

COMMERCIAL PROPERTY FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

9031 GARVEY AVENUE
ROSEMEAD, CA 91770

OLE OLSON

SALES ASSOCIATE
O: 818.956.7001 X144 C: 818.294.0787
OLE@STEVENSONREALESTATE.COM
CALDRE #01973001

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

9031 GARVEY AVENUE

ROSEMEAD, CA 91770



OFFERING SUMMARY

Available Space: 5,880 SF

Lease Rate: \$1.79/SF/MO, MG

Term: 2 - 5 Years

Building Size: 5,880 SF

Lot Size: 12,771 SF

Zoning: C-3 Medium Commercial

PROPERTY OVERVIEW

5,880 square foot commercial building with bonus covered and secure storage as well as bonus mezzanine for light storage. The property sits on approximately 12,771 square feet of C-3 zoned land with plenty of parking area and/or yard space.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



OLE OLSON
SALES ASSOCIATE
O: 818.956.7001 X144 C: 818.294.0787
OLE@STEVENSONREALESTATE.COM
CALDRE #01973001

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

9031 GARVEY AVENUE

ROSEMEAD, CA 91770



OLE OLSON

SALES ASSOCIATE
O: 818.956.7001 X144 C: 818.294.0787
OLE@STEVENSONREALESTATE.COM
CALDRE #01973001

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

9031 GARVEY AVENUE

ROSEMEAD, CA 91770



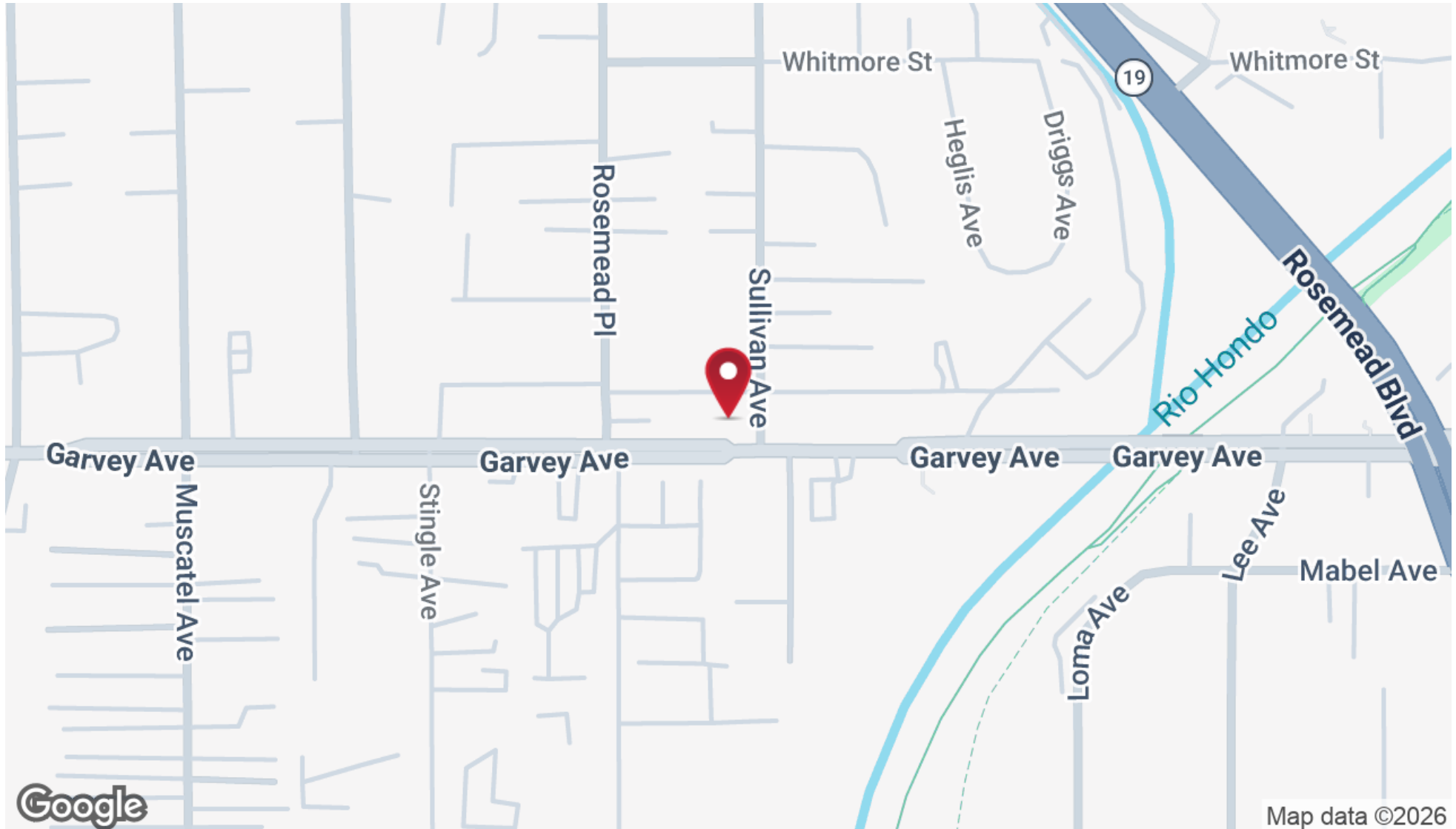
OLE OLSON

SALES ASSOCIATE
O: 818.956.7001 X144 C: 818.294.0787
OLE@STEVENSONREALESTATE.COM
CALDRE #01973001

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

9031 GARVEY AVENUE

ROSEMEAD, CA 91770



OLE OLSON

SALES ASSOCIATE
O: 818.956.7001 X144 C: 818.294.0787
OLE@STEVENSONREALESTATE.COM
CALDRE #01973001

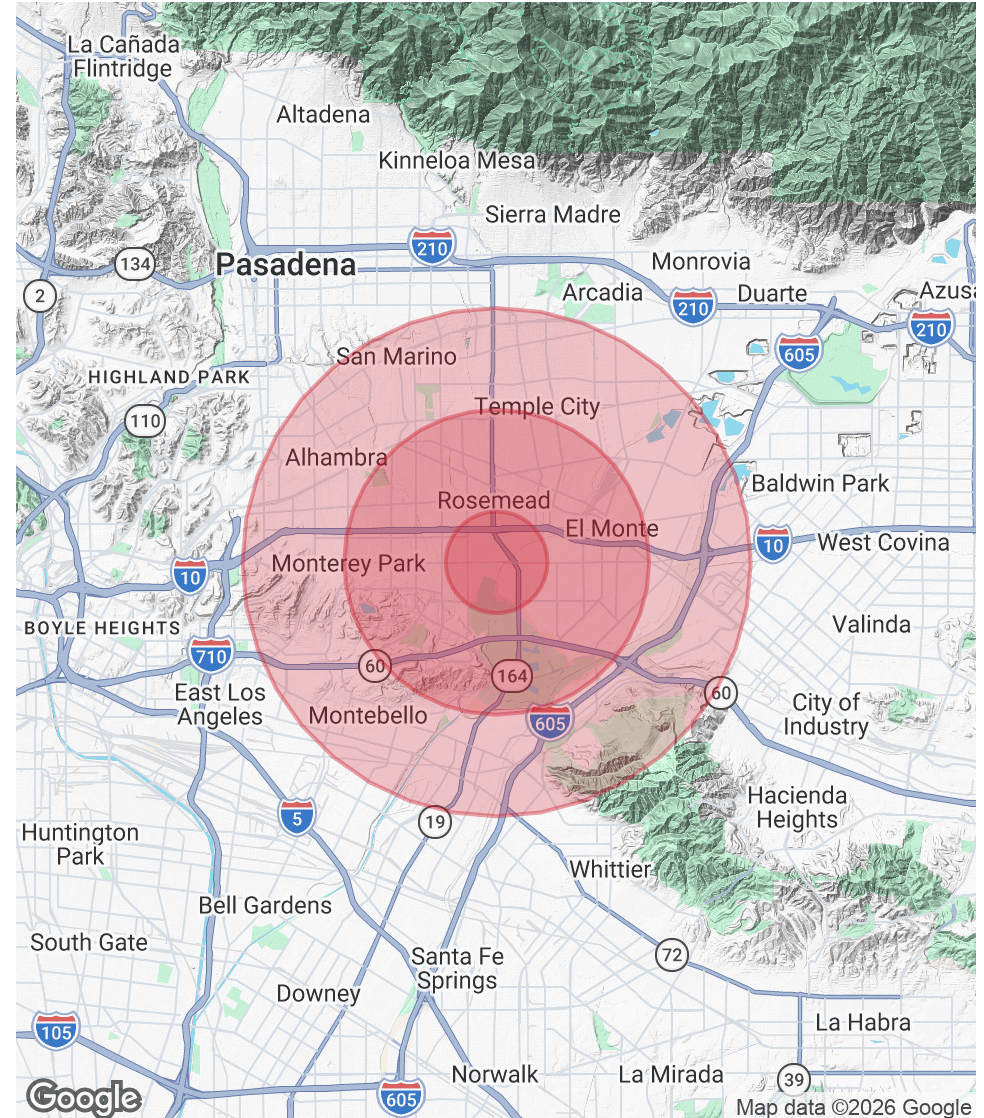
1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

9031 GARVEY AVENUE

ROSEMEAD, CA 91770

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,247	225,186	624,455
Average Age	35.8	36.8	37.1
Average Age (Male)	35.3	35.6	35.7
Average Age (Female)	36.6	38.2	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,622	61,876	183,636
# of Persons per HH	3.8	3.6	3.4
Average HH Income	\$58,425	\$63,623	\$69,800
Average House Value	\$416,222	\$496,309	\$512,685

* Demographic data derived from 2020 ACS - US Census

**OLE OLSON**

SALES ASSOCIATE
 O: 818.956.7001 X144 C: 818.294.0787
 OLE@STEVENSONREALESTATE.COM
 CALDRE #01973001

1111 NORTH BRAND BOULEVARD
 SUITE 250
 GLENDALE, CA 91202
 STEVENSONREALESTATE.COM
 CALDRE #00983560