

COMPASS COMMERCIAL

FOR LEASE

PICO RIVERA RETAIL / OFFICE

4101 Rosemead Blvd

Pico Rivera, CA 90660 · SE Los Angeles County

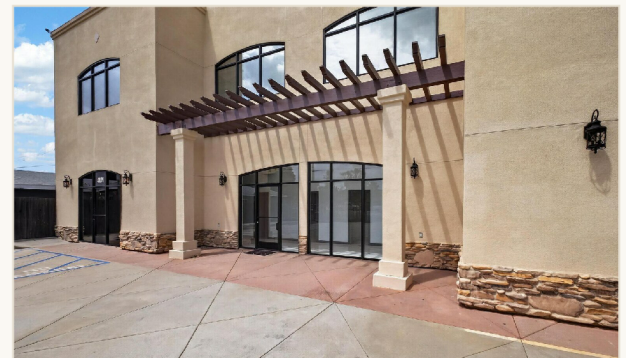
LEASE RATE

\$6,800/mo

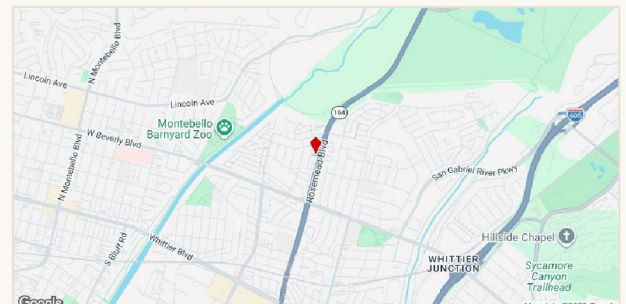
3,308 SF · \$24.65/SF/YR · Entire bldg

LEASING HIGHLIGHTS

- **Entire freestanding building** — 3,308 SF over two stories, divisible across suites.
- **\$6,800/month** — priced below the submarket; 2-year minimum, tenant pays utilities.
- **Built in 2009** — quality construction with a full kitchen and multiple baths.
- **400-amp service & five meters** — effortless suite separation.
- **10 on-site parking spaces** (2.67/1,000 SF) with monument signage.
- **40,000+ vehicles/day** on Rosemead Blvd; quick access to the I-605.



STOREFRONT ENTRANCES & PERGOLA



ROSEMEAD BLVD · I-605 ACCESS

PROPERTY FACTS

Rentable Building Area	3,308 SF
Lease Rate	\$24.65/SF/YR
Year Built · Stories	2009 · 2
Zoning · Class	C-M · B

\$6,800/mo

ENTIRE BUILDING

\$24.65

RATE /SF/YR

10

PARKING SPACES

40K+

VEHICLES / DAY

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Commercial

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THE LISTING