

RE-DEVELOPMENT COMMERCIAL LAND

3.37 AC(146,816.6 SF)

LISTING PRICE
\$27,900,000



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RE-DEVELOPMENT NEW PROJECT

1. MAJOR BRAND GAS STATION

.6-8 PUMPS GAS STATION & BEER WINE MARKET AVAILABLE

2. FRANCHISE RESTAURANT AND RETAIL SHOPPING CENTER

. MAXIMUM 30 UNITS / ACRE RETAIL UNITS AVAILABLE

3. 70 UNITS APARTMENTS OR RESIDENTIAL HOME BUILD AVAILABLE

. CITY APPROVED 70 UNITS / ACRES AVAILABLE

COMMERCIAL DETAIL INFORMATION

- APN: 5390-001-057, LAND: 83,548 SF (1.918 AC)
- APN: 5390-001-053, LAND: 14,712 SF (0.338 AC)
- APN: 5390-001-052, LAND: 48,656 SF (1.17 AC)
- ZONING RMC3 & D
- USED COMMERCIAL SHOPPING CENTER, APARTMENT
GAS STATION, 30 UNITS RETAIL STORE, 70 UNITS APARTMENTS AVAILABLE

HIGH INTENSITY COMMERCIAL AREA

- HIGH TRAFFIC AREA
- BUSY BUSINESS AREA
- AROUND MANY FRANCHISE BUSINESS
- VALLEY BLVD AND WALNUT GROVE AVE CORNER
- EASY ENTRANCE AND EXIT OF 10 FREEWAY(EAST, WEST BOTH SIDE)
- ALL COMMERCIAL ZONING
- RENTAL INCOME (6 TENANTS)
- TENANT ALL MONTH TO MONTH

WHAT CITY ARE CLOSE TO ROSEMEAD

- ROSEMEAD IS PART OF CLUSTER OF CITIES IN THE SAN GABRIEL VALLEY

ALHAMBRA

ARCADIA

TEMPLE CITY

MONTERREY PARK

SAN MARINO

SAN GABRIEL

- A PLEASANT CITY CLOSE TO THE 10 FREEWAY AND 15 MINUTES FROM LOS ANGELES

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AVERAGE HOUSEHOLD INCOME IN ROSEMEAD

- THE MEDIAN AGE IN ROSEMEAD IS 44.5 YEARS OLD

THE AVERAGE HOUSEHOLD INCOME: \$92,180

MALES: 41.6 YEARS OLD

FEMALES: 47.3 YEARS OLD

• POPULATION

ASIAN: 32,670 (64.9 %)

HISPENIC: 10,393 (20.65%)

WHITE: 3,930 (7.81%)

TWO MORE RACES: 2,372 (4.71%)

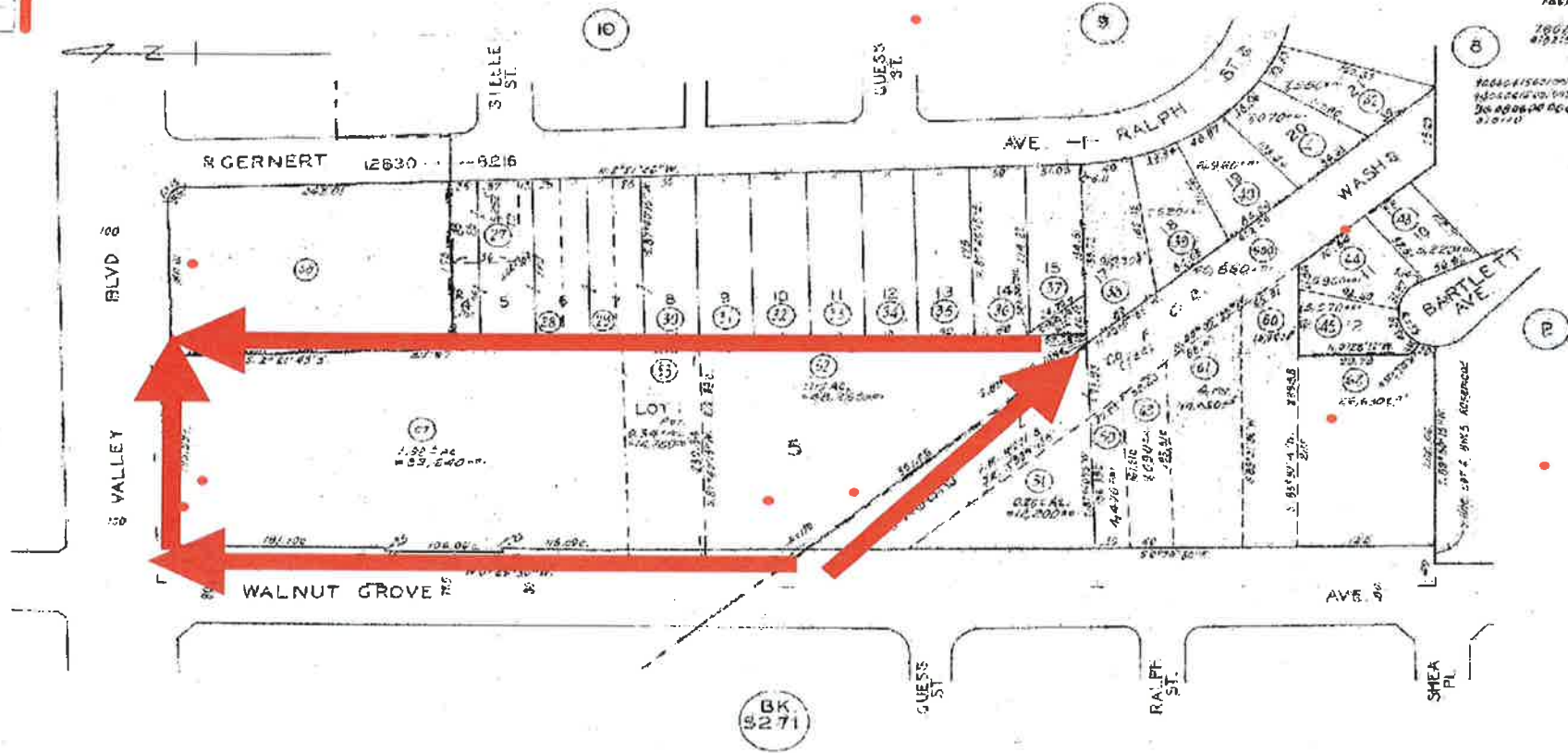
NATIVE AMERICAN: 585 (1.16%)

OTHER AMERICAN: 390 (0.77%)

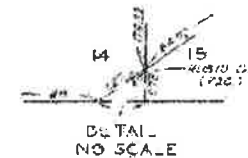
5390

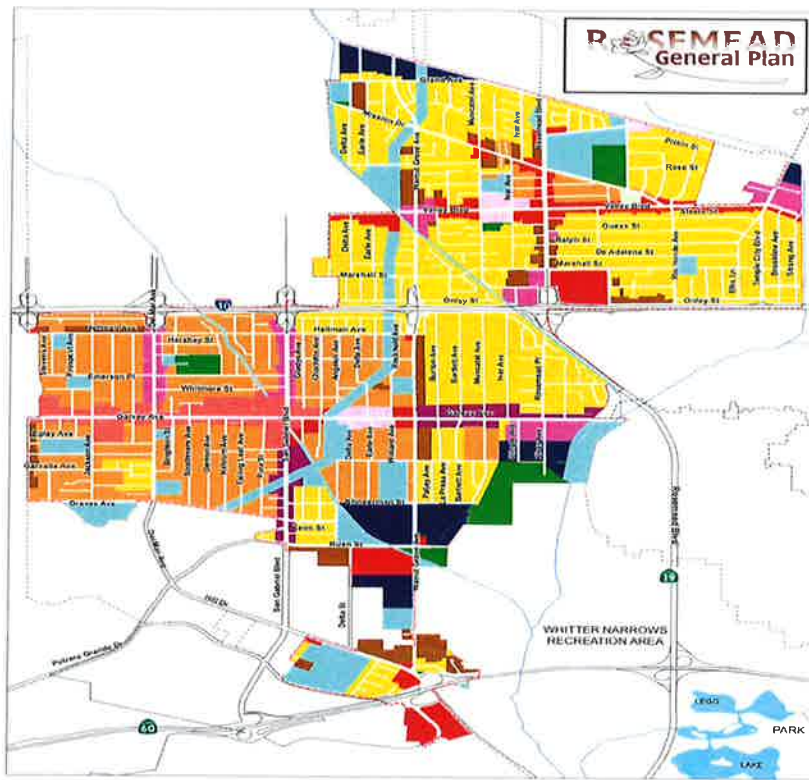
SCALE 1" = 100'

2001

BK
5391CODE
82 01
12930FOR PARCEL ASSESSMENT
6250-2, 4, 6, 8

ROSEMEAD	M. 3.21 - 114 - 115
TRACT NO. 8213	M. B. 97 - 28 - 50
TRACT NO. 12349	M. B. 236 - 36 - 37
TRACT NO. 28273	M. B. 672 - 3 - 4
PARCEL MAP	P. M. 239 - 6

ASSESSOR'S MAP
COUNTY OF LOS ANGELES



Legend

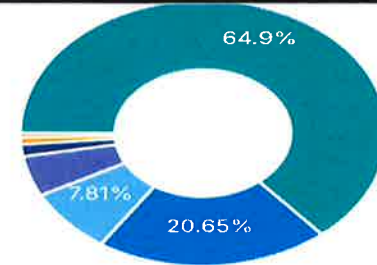


Amended by Ordinance No. 978 on February 13, 2018.
Amended by Ordinance No. 1001 on September 28, 2021.

Data Source: City of Rosemead



WORLD POPULATION REVIEW



- Asian
- Other race
- White
- Two or more races
- Native American
- Black or African American
- Native Hawaiian or Pacific Islander

RACE	POPULATION	PERCENTAGE (OF TOTAL)
Asian	32,670	64.9%
Other race	10,393	20.65%
White	3,930	7.81%
Two or more races	2,372	4.71%
Native American	585	1.16%
Black or African American	283	0.56%
Native Hawaiian or Pacific Islander	107	0.21%

8614 Valley Boulevard

