

9200 Lower Azusa Rd
Rosemead , CA 91770





INVESTMENT SUMMARY

Prime Corner Commercial Site located at the signalized intersection of Lower Azusa Road & Encinita Avenue 21,861 cars per day (2023)

Strong Redevelopment Potential with a large, flat lot and prominent corner positioning

±1.17 Acres (51,139 SF) of land with approximately 435 feet of combined street frontage, offering exceptional visibility and access

22,320 SF Industrial Building on site, suitable for a wide range of owner-user or investment uses

C-3 General Commercial Zoning allows for a broad mix of commercial and service uses, providing long-term flexibility

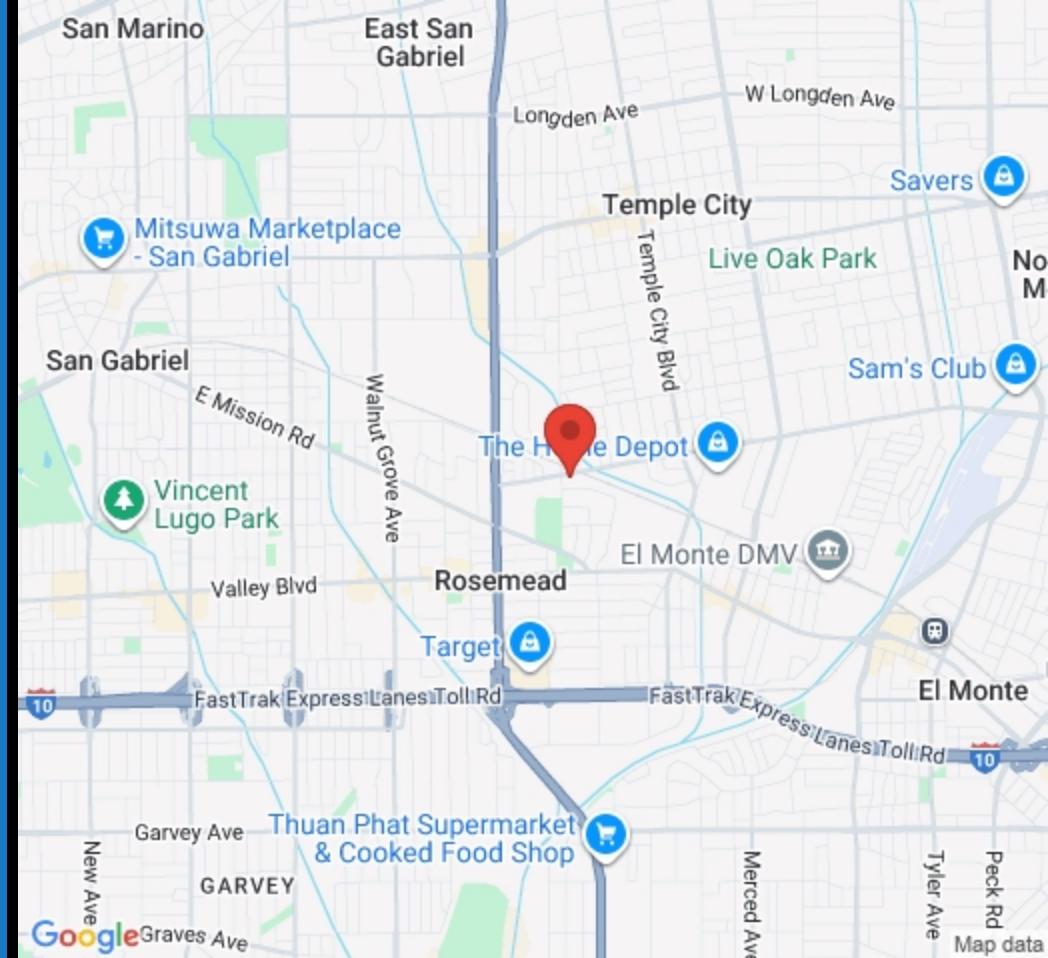


PROPERTY SUMMARY

Offering Price	\$6,900,000.00
Building SqFt	22,320 SqFt
Year Built	1977
Lot Size (SF)	51,139.00 SqFt
Parcel ID	8592-016-039
Zoning Type	INDUSTRIAL
County	Los Angeles
Frontage	435.00 Ft
Coordinates	34.087730,-118.067053

INVESTMENT HIGHLIGHTS

- Rare Rosemead 22,320 square foot industrial building with dock high loading ramp
- Easy access to major transportation corridors including Interstate 10, plus nearby connections to I-605, I-210 and Route 60, linking the property efficiently to Los Angeles, the Foothills and Inland Empire markets.
- High Traffic Exposure along Lower Azusa Road (21,861 cars per day in 2023), making the property well-suited for retail, service, or mixed commercial uses
- Strategic San Gabriel Valley Location with proximity to major arterials, surrounding residential neighborhoods, and established commercial corridors





LOCATION HIGHLIGHTS

- Positioned in the heart of the San Gabriel Valley, Rosemead combines a vibrant community with excellent regional connectivity.
- Home to roughly ~50,000 residents, with strong housing occupation and community stability.
- The 2023 traffic study states 21,861 cars per day
- Directly across the street is Encinita Elementary School, and less than a half mile away is Rosemead High School.
- Large, flat corner parcel well-suited for infill redevelopment in a supply-constrained market
- Easy access to major transportation corridors including Interstate 10, plus nearby connections to I-605, I-210 and Route 60, linking the property efficiently to Los Angeles, the Foothills and Inland Empire markets.
- Within a 1-mile radius, the population is approximately 26,000+, with ~7,700 households supporting daily and weekly retail demand. Within 3 miles, the population increases to 243,000+, strengthening the regional trade draw.
- Home Depot, Walmart, and Target are all within 1 to 1.2 miles of the property. The proximity to these anchors helps support daily local shopping trips and destination retail traffic, which can be attractive for redevelopment or new commercial users
- Dense surrounding residential neighborhoods, providing a built-in customer base for retail, service, and commercial users





CITY OF ROSEMEAD

INCORPORATED

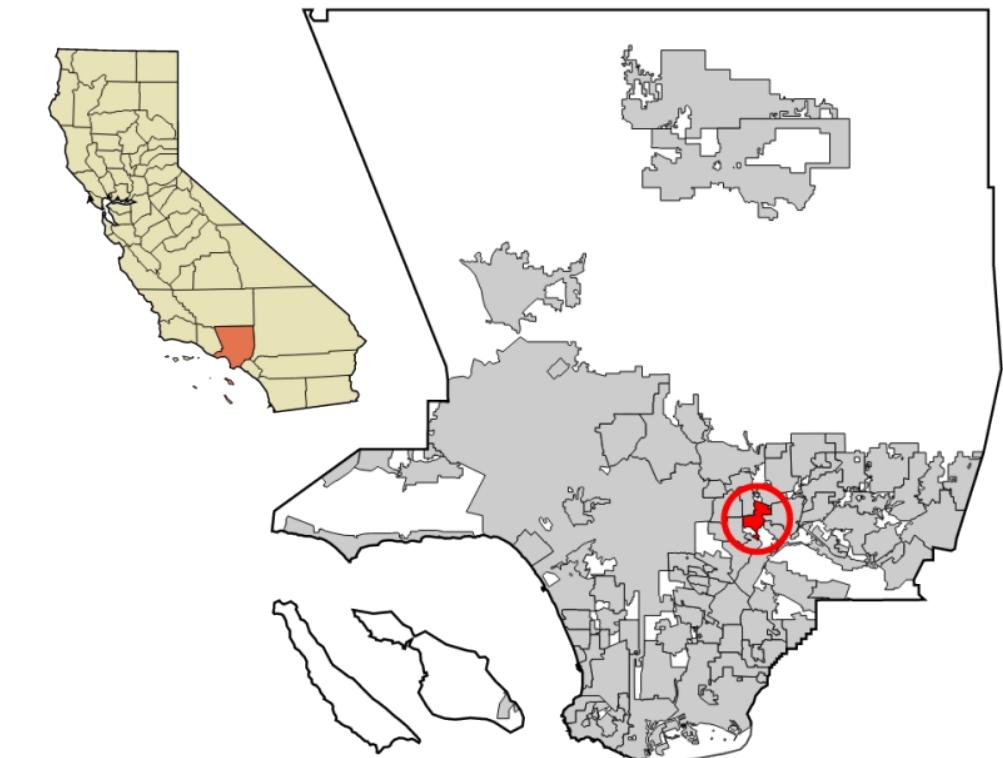
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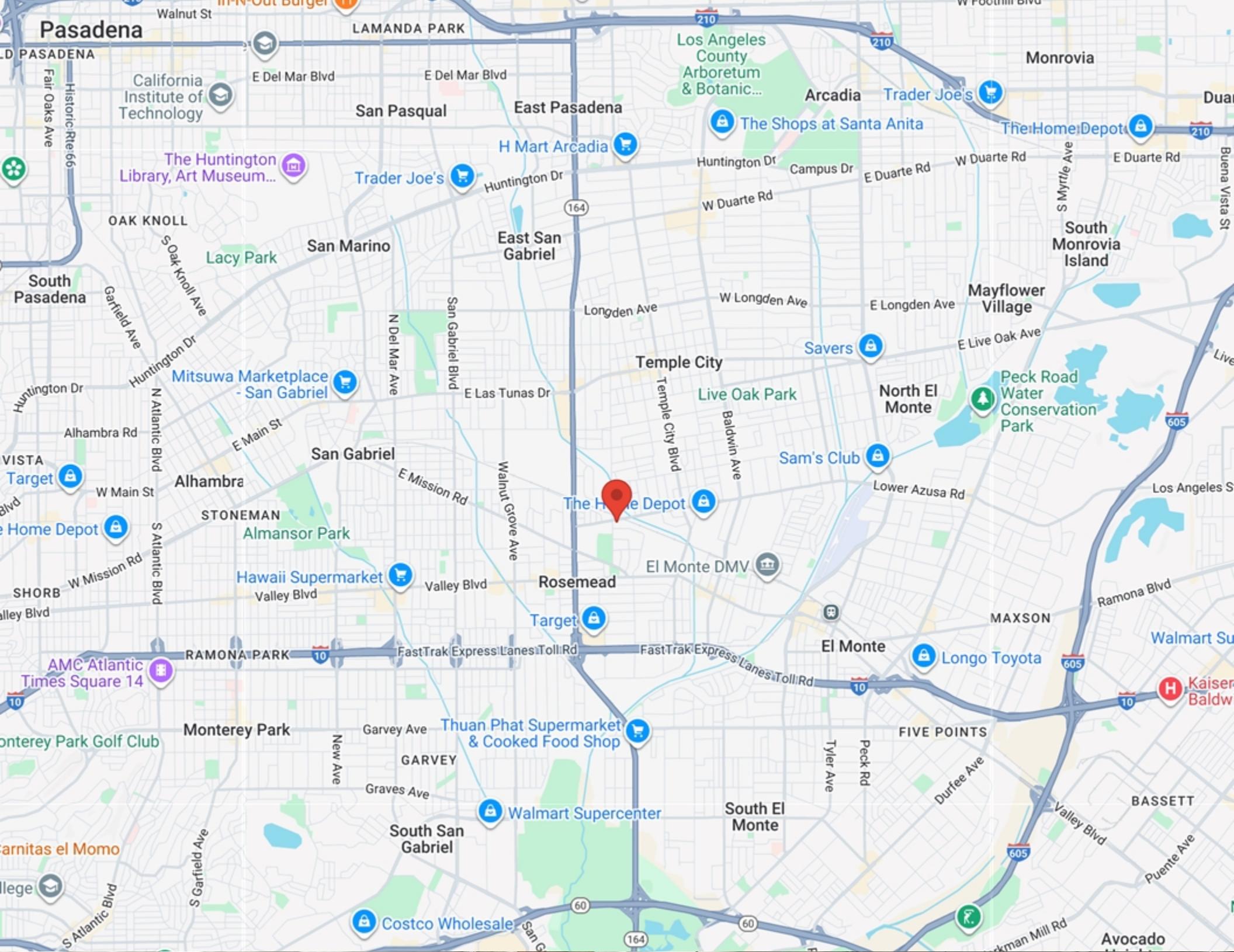
AREA	POPULATION
CITY	5.2 SQ MI
LAND	5.2 SQ MI
ELEVATION	318 FT



ABOUT ROSEMEAD

Rosemead is a city in Los Angeles County, California, United States. The 2020 United States census reported a population of 51,185. Rosemead is part of a cluster of cities, along with Alhambra, Arcadia, Temple City, Monterey Park, San Marino, and San Gabriel, in the west San Gabriel Valley with a growing Asian-American population.









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