



Available:

± 911 SF

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**Colliers International**

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## 6001 Rosemead Blvd Pico Rivera, CA, 90650

### Property Details

- Building Size: ±10,035 SF
- Shopping Center GLA: ±83,845 SF
- SF Zoning: PRCG-P\*

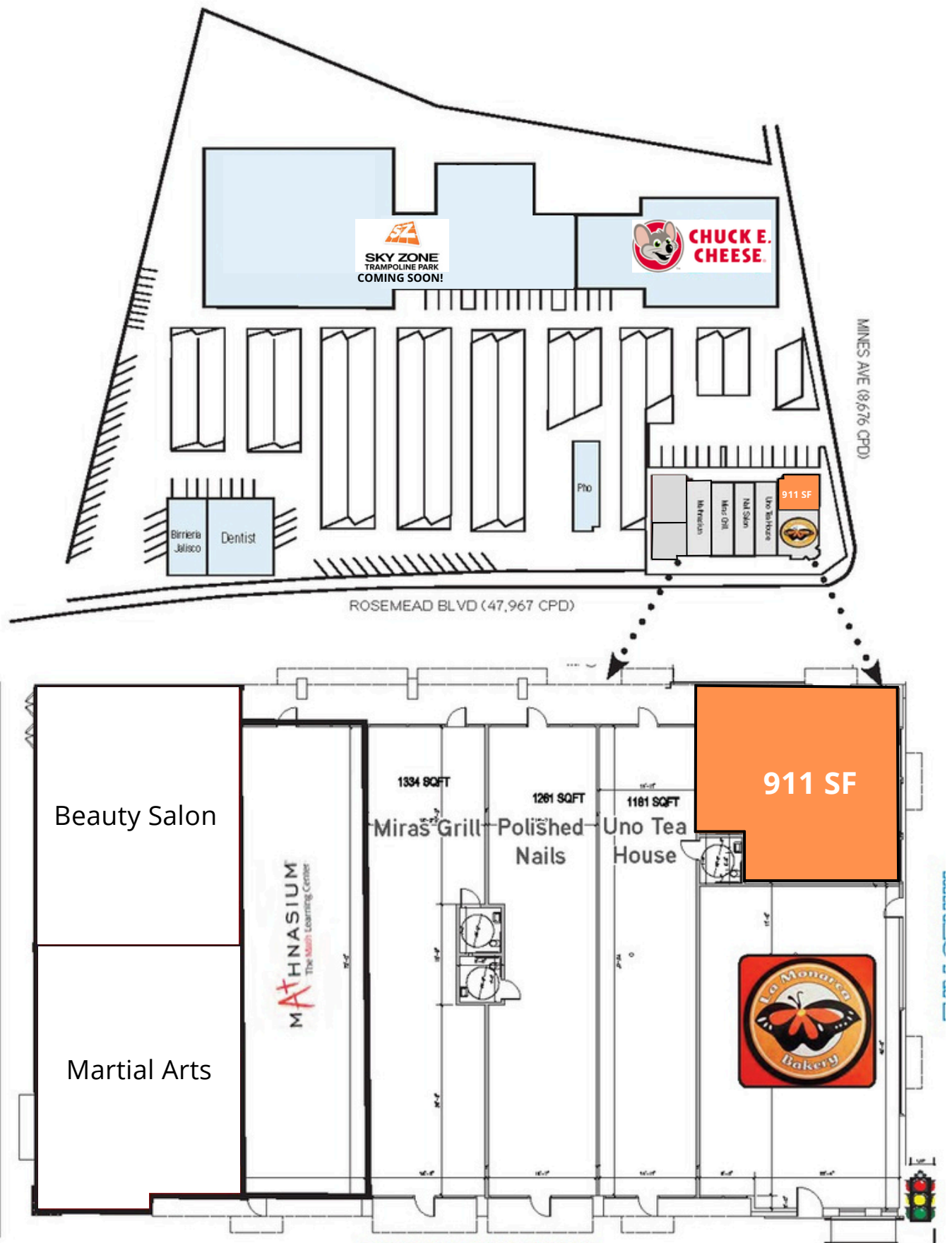
### Property Highlights

- Freestanding retail building
- Excellent visibility on signalized corner location
- Renovations include: HVAC, electrical, and restrooms.
- Located on major north / south thoroughfare: Rosemead Boulevard
- Abundant on-site parking
- Prominent building signage
- Strong demographics with over 191,000 residents within 3 miles, average income over \$99,000, and over 56,000 households
- Traffic Counts: ±56,643 CPD (Rosemead Blvd & Mines Ave)

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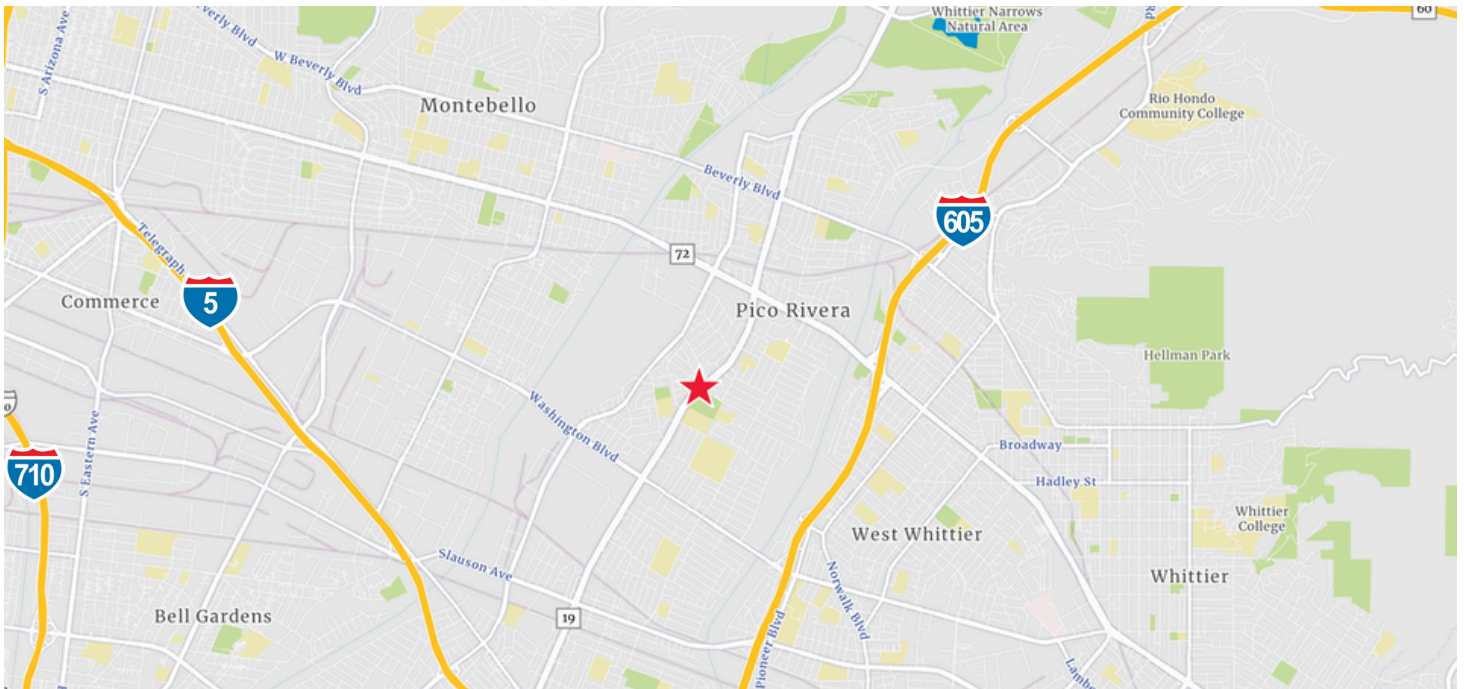
Accelerating success.

# Site Plan



Potentially Available

# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	20,885	188,405	501,963
Total Households	6,006	57,046	152,645
Total Family Households	4,748	44,351	118,066
Average Household Size	3.45	3.27	3.26
Median Age	39.9	39.1	38.5
Population Age 25+	14,867	132,349	349,410
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.10%	-0.02%	-0.02%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-1.10%	-0.67%	-0.79%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.74%	-0.37%	-0.51%
Households	-0.11%	0.22%	0.08%
Families	-0.08%	0.23%	0.11%
Median Household Income	4.32%	3.76%	3.64%
<b>Current Year Population by Sex</b>			
Male Population	10,334	92,761	248,254
% Male	49.5%	49.2%	49.5%
Female Population	10,551	95,644	253,709
% Female	50.5%	50.8%	50.5%
<b>Current Year Race and Ethnicity</b>			
Total	20,886	188,406	501,962
White Alone	20.7%	22.1%	19.9%
Black Alone	0.7%	1.2%	1.4%
American Indian Alone	3.0%	2.6%	2.5%
Asian Alone	3.3%	5.7%	11.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	45.2%	43.6%	42.1%
Two or More Races	26.9%	24.6%	22.4%
Hispanic Origin	91.6%	85.5%	79.0%
Diversity Index	72.8	77.2	81.2
<b>Current Year Educational Attainment</b>			
Total	14,866	132,352	349,410
Less than 9th Grade	14.8%	12.5%	14.1%
9th - 12th Grade, No Diploma	9.5%	9.7%	9.5%
High School Graduate	31.9%	27.1%	26.4%
GED/Alternative Credential	3.3%	2.9%	2.5%
Some College, No Degree	16.1%	18.5%	17.2%
Associate Degree	9.4%	8.0%	8.0%
Bachelor's Degree	10.2%	14.7%	15.8%
Graduate/Professional Degree	4.8%	6.6%	6.5%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$86,779	\$85,369	\$80,998
Average Household Income	\$114,640	\$110,538	\$106,748
Per Capita Income	\$32,750	\$33,546	\$32,499
<b>Current Year Summary Business Data</b>			
Total Businesses	607	6,380	21,606
Total Daytime Population	20,068	182,248	521,841
Daytime Population: Workers	8,935	80,834	248,723
Daytime Population: Residents	11,133	101,414	273,118

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