

5570 ROSEMEAD BLVD, TEMPLE CITY



FOR LEASE | RETAIL PROPERTY



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
PASADENA

CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL PROPERTY FOR LEASE

3 UNITS AVAILABLE

5570 ROSEMEAD BLVD.
TEMPLE CITY, CA 91780



PROPERTY HIGHLIGHTS

- ▶ Prime ground floor retail in a mixed use property just south of the high traffic corner of Rosemead Blvd and Las Tunas Drive in Temple City. Restaurant, cafe, salon and gym spaces available.
- ▶ Brand new construction
- ▶ 74 Residential units with 19 Penthouses units above
- ▶ 60 retail parking spaces
- ▶ Restaurant and Cafe ready
- ▶ Generous Tenant Improvement Package
- ▶ Retail spaces are 1,900 - 4,000 SF and can be reconfigured for tenant

UNITS AVAILABLE

Suite	Size (SF)	Lease Rate
Suite 100	±1,942 SF	\$3.25 NNN
Suite 110	±2,052 SF	\$3.25 NNN
Suite 120	±1,548 SF	Leased
Suite 130	±1,632 SF	Leased
Suite 150	±3,578 SF	\$3.25 NNN

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RETAIL PROPERTY FOR LEASE

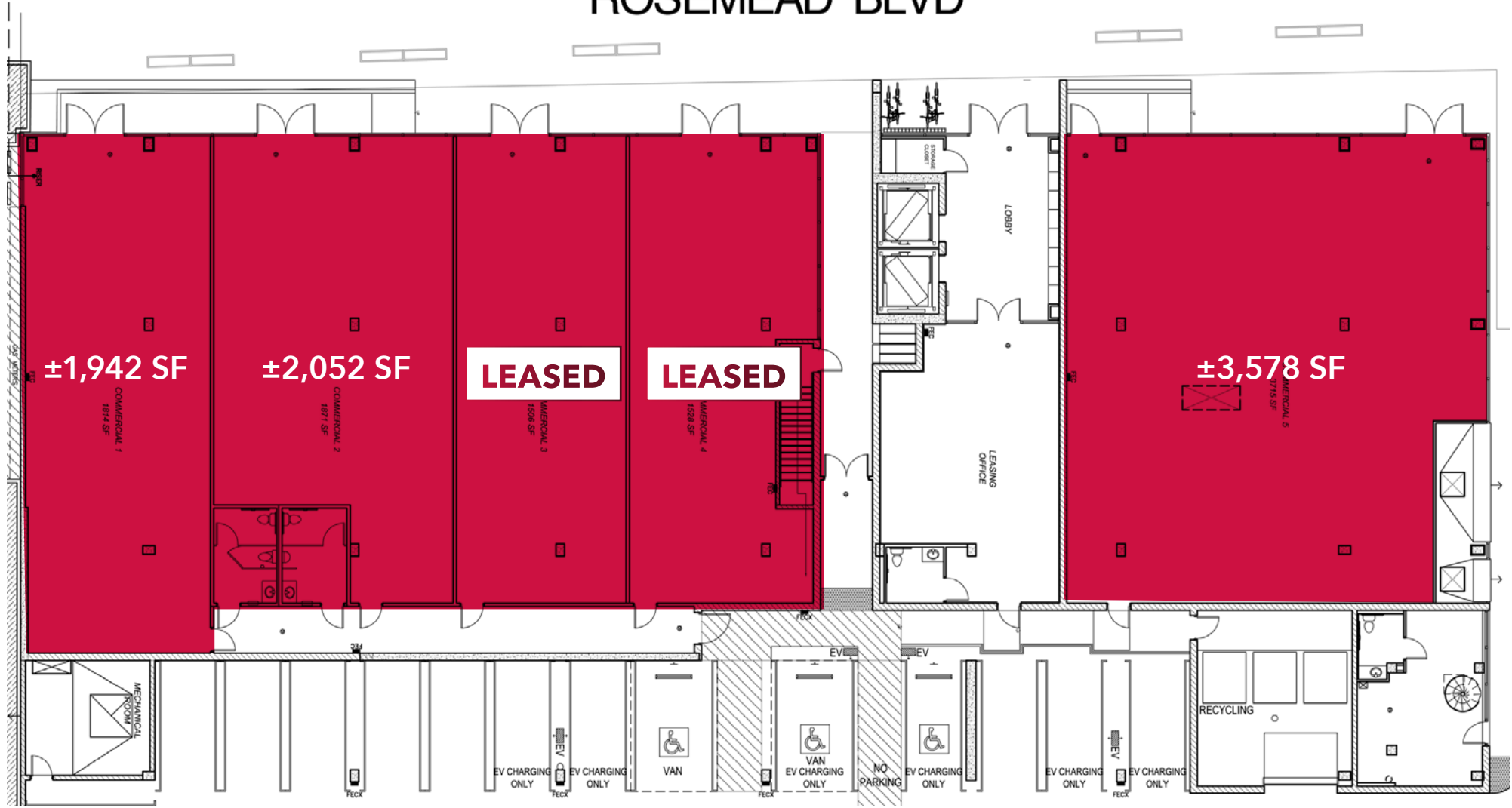
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SITE PLAN

ROSEMEAD BLVD

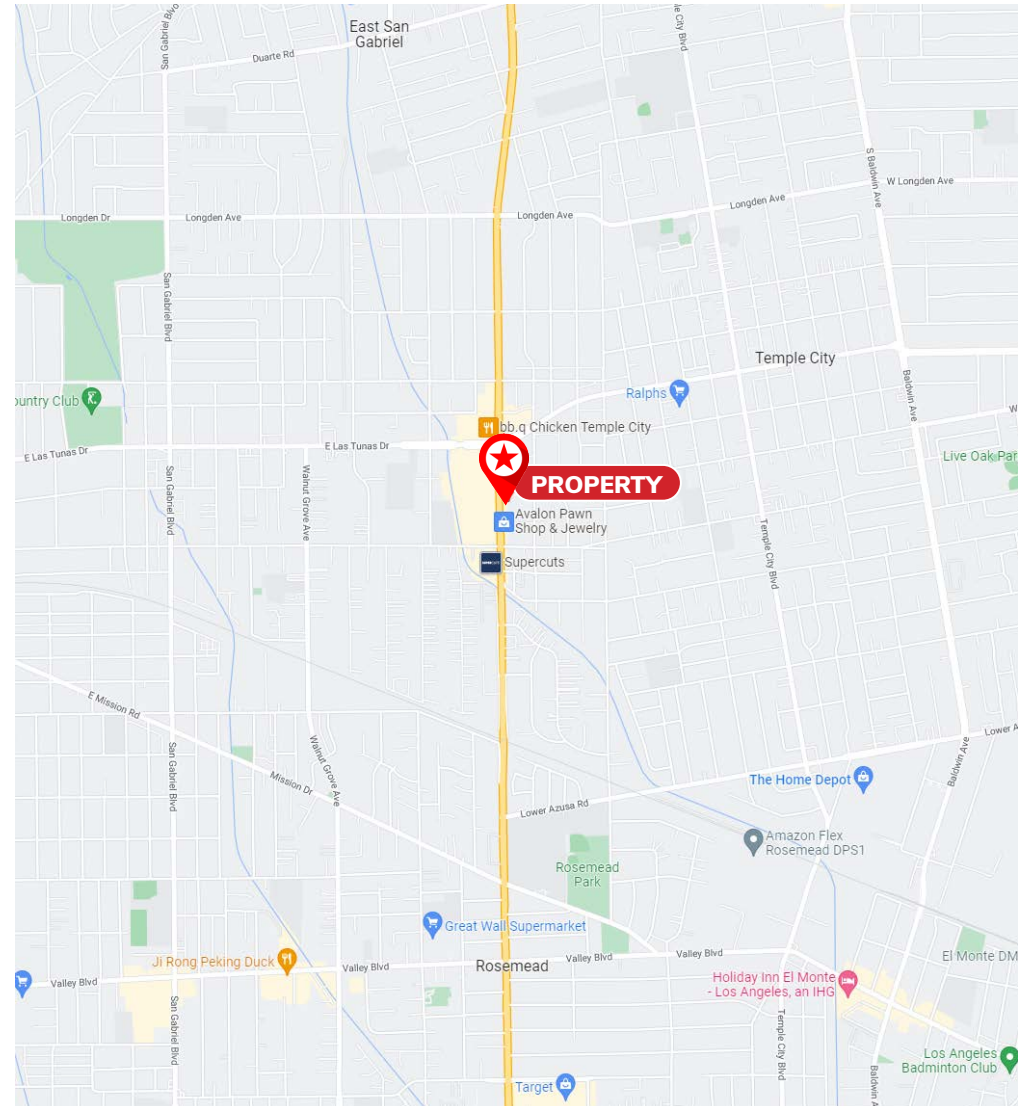
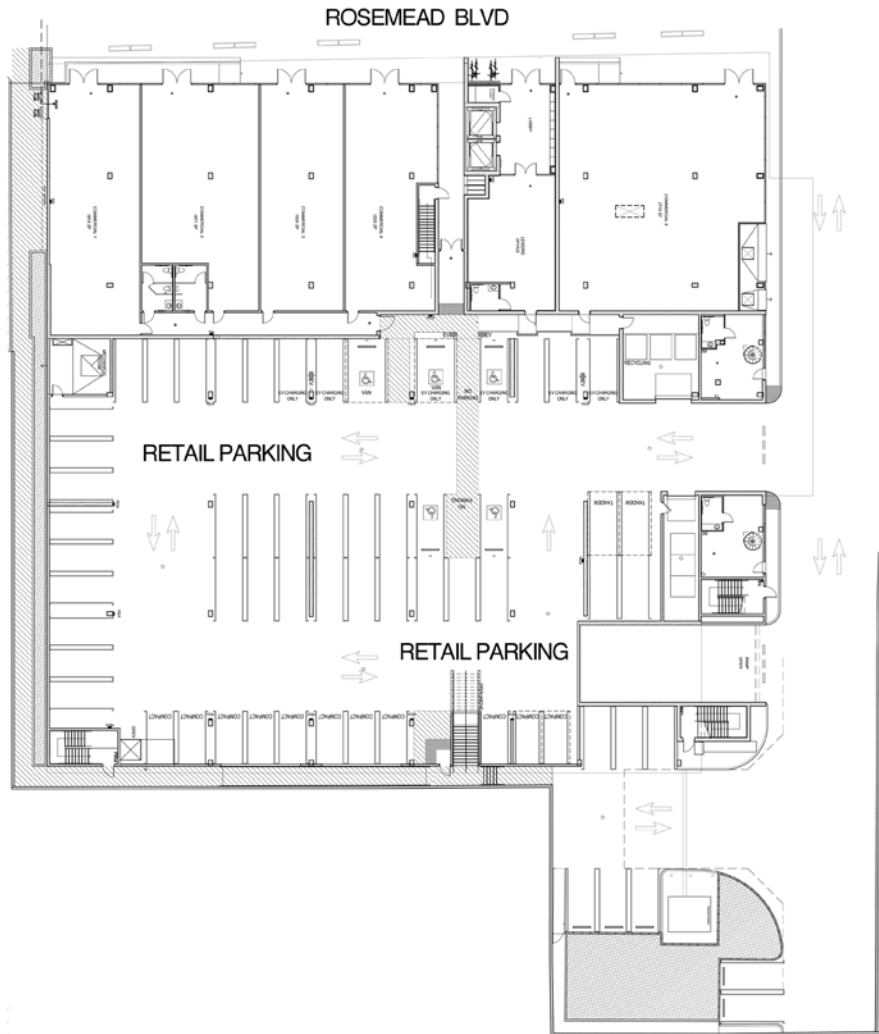


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OVERVIEW PLAN AND MAP

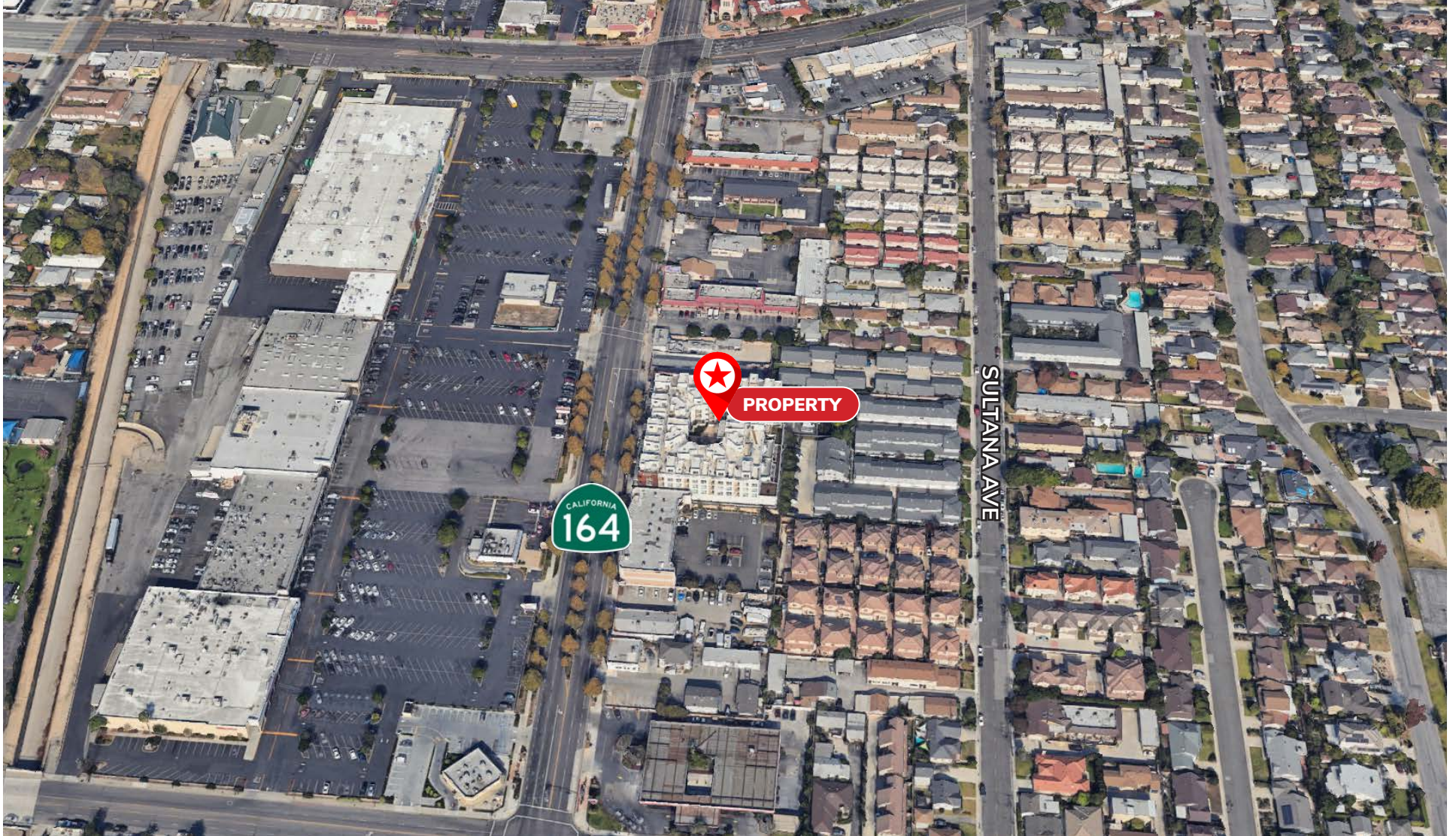


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AMENITIES MAP

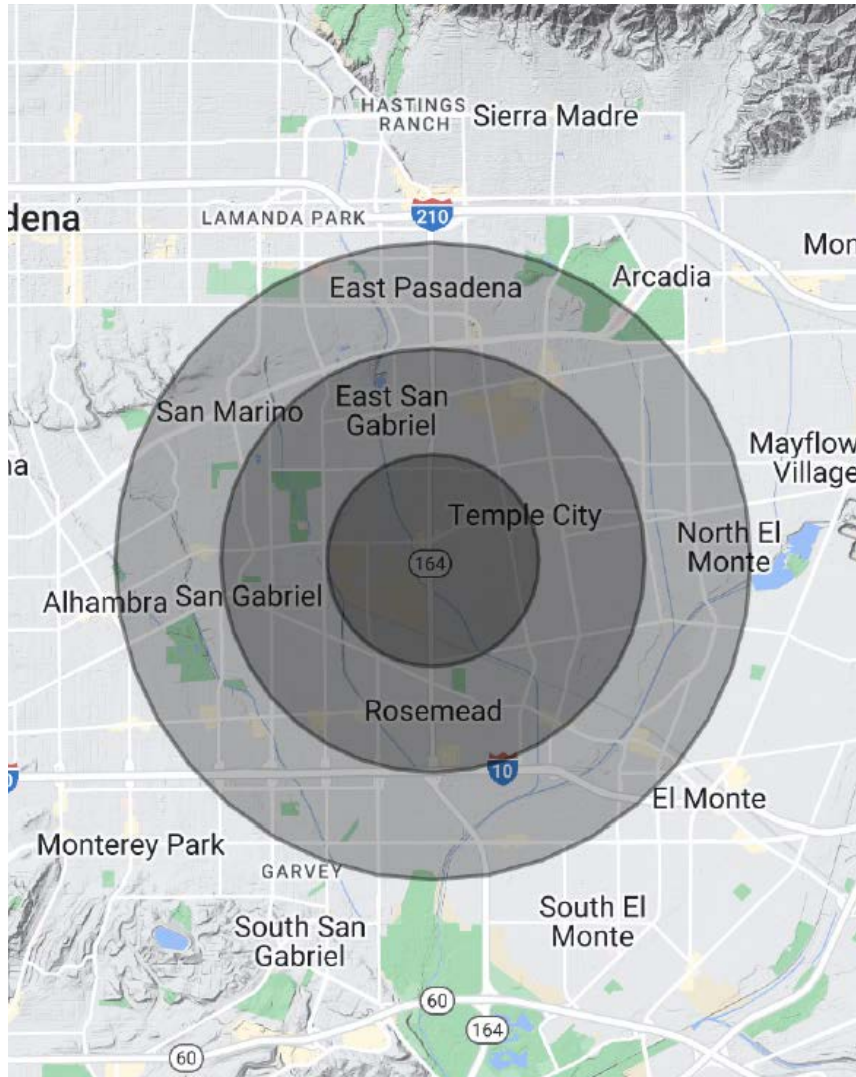


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DEMOGRAPHICS INFORMATION



	1 MILE	3 MILES	5 MILES
POPULATION			
Median age	42.1	41.6	40.6
Median age (Male)	38.9	40.2	39.1
Median age (Female)	42.1	41.3	40.7
HOUSEHOLDS & INCOME			
Total households	8,938	72,778	197,467
Total persons per HH	3.1	3.2	3.0
Average HH income	\$95,926	\$98,903	\$101,926
Average house value	\$794,019	\$811,407	\$788,139

*Demographic data derived from ESRI 2022

Walk Score



Somewhat Walkable
Some errands can be accomplished on foot



Some Transit
A few nearby public transportation options



Bikeable
Some bike infrastructure