

FOR LEASE

INVESTMENT SUMMARY

6,000 sq.ft. office space with breathtaking views of Rosemead, conveniently located within the modern and luxurious 3501 Hart Ave. With access to a range of services including grocer, dining, spa, daycare and medical practices, this location combines tenant convenience and impressive interiors. This layout is supported by ample storage space, making it suitable for a business requiring comprehensive facilities for both administrative tasks and client-facing meetings. The combination of private and shared spaces ensures flexibility for a range of professional uses.

3501 HART AVE ROSEMEAD, CA 91770



PROPERTY SUMMARY

Building SqFt	6,000 SqFt
Lot Size (SF)	94,030.00 SqFt
Parcel ID	8594-023-050
Zoning Type	Commercial
County	Los Angeles
Coordinates	34.072958,-118.069471
Property Type	Office

PROPERTY HIGHLIGHTS

- appears to be set up as a versatile office space with 10 private offices, two large meeting rooms, two smaller meeting rooms, and two restrooms. This layout is supported by ample storage space, making it suitable for a business requiring comprehensive facilities for both administrative tasks and client-facing meetings.
- With floorplates offering multiple orientations for private offices and a variety of city views, each office space promotes an incomparable working experience that is defined by serenity, sophistication, and comfort.
- High-ceilings and highly flexible floor plans offer bright and spacious multi-purpose spaces to realize your business' full potential.



Harvest Realty Development
50 N Hill Ave #301 Pasadena, CA 91106

Cindy Hou

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#100	Office	\$ 2.75 SF/Mo	+ Utilities	6,000 SF	Negotiable



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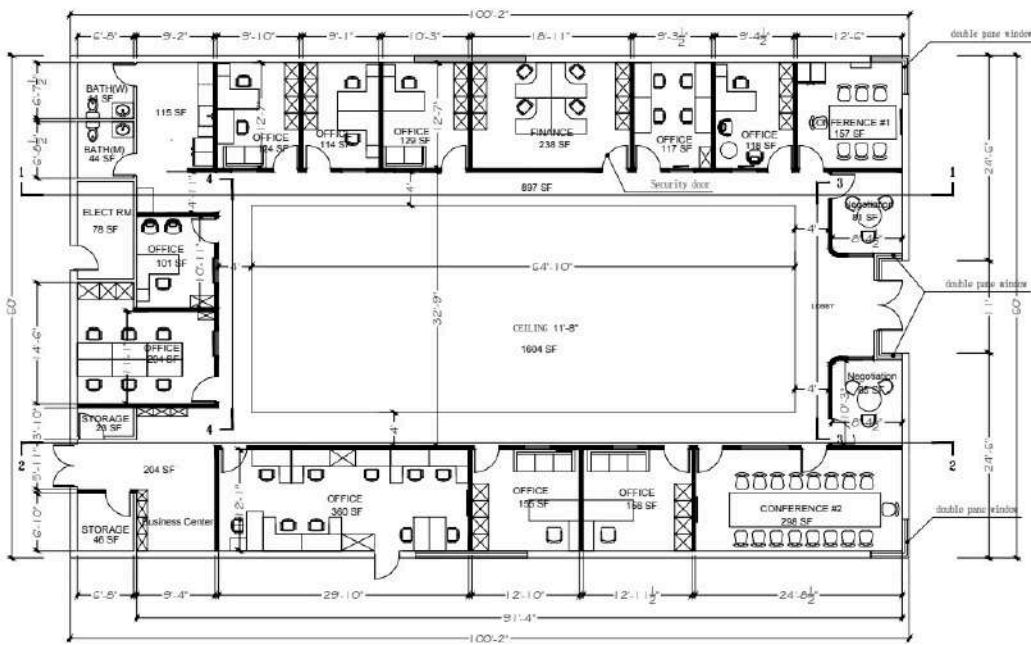
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 FLOOR PLAN
SCALE 1/8" = 1'-0"

10 FREEWAY



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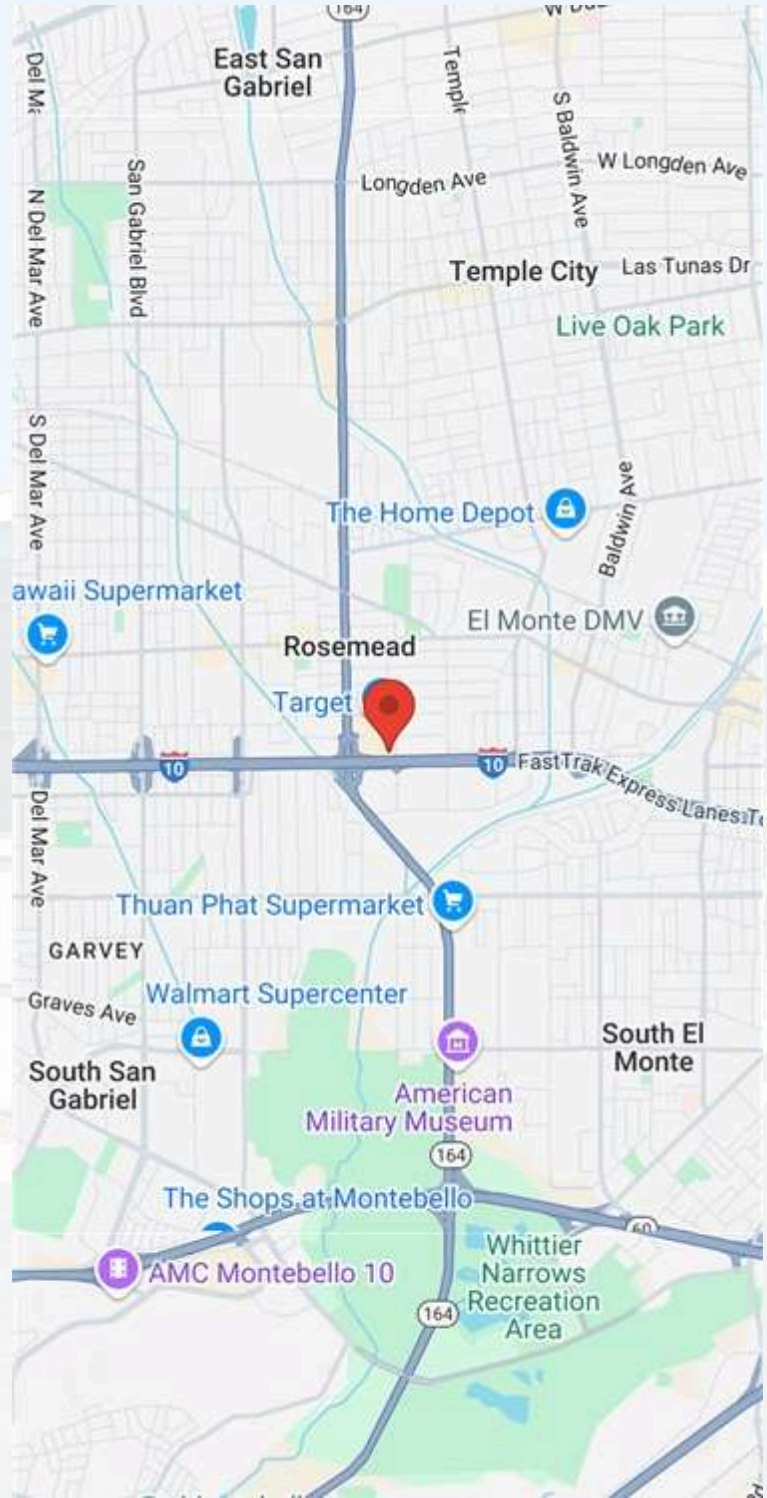
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POPULATION			1 MILE	3 MILE	5 MILE
2000	Population	2010	27,882	256,738	588,951
	Population	2024	28,059	257,142	589,892
	Population	2029	25,638	242,968	564,232
	Population	2024-2029	24,622	237,948	549,971
Growth	Rate	2024	-0.81 %	-0.42 %	-0.51 %
Daytime Population			26,468	218,493	527,897

2024 HOUSEHOLD INCOME			1 MILE	3 MILE	5 MILE
less than \$15000			454	5,937	13,911
\$15000-24999			605	5,470	11,332
\$25000-34999			527	5,512	11,366
\$35000-49999			814	8,116	16,956
\$50000-74999			1,317	11,783	26,898
\$75000-99999			1,090	10,001	23,086
\$100000-149999			1,237	12,882	32,736
\$150000-199999			753	7,180	19,419
\$200000 or greater			564	7,354	25,287
Median HH Income			\$ 74,024	\$ 75,560	\$ 84,218
Average HH Income			\$ 96,496	\$ 101,284	\$ 116,502

HOUSEHOLDS			1 MILE	3 MILE	5 MILE
2000 Total Households			7,101	70,792	174,563
2010 Total Households			7,237	72,165	177,231
2024 Total Households			7,359	74,234	180,992
2029 Total Households			7,303	74,949	181,632
2024 Average Household Size			3.46	3.24	3.08
2024 Owner Occupied Housing			3,578	34,681	90,956
2029 Owner Occupied Housing			3,656	35,376	92,609
2024 Renter Occupied Housing			3,781	39,553	90,036
2029 Renter Occupied Housing			3,647	39,573	89,023
2024 Vacant Housing			266	3,144	8,098
2024 Total Housing			7,625	77,378	189,090



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ABOUT ROSEMEAD

Rosemead is a city in Los Angeles County, California, United States. The 2020 United States Census reported a population of 51,185. Rosemead is part of a cluster of cities, along with Alhambra, Arcadia, Temple City, Monterey Park, San Marino, and San Gabriel, in the west San Gabriel Valley with a growing Asian-American population. The combination of private and shared spaces ensures flexibility for a range of professional uses. This type of setup would be ideal for mid-sized businesses looking for a functional, well-equipped office environment.

CITY OF ROSEMEAD

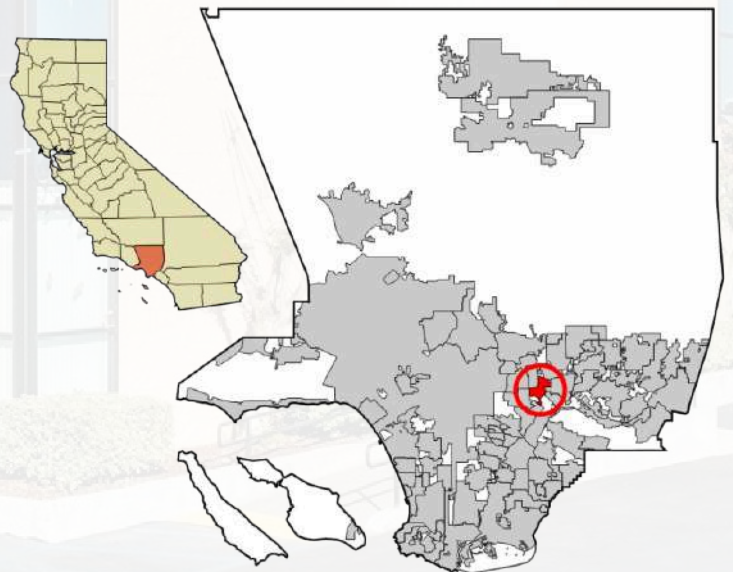
COUNTY LOS ANGELES
INCORPORATED 8/3/1959

AREA

CITY 5.2 SQ MI
LAND 5.2 SQ MI
ELEVATION 318 FT

POPULATION

POPULATION 51,185
DENSITY 10,472.30 SQ MI



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