

FOR LEASE • PICO RIVERA RETAIL / OFFICE

4101 Rosemead Blvd

Pico Rivera, CA 90660 • SE Los Angeles County

LEASE RATE

\$6,800/mo

3,308 SF freestanding building • \$24.65/SF/YR
Entire building • Divisible across suites

THE OPPORTUNITY

A turnkey building on a 40,000-car corridor

Compass Commercial is pleased to present 4101 Rosemead Blvd for lease — a freestanding, two-story building offering 3,308 SF of flexible retail and office space on one of Pico Rivera's busiest commercial corridors. Built in 2009, the building is wired with a 400-amp electric hub and five separate meters, making it equally suited to a single tenant or several divisible suites. At \$6,800/month, it is priced well below the submarket average.

\$6,800 /mo LEASE RATE	\$24.65 /SF PER YEAR (NNN)	3,308 SF RENTABLE AREA
2009 YEAR BUILT	10 PARKING SPACES	C-M ZONING

LEASING HIGHLIGHTS

- **Entire freestanding building** — single tenant or divisible across suites.
- **400-amp service & five meters** — effortless suite separation.
- **40,000+ vehicles per day** with outstanding monument-sign exposure.
- **Priced below the submarket** — \$6,800/mo, 2-year minimum, tenant pays utilities.
- **Built in 2009** — full kitchen, multiple baths, ground-floor storefronts.
- **Quick I-605 access** in a trade area anchored by Target & Home Depot.



PROPERTY OVERVIEW

ROSEMEAD BLVD

Two stories of flexible space

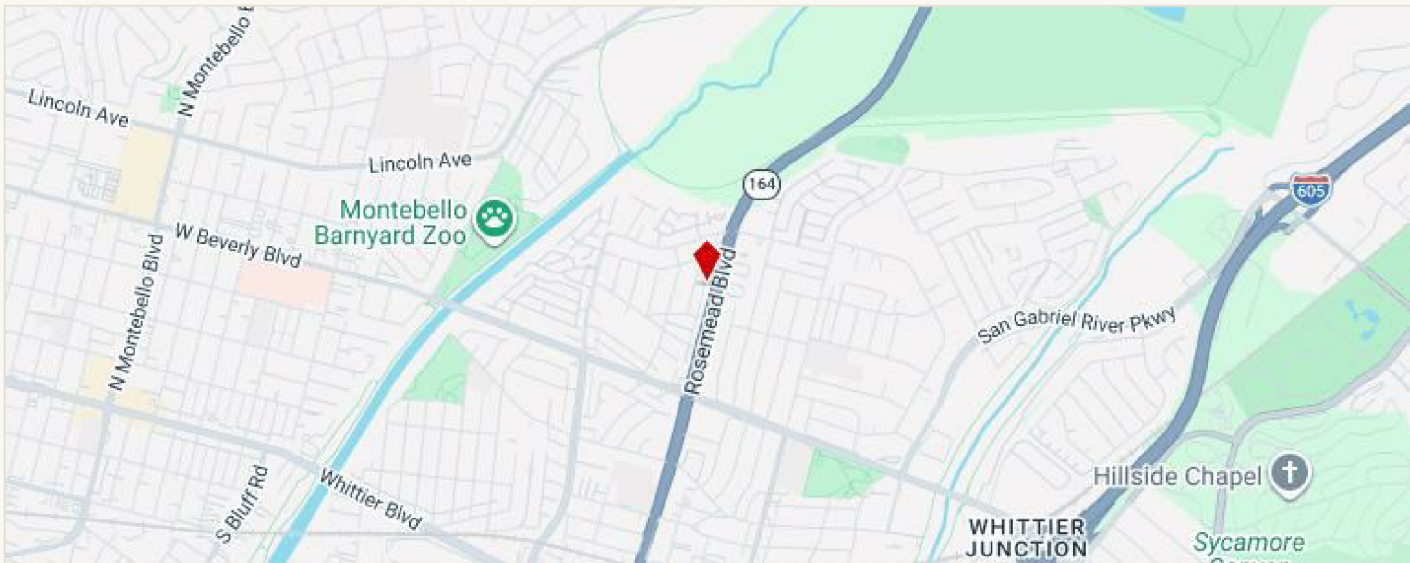
Ground-floor units feature separate entrances for true storefront identity, while the upper floor offers dedicated office space with abundant natural light. The building includes a full kitchen, multiple bathrooms, and 10 on-site parking spaces — configured for a single user or divisible across multiple suites via five separate electric meters.

Lease Rate	\$24.65 /SF/YR	Lease Term	2-Year Minimum
Monthly Rent	\$6,800 /mo	Utilities	Tenant Pays
Property Type	Retail / Office	Electrical	400-amp • 5 meters
Building Class	B	Parking	10 spaces • 2.67/1,000 SF
Rentable Area	3,308 SF	Amenities	Full Kitchen • Multi-Bath
Stories	2	Zoning	C-M
Year Built	2009	Availability	Now

LOCATION & ACCESS

A high-visibility Pico Rivera corner

The building sits on Rosemead Blvd just blocks north of East Beverly Blvd, with quick access to the I-605 freeway. It anchors a dense, established trade area surrounded by national retailers – Target, Home Depot, Food 4 Less, In-N-Out Burger – and a thriving mix of local businesses, drawing steady daytime traffic and outstanding signage exposure.



40K+	21,700+	~\$90K	40 / 30
VEHICLES / DAY	POPULATION (1 MI)	MEDIAN HH INCOME	WALK / TRANSIT SCORE

NEARBY ANCHORS

Target	Retail	Home Depot	Retail	Food 4 Less	Grocery
In-N-Out Burger	F&B	East Beverly Blvd	Blocks N	I-605 Freeway	Minutes

Trade-area figures are approximate. Buyer/tenant to verify. Source: Compass Commercial, CoStar.

LEASE TERMS

Configure it your way

Whether you need a single headquarters or several income-generating suites, 4101 Rosemead is wired to adapt — ground-floor storefronts with separate entrances and an upper-floor office, all metered independently.

LEASE SUMMARY		TERMS
Asking Rent		\$6,800 / month
Rate		\$24.65 /SF/YR • \$2.05 /SF/MO
Available Space		3,308 SF (entire bldg)
Minimum Term		2 Years
Utilities		Paid by Tenant

TWO WAYS TO USE IT

Single Tenant Take the entire 3,308 SF as a headquarters — storefront identity on the ground floor, private offices above, full kitchen and parking included.	Divisible Suites Separate entrances and five independent meters make it simple to split the building into multiple suites and offset occupancy cost.
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WHY 4101 ROSEMEAD

Turnkey 2009 build Quality construction with kitchen and multiple baths.	Signage exposure 40,000+ VPD frontage with monument visibility.	Below-market rent Priced under the submarket average — built to grow into.
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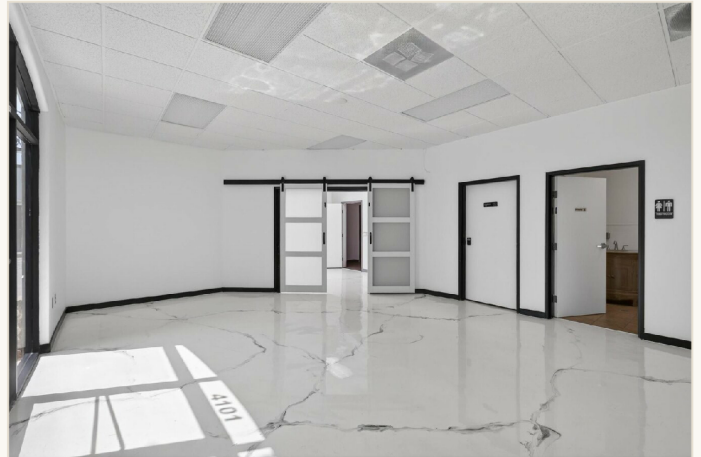
Lease terms are subject to change and negotiation. Figures are illustrative; tenant to verify all dimensions, utilities, and permitted uses.

A CLOSER LOOK

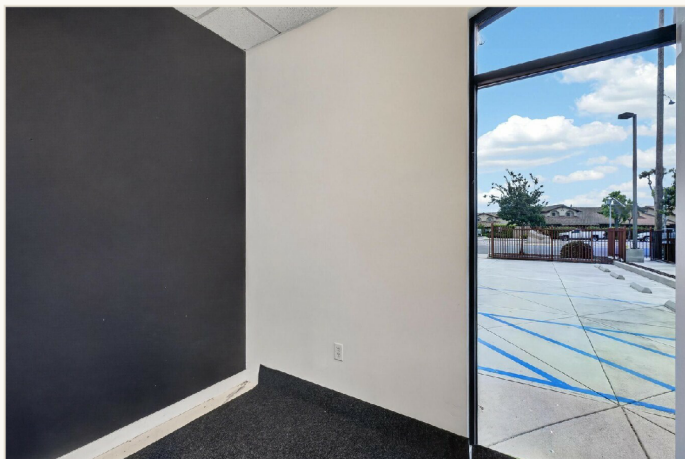
Inside the building



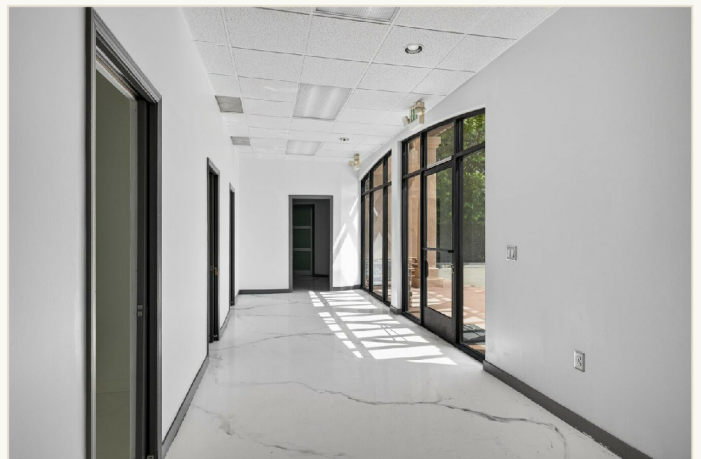
GROUND-FLOOR STOREFRONT ENTRANCES



FINISHED INTERIOR · PORCELAIN FLOORS



LIGHT-FILLED CORRIDOR & SUITES



PRIVATE OFFICES WITH GREAT LIGHT

CONTACT & TOURS

Schedule a tour of 4101 Rosemead Blvd

Bobby Rodriguez

Realtor · Compass Commercial

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9454 Wilshire Blvd, Beverly Hills, CA 90212

SCAN TO VIEW
THE FULL LISTING

on LoopNet



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