

# COMMERCIAL PROPERTY FOR LEASE



9031 GARVEY AVENUE  
ROSEMEAD, CA 91770

**OLE OLSON**

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REAL ESTATE SERVICES  
TRUSTED SINCE 1962

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

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## 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.

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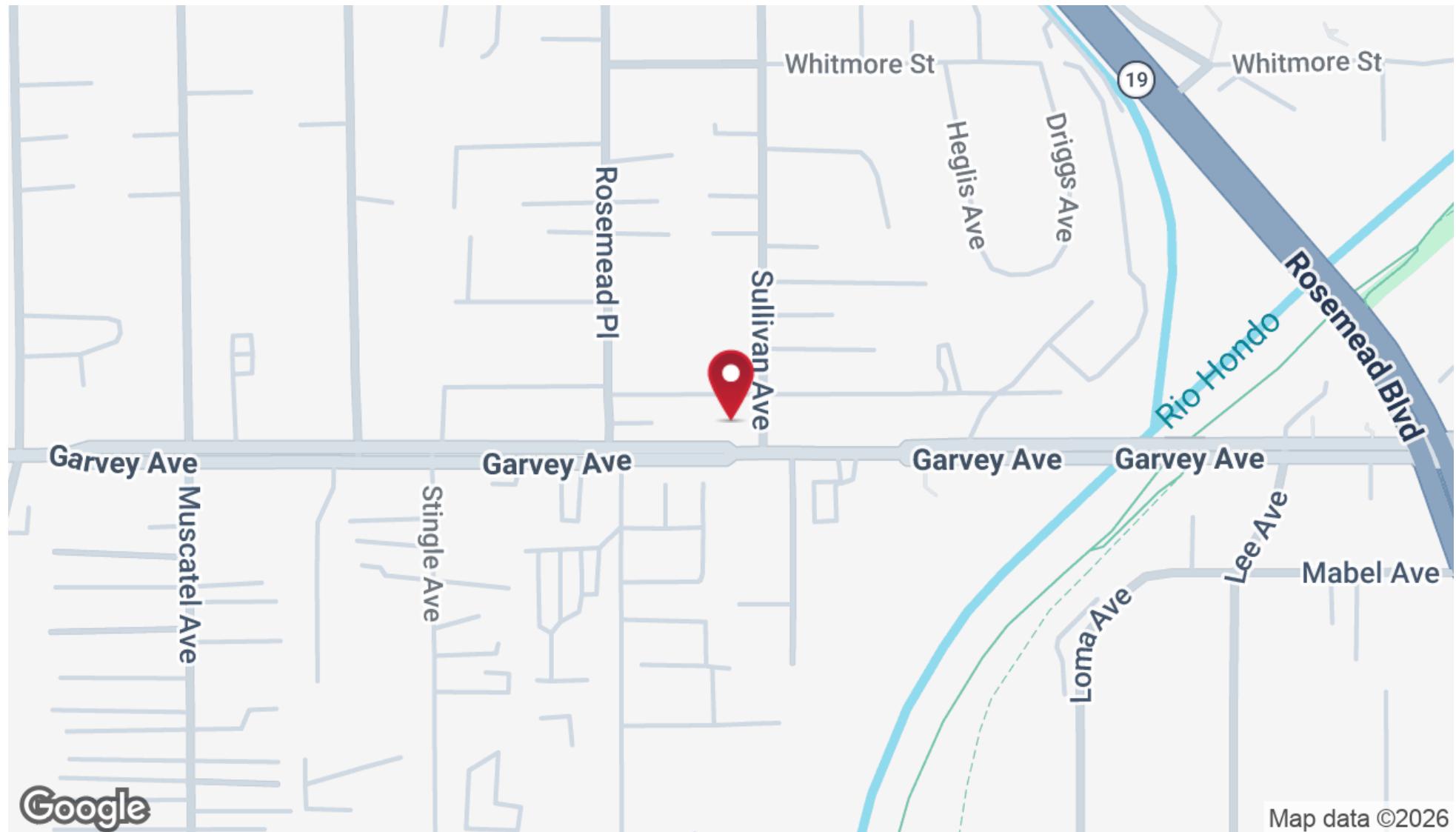
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**POPULATION**

	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**

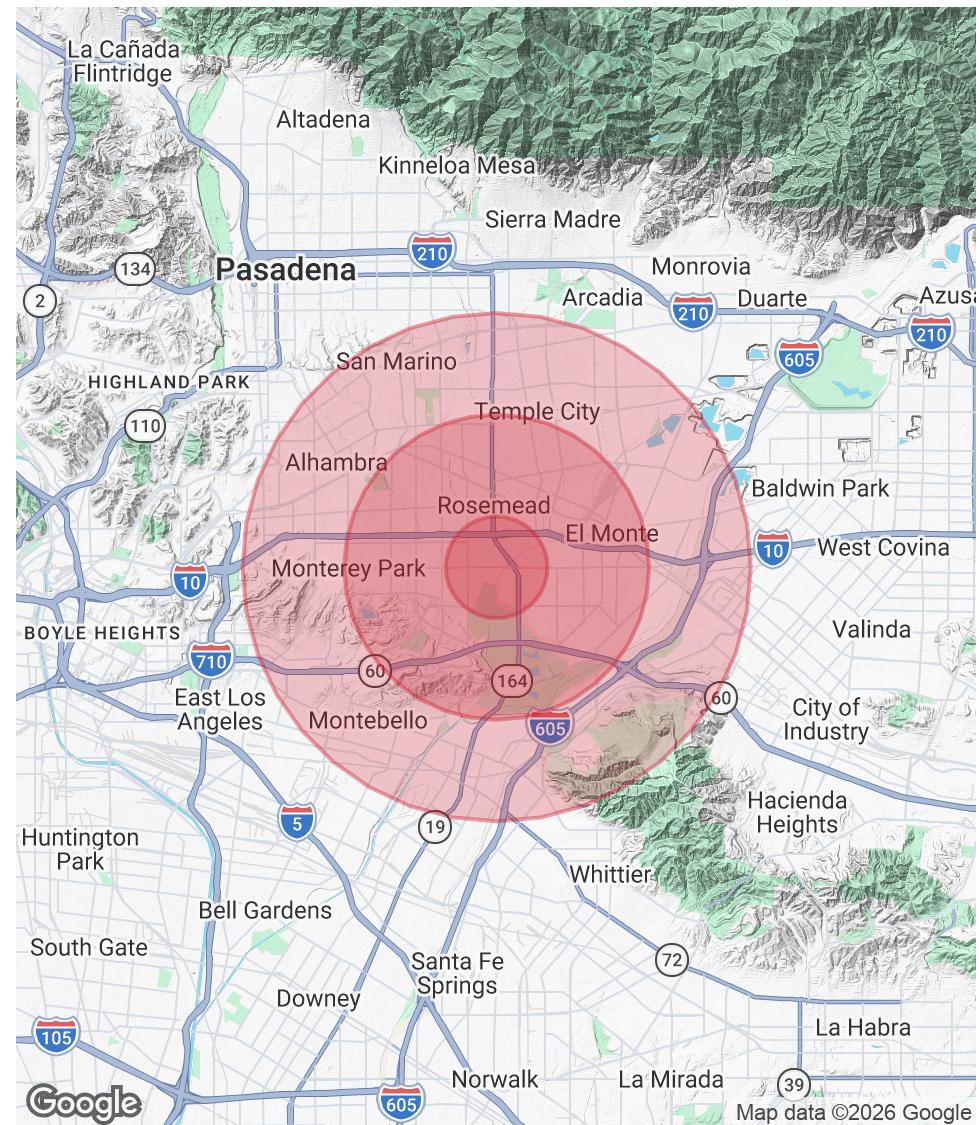
	1 MILE	3 MILES	5 MILES
Total Households	6,622	61,876	183,636
# of Persons per HH	3.8	3.6	3.4
Average HH Income	\$58,425	\$63,623	\$69,800
Average House Value	\$416,222	\$496,309	\$512,685

\* Demographic data derived from 2020 ACS - US Census



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