAD BLVD | PASADENA, CALIFORNIA





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PASADENA, CALIFORNIA

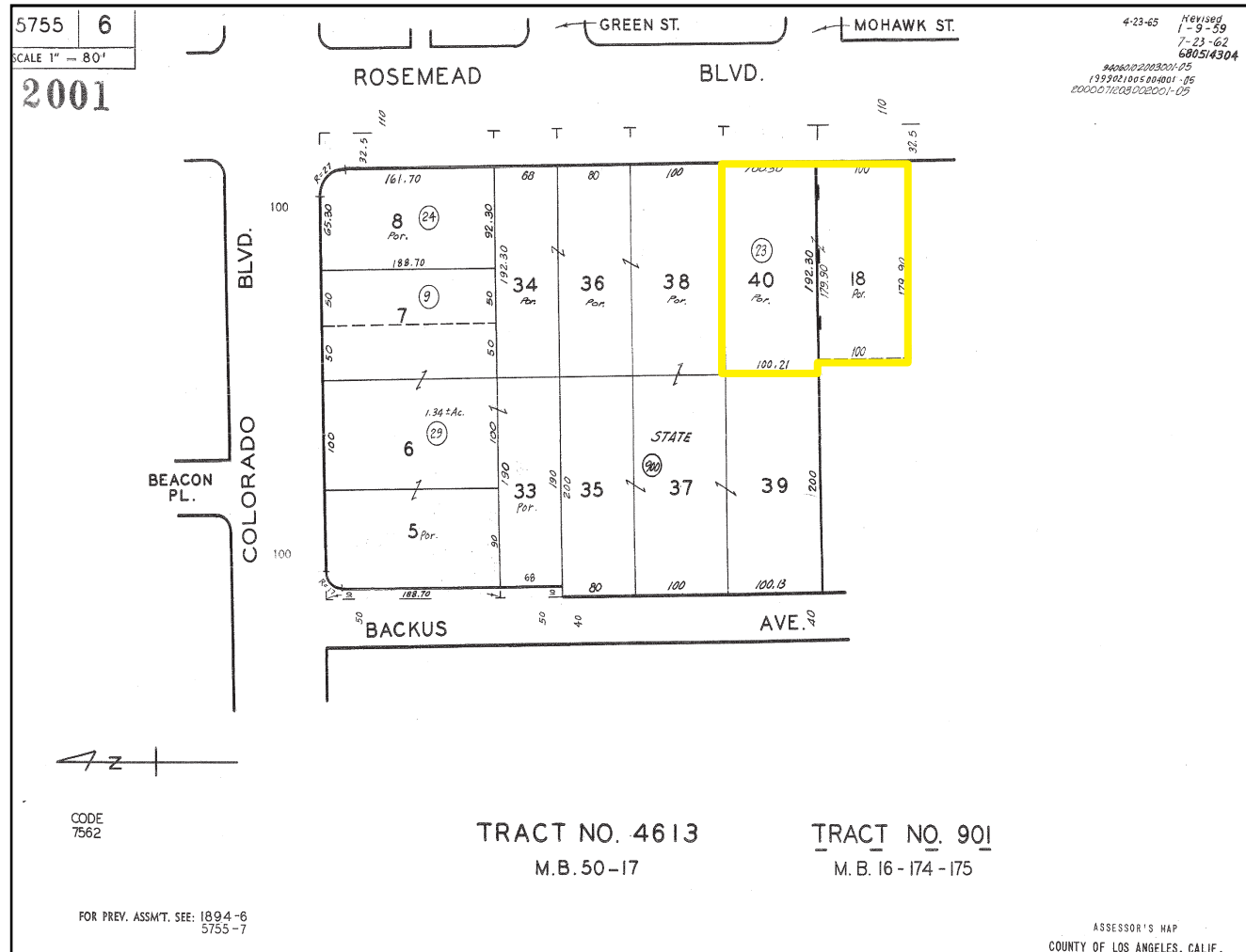
Sale Price	\$4,500,000
Tenants	Mattress City/Rockler
Address	85 S Rosemead Blvd, Pasadena CA
APN	5755-006-023
Building Size	±17,922 SF
Parcel Size	±0.85 acres
Zoning	LCC2
Parking	±34 spaces

Investment Highlights

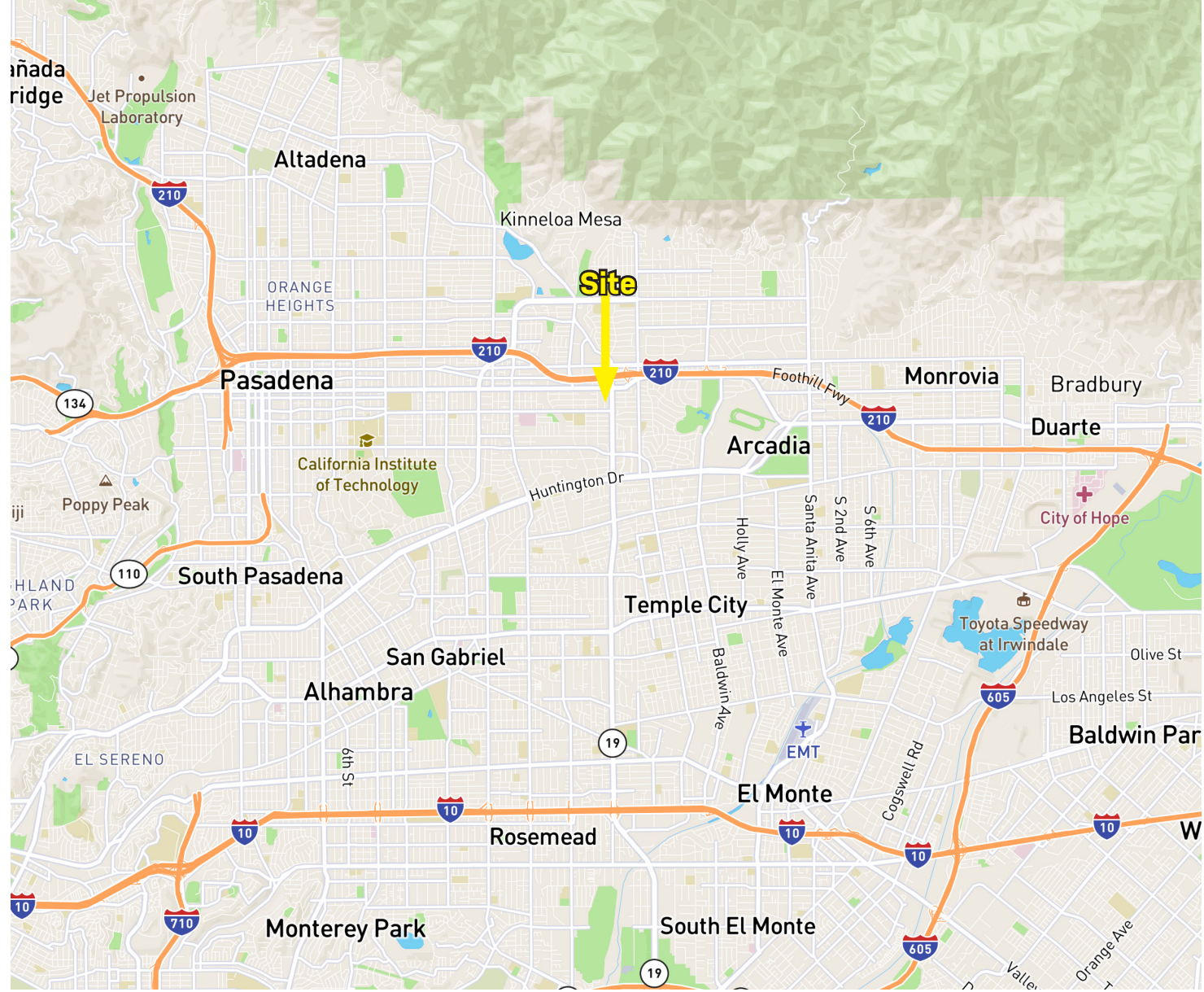
- Retail Building occupied by Rockler and Mattress City
- Short-term leases expiring 2020 (contact broker for more details)
- Highly visible location
- Easy access to Highway 210
- Traffic Counts:
- Rosemead Blvd ±24,760 ADT
- Ideal for Owner-User or Investor

Site Plan

83 S ROSEMEAD BLVD



THIS SITE PLAN IS NOT A REPRESENTATION, WARRANTY OR GUARANTEE AS TO SIZE, LOCATION, OR IDENTITY OF ANY TENANT, AND THE IMPROVEMENTS ARE SUBJECT TO SUCH CHANGES, ADDITIONS, AND DELETIONS AS THE ARCHITECT, LANDLORD, OR ANY GOVERNMENTAL AGENCY MAY DIRECT.



Demographics

2019

	1 mi	3 mi	5 mi
Population	13,484	153,431	469,844
Average Household Income	\$147,763	\$133,057	\$114,215
Median Household Income	\$109,453	\$94,867	\$79,965
Daytime Population	17,103	152,582	495,649
Median Age	43.7	43.8	42.6



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