



Available:

± 911 SF

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## 6001 Rosemead Blvd Pico Rivera, CA, 90650

### Property Details

- Building Size: ±10,035 SF
- Shopping Center GLA: ±83,845 SF
- SF Zoning: PRCG-P\*

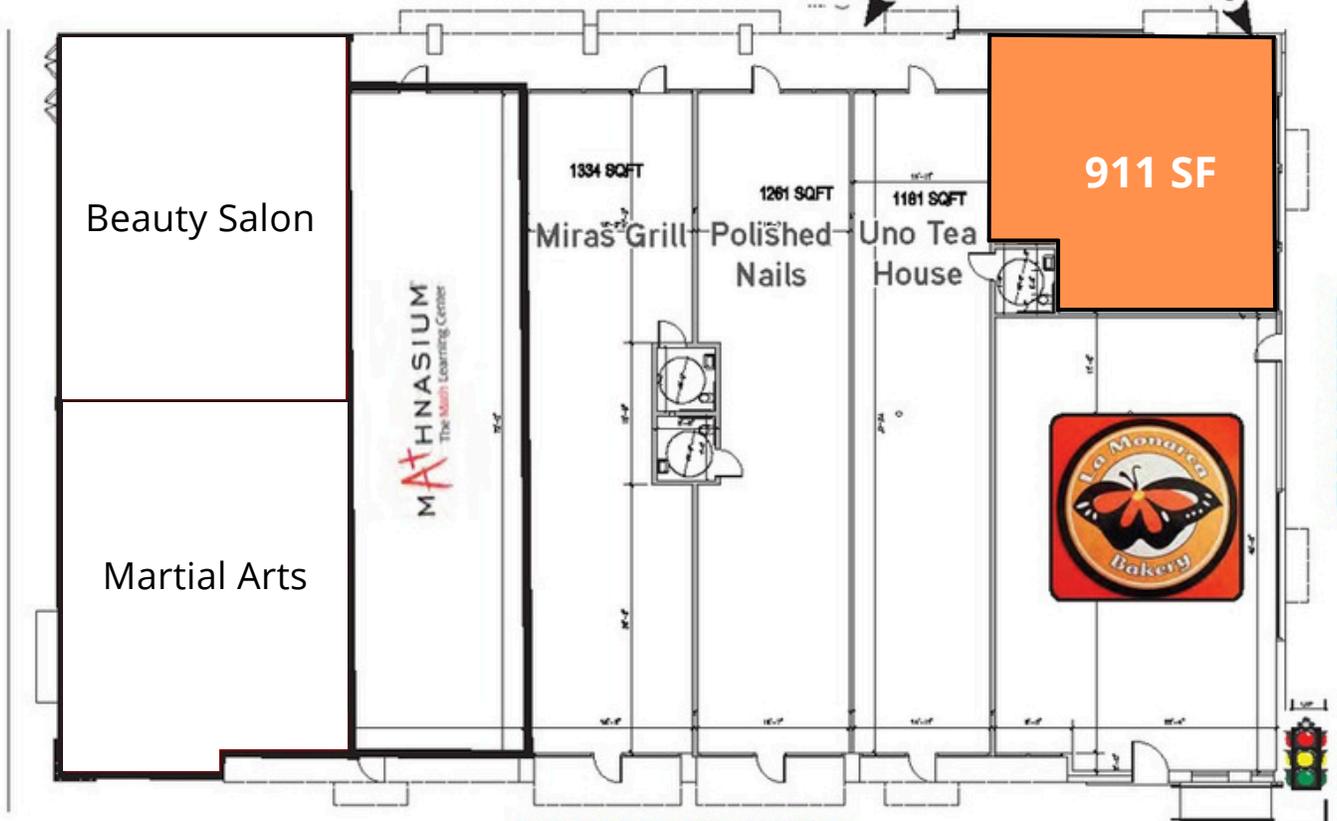
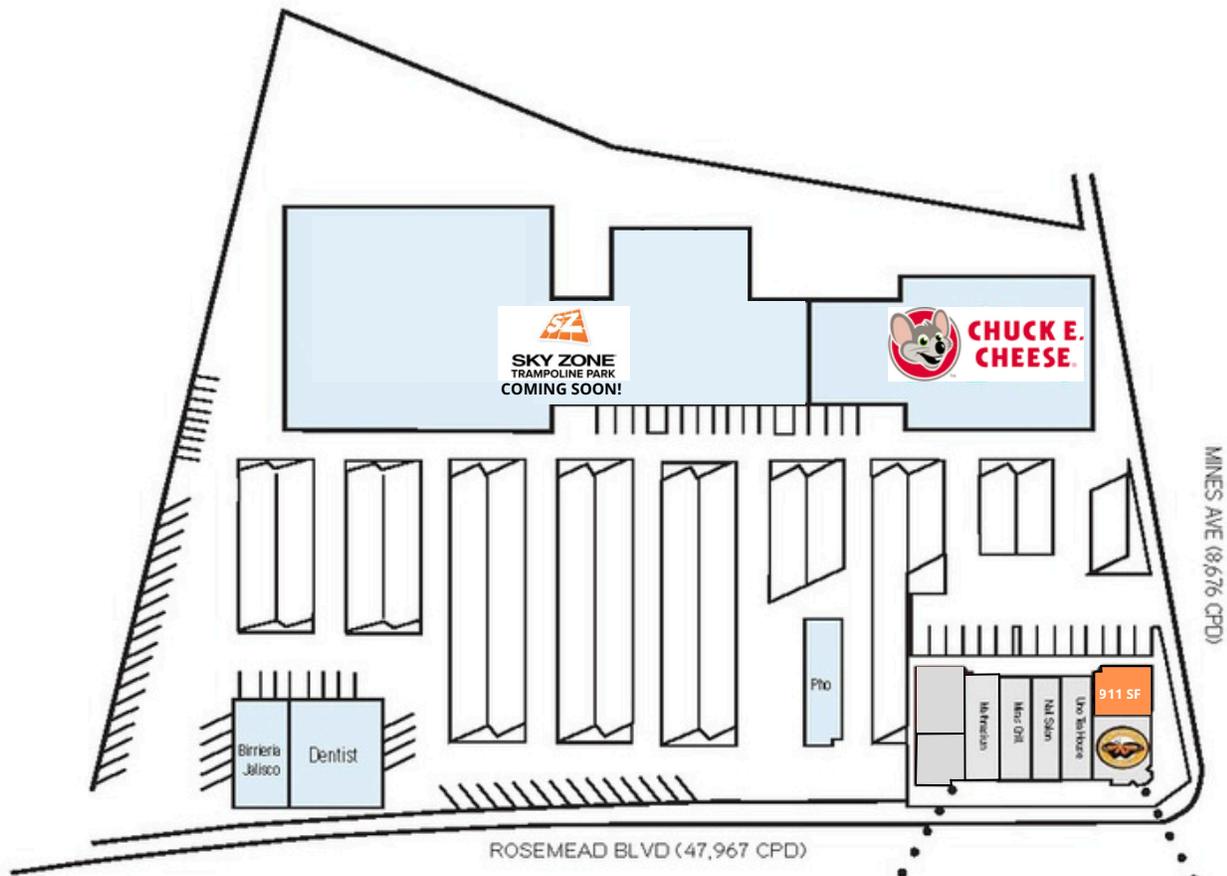
### Property Highlights

- Freestanding retail building
- Excellent visibility on signalized corner location
- Renovations include: HVAC, electrical, and restrooms.
- Located on major north / south thoroughfare: Rosemead Boulevard
- Abundant on-site parking
- Prominent building signage
- Strong demographics with over 191,000 residents within 3 miles, average income over \$99,000, and over 56,000 households
- Traffic Counts: ±56,643 CPD (Rosemead Blvd & Mines Ave)

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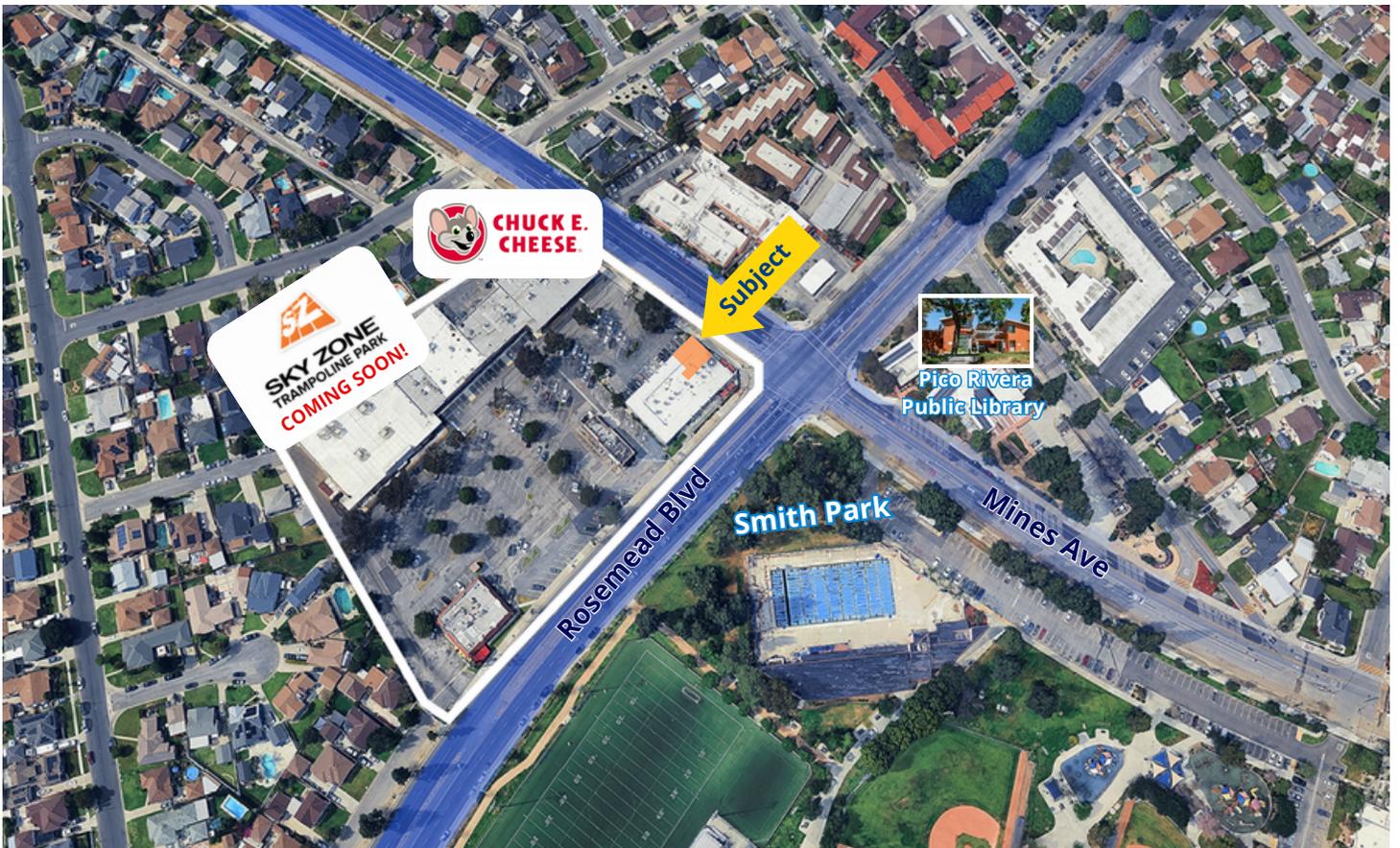
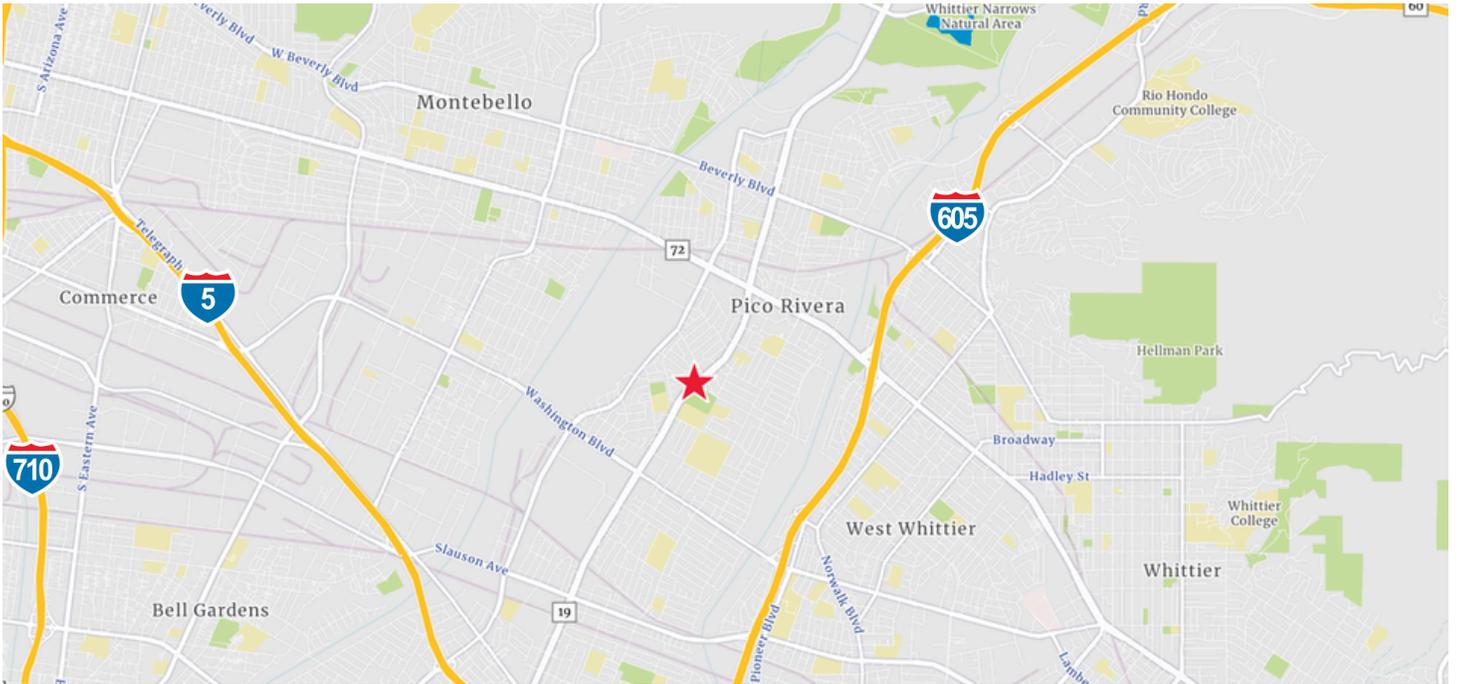
Accelerating success.

# Site Plan



 Potentially Available

# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	20,712	187,880	499,235
Total Households	6,021	57,530	153,509
Total Family Households	4,761	44,713	118,712
Average Household Size	3.41	3.24	3.22
Median Age	38.8	38.6	38.1
Population Age 25+	14,959	133,117	350,094
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.10%	-0.02%	-0.02%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-1.05%	-0.59%	-0.75%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.53%	-0.21%	-0.37%
Households	-0.06%	0.26%	0.09%
Families	-0.03%	0.26%	0.10%
Median Household Income	3.24%	3.25%	3.28%
<b>Current Year Population by Sex</b>			
Male Population	10,232	92,301	246,460
% Male	49.4%	49.1%	49.4%
Female Population	10,480	95,579	252,775
% Female	50.6%	50.9%	50.6%
<b>Current Year Race and Ethnicity</b>			
Total	20,712	187,881	499,235
White Alone	20.6%	22.1%	19.9%
Black Alone	0.8%	1.2%	1.4%
American Indian Alone	3.0%	2.6%	2.5%
Asian Alone	3.3%	5.8%	11.7%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	45.2%	43.5%	42.0%
Two or More Races	26.9%	24.7%	22.4%
Hispanic Origin	91.5%	85.3%	78.9%
Diversity Index	72.8	77.3	81.3
<b>Current Year Educational Attainment</b>			
Total	14,958	133,119	350,095
Less than 9th Grade	13.5%	12.0%	13.6%
9th - 12th Grade, No Diploma	9.6%	9.8%	9.6%
High School Graduate	29.7%	26.6%	25.7%
GED/Alternative Credential	3.3%	3.2%	2.8%
Some College, No Degree	17.4%	18.4%	17.2%
Associate Degree	8.4%	7.9%	8.2%
Bachelor's Degree	12.9%	15.6%	16.3%
Graduate/Professional Degree	5.2%	6.6%	6.7%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$93,642	\$90,460	\$85,231
Average Household Income	\$117,372	\$115,593	\$110,944
Per Capita Income	\$33,918	\$35,501	\$34,190
<b>Current Year Summary Business Data</b>			
Total Businesses	587	6,020	20,085
Total Daytime Population	20,312	185,476	527,163
Daytime Population: Workers	9,528	87,135	263,373
Daytime Population: Residents	10,784	98,341	263,790

## Contact

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