

FOR SALE

RARE OWNER-USER PROPERTY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA



5602
Rosemead Blvd
Temple City, CA 91780

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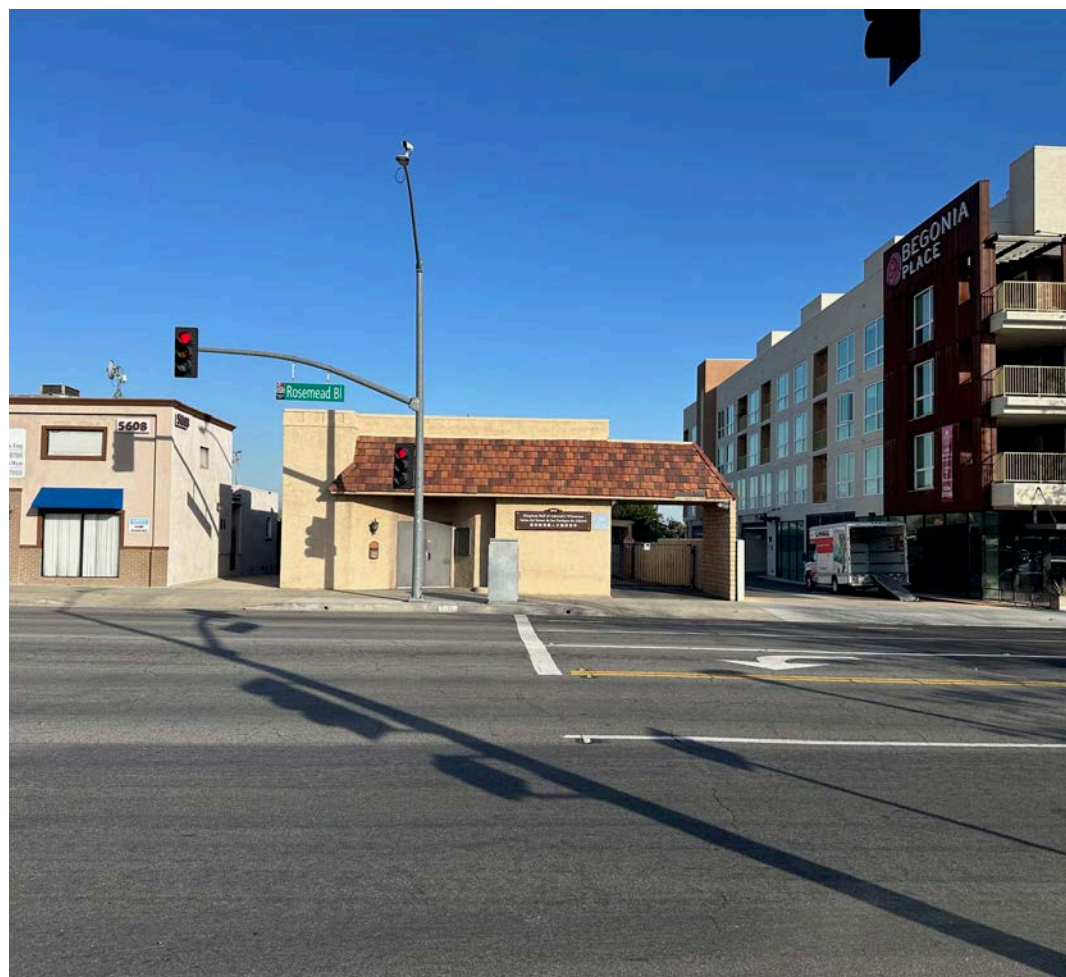
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PROPERTY INFORMATION

ASKING PRICE	\$1,500,000
PRICE PER SF	\$538.41
TOTAL BUILDING SF	±2,786
LOT SF	±9,179
YEAR BUILT	1952
ZONING	MU-B
PARKING RATIO	13 spaces
APN	5387-028-018



PROPERTY HIGHLIGHTS

- Perfect for owner-user
- Medical use is permitted by right
- Excellent signage opportunity
- Well maintained building
- Opportunity for Development



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PROPERTY PHOTOS | INTERIOR



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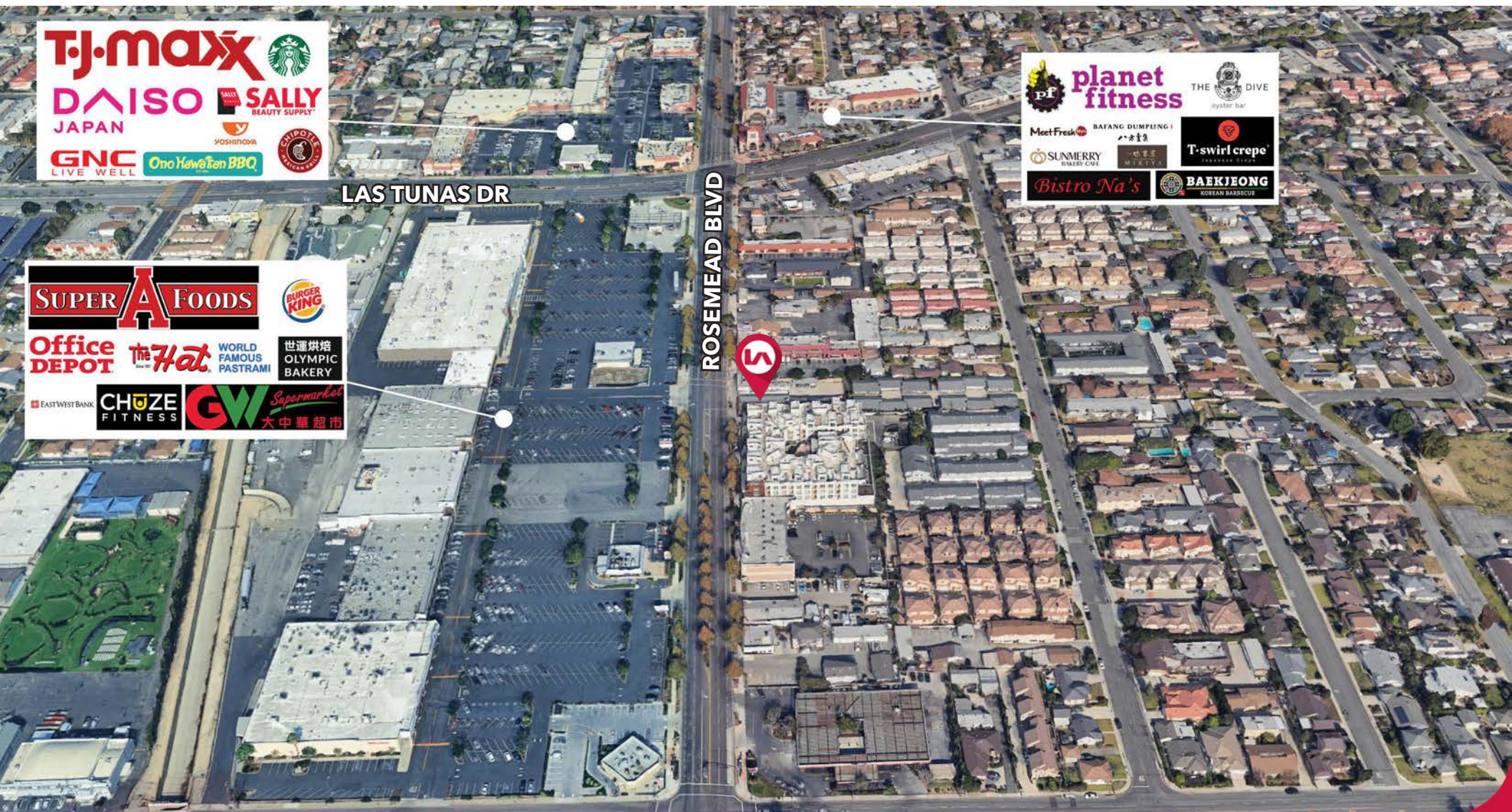
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AMENITIES MAP



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DEMOGRAPHICS & AREA HIGHLIGHTS



KEY FACTS

224,871

Population

42.9

Median Age



Average Household Size

\$93,696

Median Household Income

EDUCATION

17%

No High School Diploma



22%

High School Graduate



20%

Some College



42%

Bachelor's/Grad/Pr of Degree

BUSINESS



10,085

Total Businesses



70,192

Total Employees

EMPLOYMENT



72%

White Collar



16%

Blue Collar



12%

Services



5.2%

Unemployment Rate

INCOME



\$93,696

Median Household Income



\$44,110

Per Capita Income



\$197,422

Median Net Worth

2025 Households by income (Esri)

The largest group: \$200,000+ (18.1%)

The smallest group: \$15,000 - \$24,999 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	6.9%	-1.6%	
\$15,000 - \$24,999	5.5%	+0.1%	
\$25,000 - \$34,999	5.5%	-0.1%	
\$35,000 - \$49,999	8.3%	+0.2%	
\$50,000 - \$74,999	14.1%	+0.2%	
\$75,000 - \$99,999	12.1%	+0.2%	
\$100,000 - \$149,999	17.6%	+0.5%	
\$150,000 - \$199,999	11.8%	+0.9%	
\$200,000+	18.1%	-0.5%	



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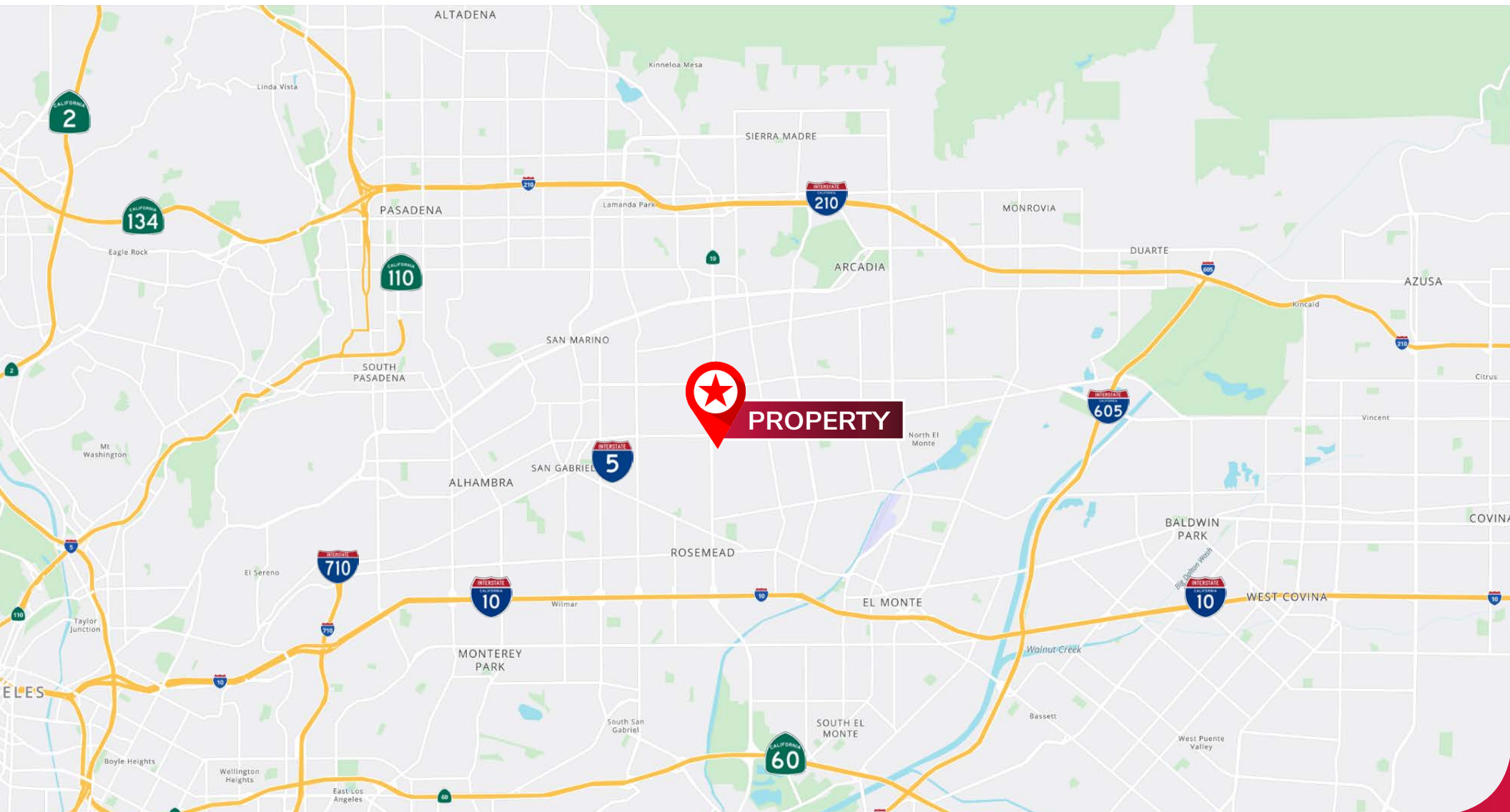
5602 Rosemead Blvd is located along one of Temple City's primary commercial corridors, offering strong street exposure and direct frontage on Rosemead Boulevard, a major thoroughfare serving the San Gabriel Valley. The surrounding area features a balanced mix of neighborhood retail, professional offices, medical users, and dense residential communities, providing consistent local demand for service oriented and owner-user businesses. Temple City is an established market characterized by stable demographics and limited new commercial development. The immediate trade area supports a population of approximately 36,000 residents with median household incomes exceeding \$95,000, creating a solid economic base for small to mid-sized commercial operators. High homeownership rates and long-term residency further contribute to durable tenancy and customer loyalty. The property benefits from its central location with convenient access to Pasadena, Arcadia, San Gabriel, and El Monte, making it attractive for owner-users seeking regional connectivity without core-market pricing. With strong visibility, steady traffic flow, and proximity to established residential density, the site is well positioned for professional office, medical, retail, or service based commercial uses within a supply constrained submarket.



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OVERVIEW MAP



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