

OFFERING MEMORANDUM

9400

FOR LEASE
ROBERT IP
626-594-2527

AUTO SEAT COVER

PRIME COMMERCIAL SPACES ON VALLEY BLVD

9400 Valley Blvd
Rosemead CA 91770



COLDWELL BANKER
COMMERCIAL
REALTY

THE PROPERTY

Location	9400 Valley Blvd Rosemead, CA 91770
Building Size	9,127 SF
Zoning Type	C-3
Available Spaces	578 SF to 3,248 SF
Lease Rate	Rate: \$3.15/SF Month (Modified Gross)

PROPERTY DESCRIPTION

For Lease are retail spaces on a well located retail property on Valley Blvd. There is plentiful parking in the rear. With a C-3 zoning, there are many uses allowed including retail, restaurants, and office. There are great signage opportunities bringing great visibility to a business. With approximately 30,000 cars driving by on a daily basis, this is a great location for a variety of businesses.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,777	247,895	555,779

AVERAGE HOUSEHOLD INCOME

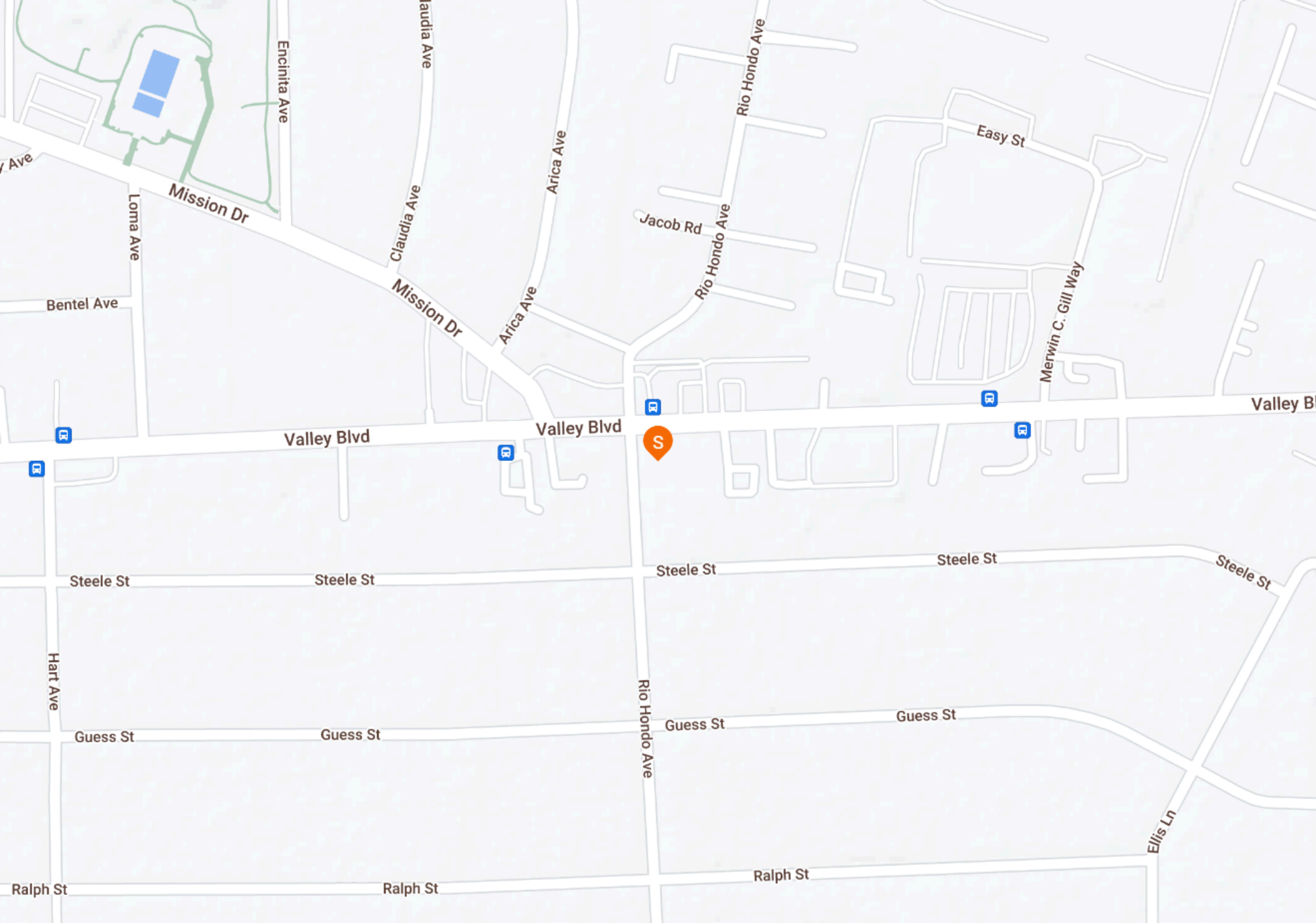
1.00 MILE	3.00 MILE	5.00 MILE
\$102,346	\$105,640	\$119,056

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,663	75,624	178,495

Available Suites:

SUITE 3	578 SF	\$3.15 PER SF
SUITE 4	578 SF	\$3.15 PER SF
SUITE 5	578 SF	\$3.15 PER SF
SUITE 6	789 SF	\$3.15 PER SF
SUITE 7	725 SF	\$3.15 PER SF

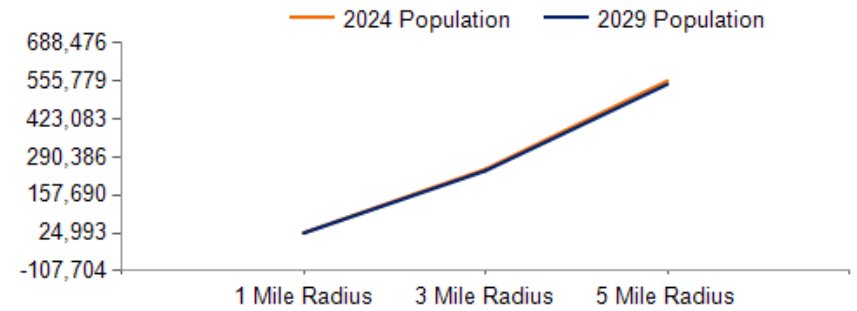




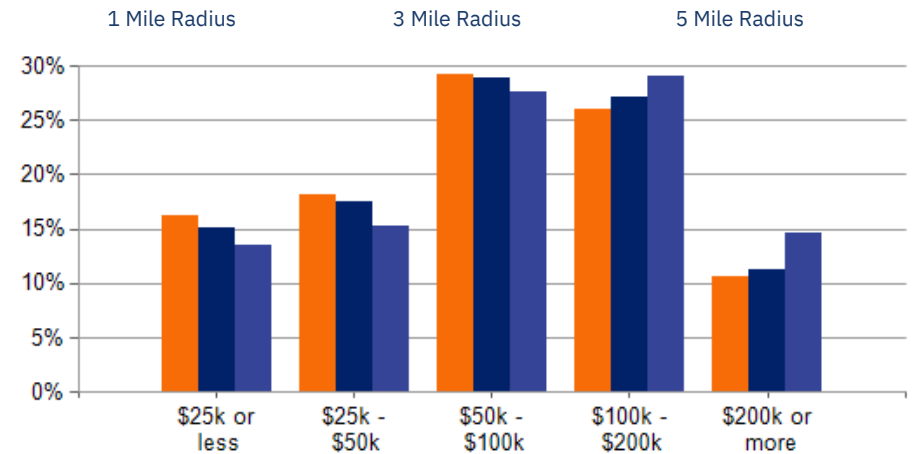
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,719	261,787	578,053
2010 Population	27,325	262,793	580,434
2024 Population	25,777	247,895	555,779
2029 Population	24,993	242,567	544,302
2024-2029: Population: Growth Rate	-3.10%	-2.15%	-2.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	571	6,099	13,299
\$15,000-\$24,999	668	5,361	10,862
\$25,000-\$34,999	554	5,508	10,911
\$35,000-\$49,999	838	7,726	16,184
\$50,000-\$74,999	1,191	11,737	26,532
\$75,000-\$99,999	1,047	10,118	22,814
\$100,000-\$149,999	1,215	12,878	32,560
\$150,000-\$199,999	775	7,654	19,316
\$200,000 or greater	806	8,542	26,016
Median HH Income	\$75,186	\$77,636	\$85,864
Average HH Income	\$102,346	\$105,640	\$119,056

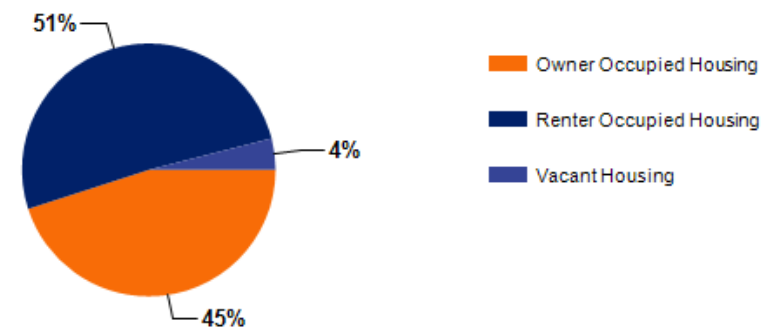
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,354	74,665	177,001
2010 Total Households	7,421	73,986	174,449
2024 Total Households	7,663	75,624	178,495
2029 Total Households	7,659	76,281	180,075
2024 Average Household Size	3.34	3.24	3.08
2024-2029: Households: Growth Rate	-0.05%	0.85%	0.90%



2024 Household Income



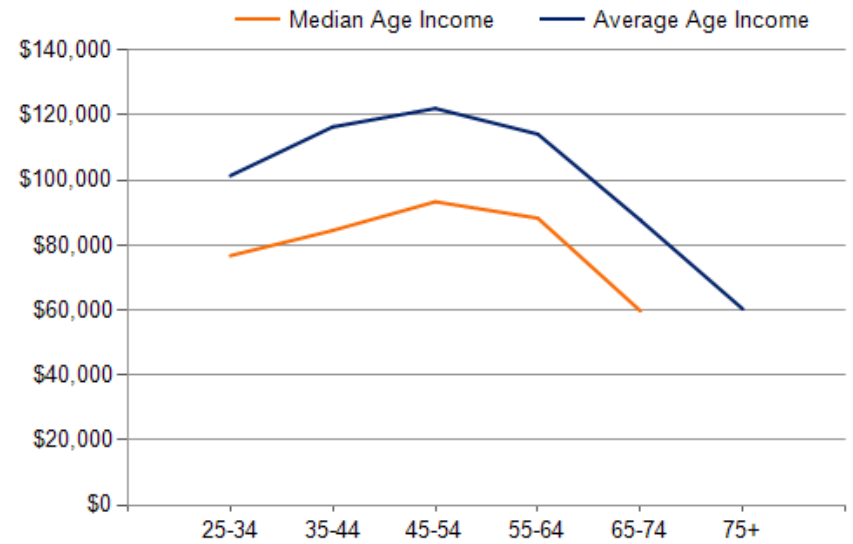
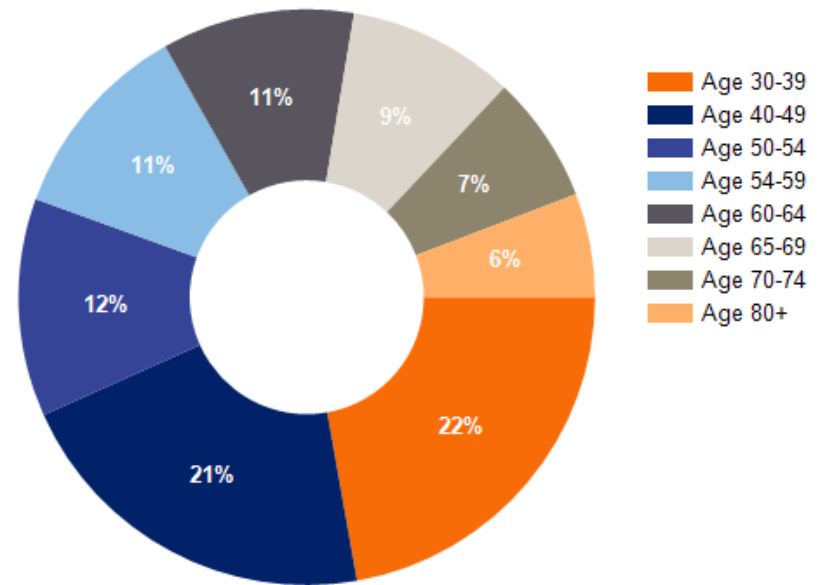
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,772	17,725	40,390
2024 Population Age 35-39	1,653	16,262	37,683
2024 Population Age 40-44	1,598	16,006	37,052
2024 Population Age 45-49	1,653	15,894	35,630
2024 Population Age 50-54	1,887	17,997	39,770
2024 Population Age 55-59	1,741	16,591	36,560
2024 Population Age 60-64	1,665	16,204	36,185
2024 Population Age 65-69	1,449	14,188	31,807
2024 Population Age 70-74	1,103	11,470	25,905
2024 Population Age 75-79	898	8,286	19,168
2024 Population Age 80-84	547	5,240	12,471
2024 Population Age 85+	727	6,425	15,313
2024 Population Age 18+	21,060	202,290	454,846
2024 Median Age	41	41	42
2029 Median Age	42	42	43

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,767	\$78,219	\$84,474
Average Household Income 25-34	\$101,396	\$101,607	\$112,120
Median Household Income 35-44	\$84,537	\$91,266	\$102,700
Average Household Income 35-44	\$116,414	\$120,948	\$135,849
Median Household Income 45-54	\$93,367	\$96,041	\$107,861
Average Household Income 45-54	\$122,078	\$125,778	\$142,381
Median Household Income 55-64	\$88,301	\$86,832	\$97,997
Average Household Income 55-64	\$114,162	\$115,769	\$131,003
Median Household Income 65-74	\$59,755	\$63,362	\$72,723
Average Household Income 65-74	\$87,707	\$90,220	\$103,655
Average Household Income 75+	\$60,333	\$64,736	\$75,665



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Exclusively Marketed by:

ROBERT IP

626.394.2527

Robert.Ip@cbcnrt.com

CalRE# 01876261



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