



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Commercial Property
For Lease

9031 Garvey Avenue, Rosemead, CA 91770



OLE OLSON

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CALDRE #01973001

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

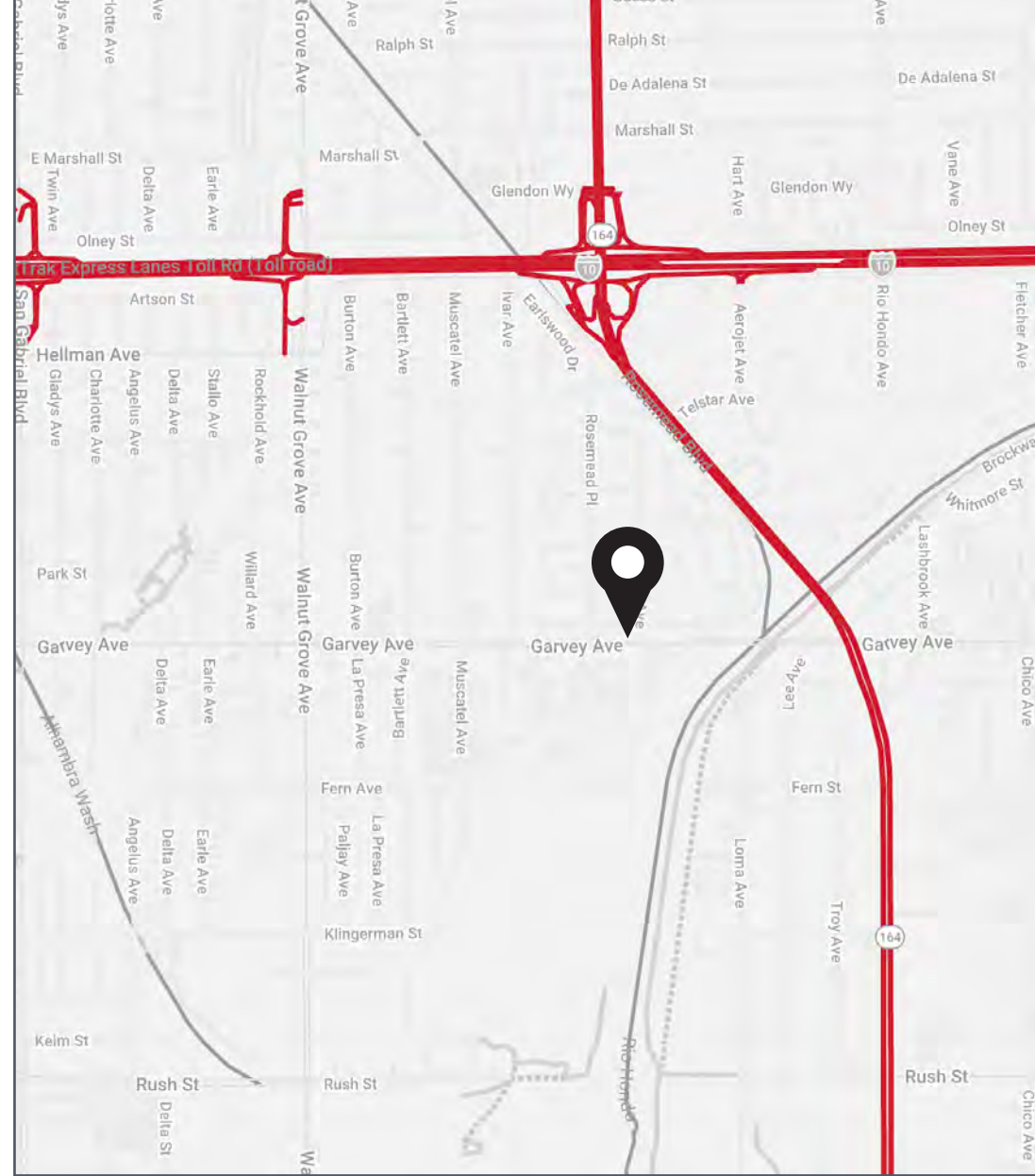
CALDRE #00983560

Offering Summary

AVAILABLE SPACE	5,880 SF
LEASE RATE	\$1.79/SF/MO, MG
FOR SALE	\$1,850,000
RATE REDUCTION	\$1.51 PSF
LEASE TERM	2 - 5 Years
BUILDING SIZE	5,880 SF
LOT SIZE	12,771 SF
ZONING	C-3 Medium Commercial

Property Overview

5,880 square foot commercial building with bonus covered and secure storage as well as bonus mezzanine for light storage. The property sits on approximately 12,771 square feet of C-3 zoned land with plenty of parking area and/or yard space.



DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



Property Photos



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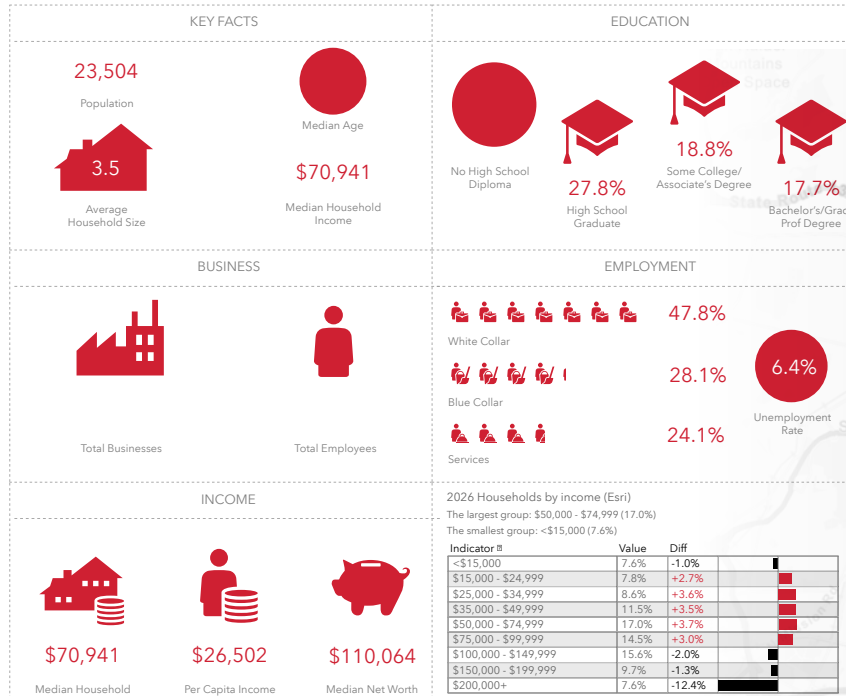


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	22,886	215,977	580,995
Households	6,569	66,018	186,933
Families	5,325	51,652	141,833
Average Household Size	3.48	3.24	3.08
Owner Occupied Housing Units	2,593	30,724	93,226
Renter Occupied Housing Units	3,976	35,294	93,707
Median Age	39.7	40.9	40.9
Median Household Income	\$68,201	\$77,900	\$86,176
Average Household Income	\$88,532	\$103,051	\$118,233

For more information, please contact:

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CALDRE #01227314



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