



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# OFFICE SPACE AVAILABLE IN ROSEMEAD

**8780 Valley Blvd  
Rosemead, CA 91770**

## AVAILABLE SPACES

Unit H – 465 SF

Unit J – 408 SF

## LEASE RATE

\$2.25 - \$2.50 /SF month MG



**MATTERPORT 3D TOUR**



**FOR LEASE**

CBCWORLDWIDE.COM

## OFFICE

### **Robert Ip**

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CalDRE # 01876261

**COLDWELL BANKER COMMERCIAL  
REALTY**

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# LEASE

## 8780 VALLEY BOULEVARD CITI SQUARE OFFICE

8780 Valley Blvd, Rosemead Rosemead, CA 91770



### PROPERTY DESCRIPTION

8780 Valley Blvd Rosemead is a Prime office building strategically located in a corner pad with highly visible position. This 7,752 SF Building is next to various retail and office establishments and is also facing the high-traffic Valley Boulevard.

### PROPERTY HIGHLIGHTS

- Corner pad
- Next to Rosemead Library, Allstate Insurance
- Across Street is Lee's Sandwiches
- 24 Hour Access
- Bus Line
- Signage

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### OFFERING SUMMARY

Lease Rate:	\$2.25 - \$2.50 SF/month (MG)
Number of Units:	2
Available SF:	408 SF - 465 SF

### SPACES

Unit H- 1st Floor

### LEASE RATE

\$2.50 SF/month

### SPACE SIZE

465 SF

Unit J- 2nd Floor

\$2.25 SF/month

408 SF



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### FLOOR MAPS

#### FIRST FLOOR



**MATTERPORT 3D TOUR**

'This floor plan is for illustration purposes only and is not intended to provide precise layout or measurements of the home. Potential buyers should investigate these issues to their own satisfaction.'

# LEASE

## 8780 VALLEY BOULEVARD CITI SQUARE OFFICE

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# FLOOR MAPS

## SECOND FLOOR

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# LEASE

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### FLOOR MAPS



FIRST FLOOR



SECOND FLOOR

\*This floor plan is for illustration purposes only and is not intended to provide precise layout or measurements of the home. Potential buyers should investigate these issues to their own satisfaction.\*

# LEASE SITE PLAN

## 8780 VALLEY BOULEVARD CITI SQUARE OFFICE

8780 Valley Blvd, Rosemead Rosemead, CA 91770

### 8780 VALLEY BLVD 1ST FLOOR

Not To Scale Muscatel Ave



**MATTERPORT 3D TOUR**

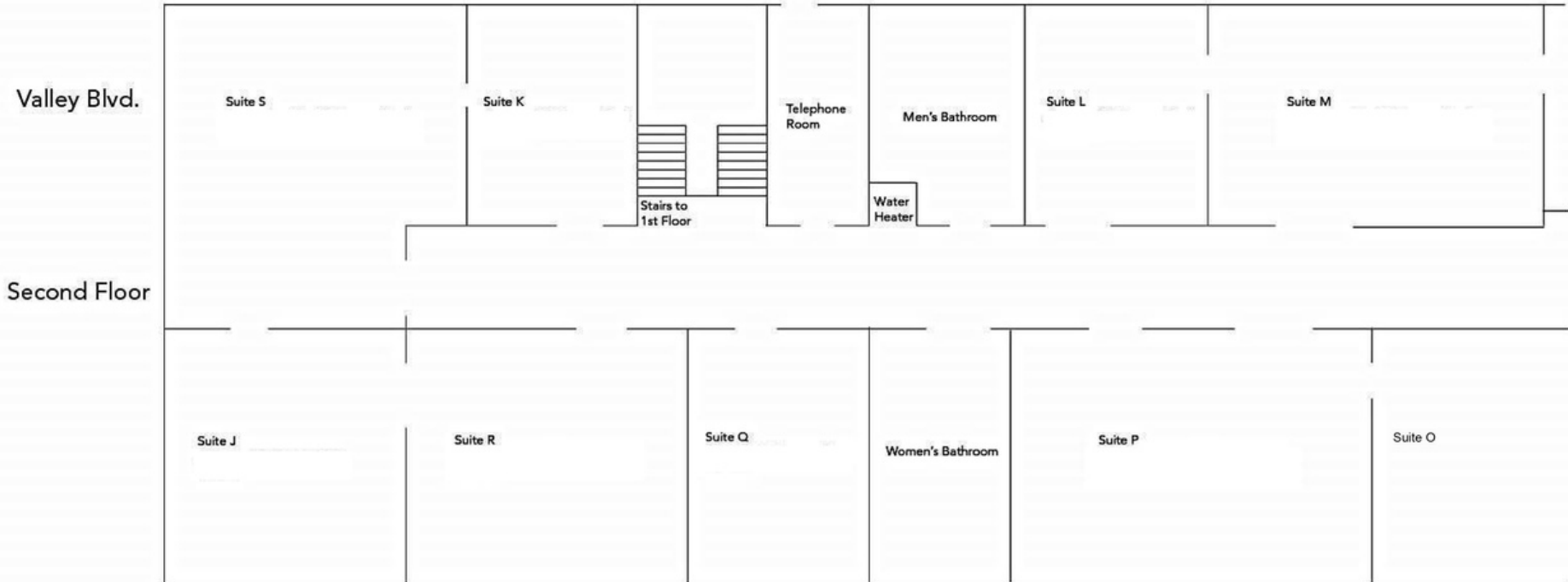
# LEASE SITE PLAN

## 8780 VALLEY BOULEVARD CITI SQUARE OFFICE

8780 Valley Blvd, Rosemead Rosemead, CA 91770

### 8780 VALLEY BLVD 2ND FLOOR

Not To Scale Muscatel



**MATTERPORT 3D TOUR**

# LEASE

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# LEASE

## 8780 VALLEY BOULEVARD CITI SQUARE OFFICE

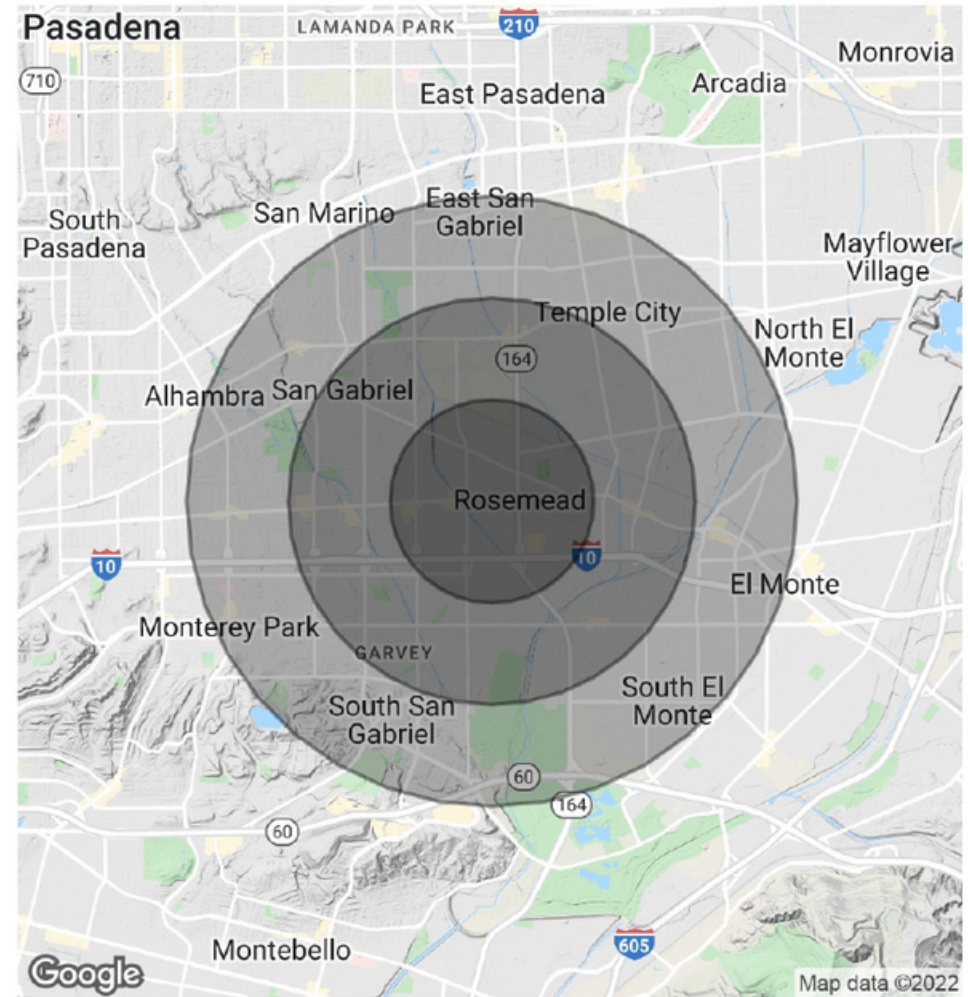
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	30,420	126,658	253,748
Average Age	40.5	37.6	38.0
Average Age (Male)	38.5	36.1	36.8
Average Age (Female)	42.2	38.9	39.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,370	35,453	73,761
# of Persons per HH	3.6	3.6	3.4
Average HH Income	\$67,405	\$65,580	\$68,972
Average House Value	\$507,819	\$526,940	\$547,888

\* Demographic data derived from 2010 US Census



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