



International, Inc.
BUSINESS
PROPERTIES

NEW DEVELOPMENT

Retail/Fast-Food Space For Lease

9036 - 9038 Garvey Avenue, Rosemead, CA 91770



FEATURES:

- **New Development: Elements with 48 Townhomes;**
- **Project completion — 1st Quarter 2018;**
- **GLA: 6,500 +/- Sq. Ft. / 26 on grade parking spaces;**
- **Units from 1,300 +/- square feet;**
- **Located along the major retail corridor in the city of Rosemead (Garvey Avenue);**
- **Great street visibility on Garvey Avenue;**
- **Convenient Access to the 10 FWY from Rosemead Blvd to the east and Walnut Grove Ave to the west.**



For more information, please contact
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DEMOGRAPHICS

Source : CoStar (2017)

	1-Mile	3-Mile	5-Mile
Population (2017)	24,921	233,926	628,966
Average HH Income (2017)	\$59,327	\$69,320	\$78,344

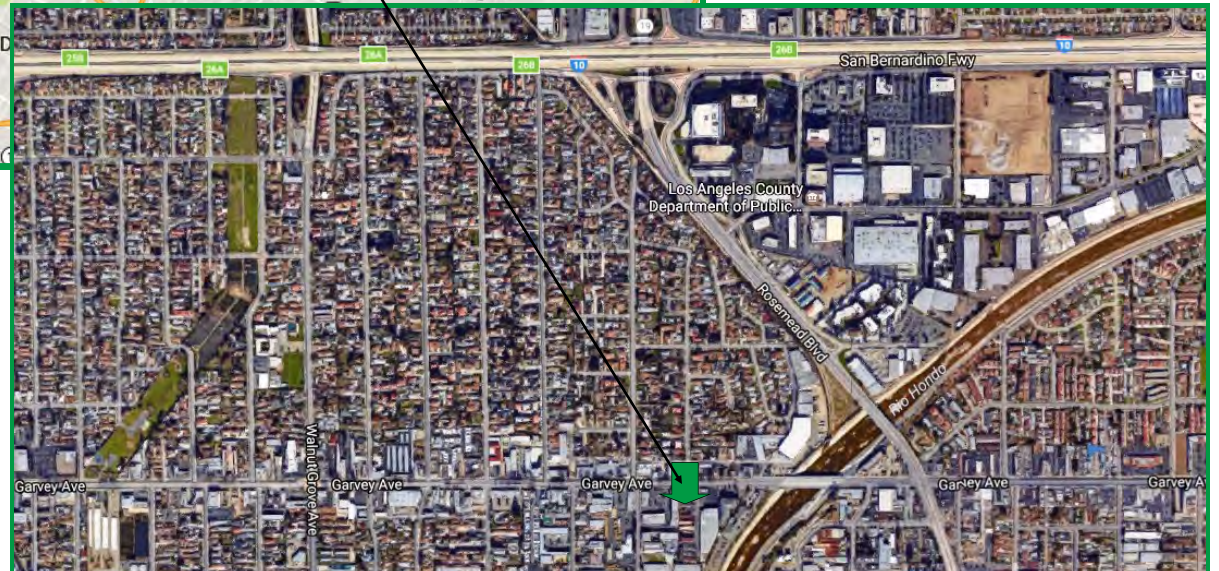
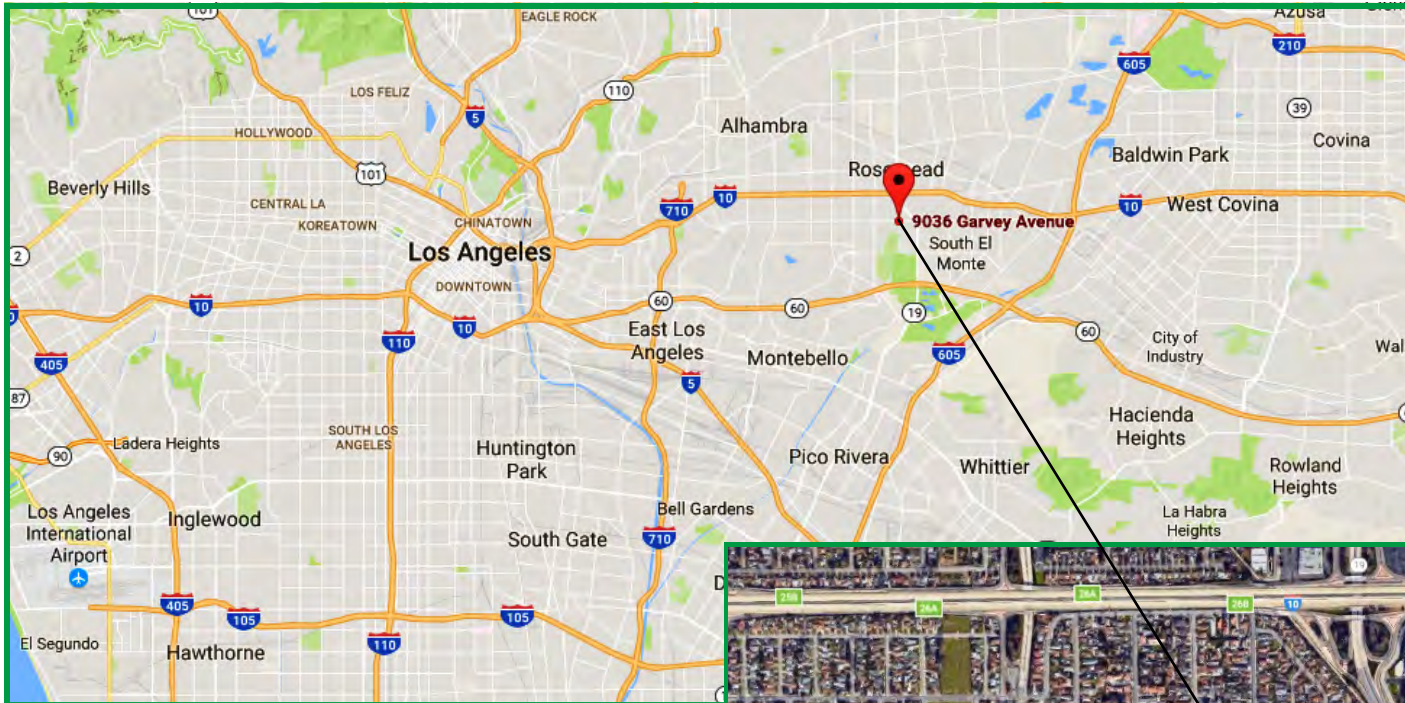
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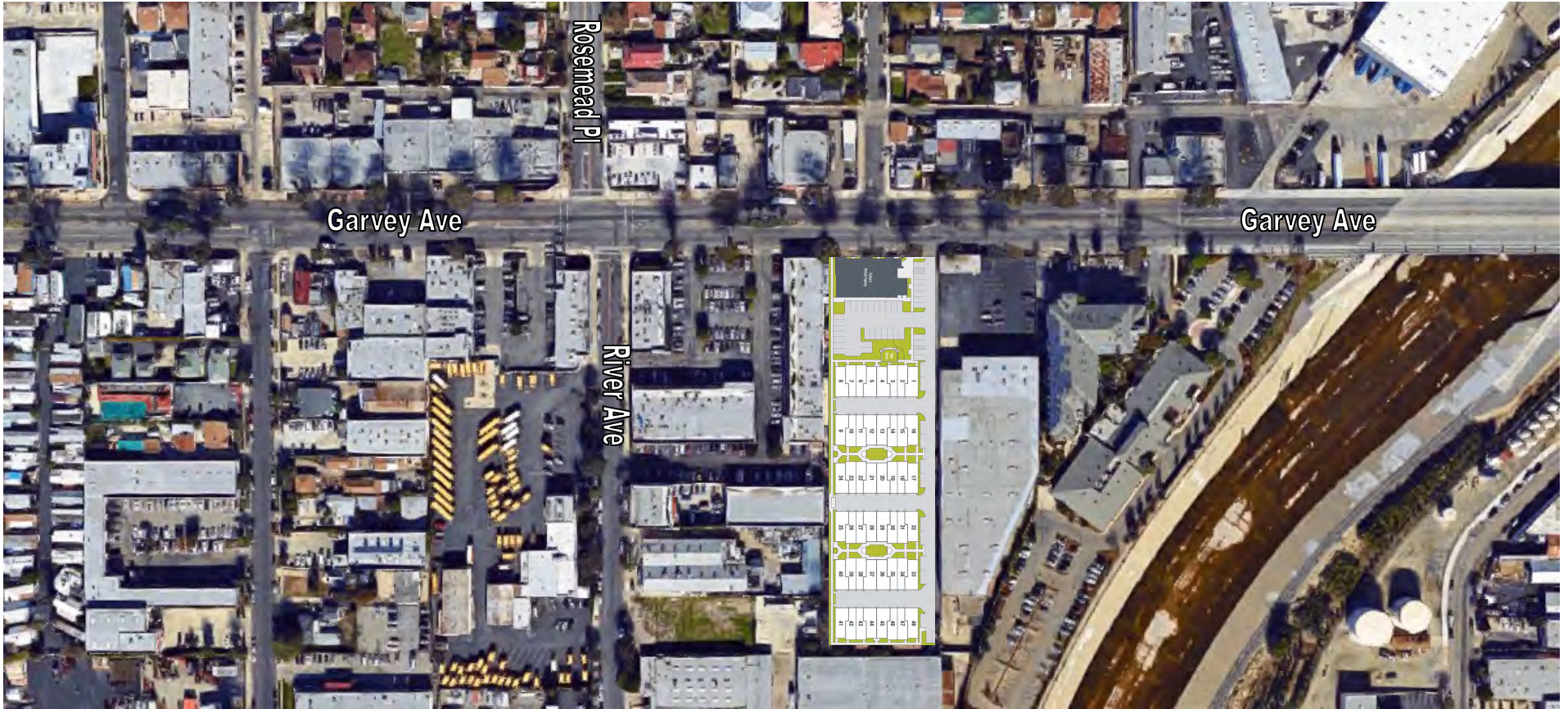
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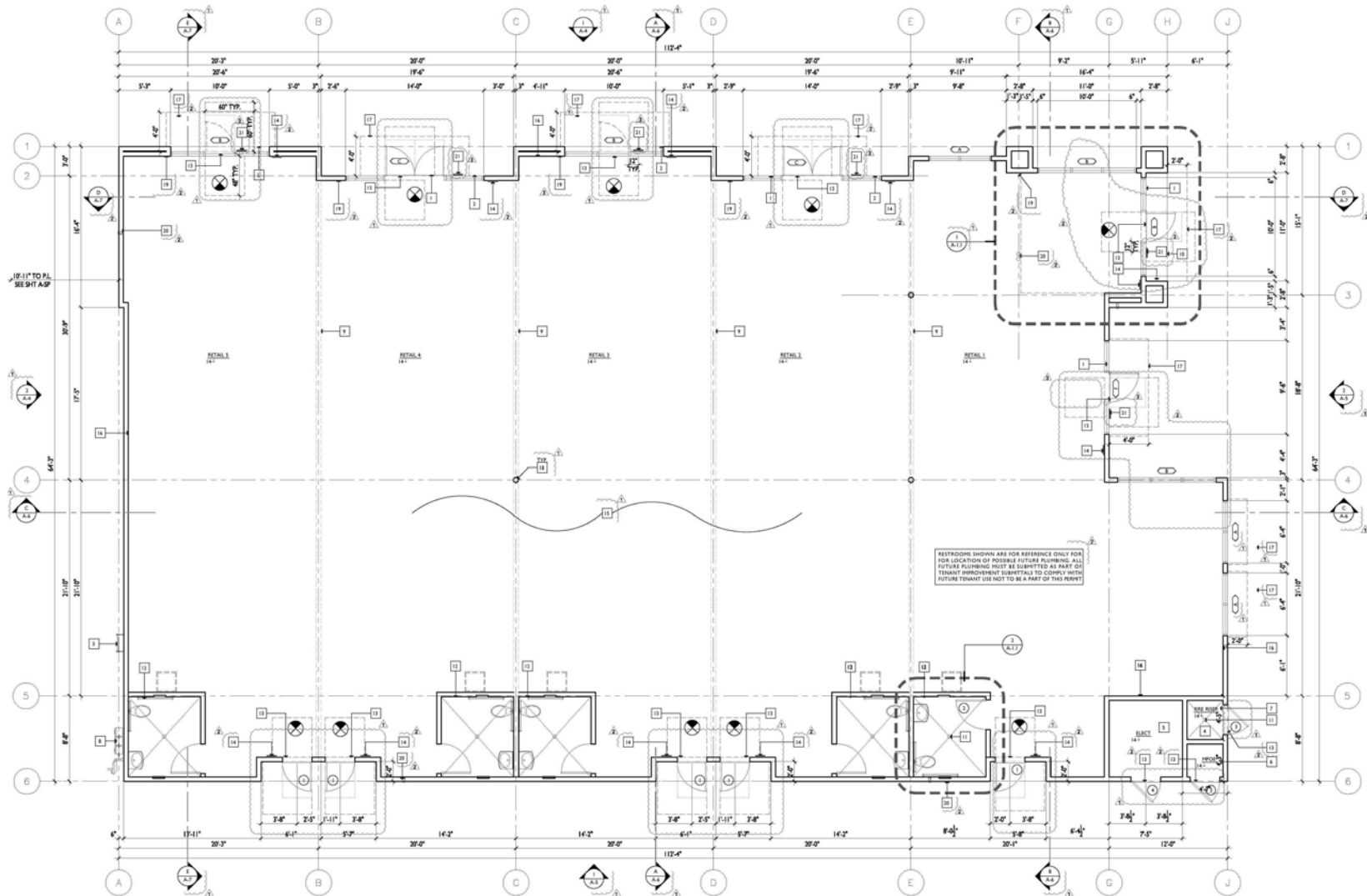


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Garvey Avenue



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Demographic Detail Report

9048 Garvey Ave, Rosemead, CA 91770

Building Type: **General Retail** Total Available: **2,800 SF**
 Secondary: **Fast Food** % Leased: **56.92%**
 GLA: **6,500 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2019**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	25,536		240,005		645,902	
2017 Estimate	24,921		233,926		628,966	
2010 Census	24,426		227,749		609,352	
Growth 2017 - 2022	2.47%		2.60%		2.69%	
Growth 2010 - 2017	2.03%		2.71%		3.22%	
2017 Population by Age						
	24,921		233,926		628,966	
Age 0 - 4	1,561	6.26%	14,310	6.12%	38,090	6.06%
Age 5 - 9	1,547	6.21%	13,720	5.87%	36,404	5.79%
Age 10 - 14	1,608	6.45%	13,849	5.92%	36,906	5.87%
Age 15 - 19	1,700	6.82%	14,845	6.35%	39,640	6.30%
Age 20 - 24	1,841	7.39%	16,622	7.11%	44,011	7.00%
Age 25 - 29	1,961	7.87%	18,033	7.71%	47,261	7.51%
Age 30 - 34	1,814	7.28%	16,729	7.15%	43,908	6.98%
Age 35 - 39	1,708	6.85%	15,433	6.60%	41,018	6.52%
Age 40 - 44	1,702	6.83%	15,446	6.60%	41,502	6.60%
Age 45 - 49	1,689	6.78%	15,970	6.83%	42,973	6.83%
Age 50 - 54	1,649	6.62%	16,169	6.91%	43,360	6.89%
Age 55 - 59	1,562	6.27%	15,548	6.65%	41,801	6.65%
Age 60 - 64	1,332	5.34%	13,432	5.74%	36,474	5.80%
Age 65 - 69	1,059	4.25%	10,754	4.60%	29,652	4.71%
Age 70 - 74	772	3.10%	7,867	3.36%	21,958	3.49%
Age 75 - 79	567	2.28%	5,850	2.50%	16,470	2.62%
Age 80 - 84	415	1.67%	4,321	1.85%	12,360	1.97%
Age 85+	434	1.74%	5,026	2.15%	15,177	2.41%
Age 65+	3,247	13.03%	33,818	14.46%	95,617	15.20%
Median Age	36.30		37.90		38.40	
Average Age	37.30		38.50		38.90	



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4/30/2018

Demographic Detail Report

9048 Garvey Ave, Rosemead, CA 91770

Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	24,921		233,926		628,966	
White	12,140	48.71%	114,634	49.00%	346,097	55.03%
Black	126	0.51%	2,179	0.93%	7,337	1.17%
Am. Indian & Alaskan	378	1.52%	3,255	1.39%	8,671	1.38%
Asian	11,967	48.02%	110,046	47.04%	254,508	40.46%
Hawaiian & Pacific Island	41	0.16%	351	0.15%	1,056	0.17%
Other	269	1.08%	3,461	1.48%	11,297	1.80%
Population by Hispanic Origin	24,921		233,926		628,966	
Non-Hispanic Origin	12,599	50.56%	123,667	52.87%	315,922	50.23%
Hispanic Origin	12,322	49.44%	110,259	47.13%	313,044	49.77%
2017 Median Age, Male	34.80		36.30		36.60	
2017 Average Age, Male	36.20		37.30		37.60	
2017 Median Age, Female	37.70		39.50		40.30	
2017 Average Age, Female	38.30		39.70		40.20	
2017 Population by Occupation Classification	19,866		189,076		509,646	
Civilian Employed	10,962	55.18%	106,823	56.50%	291,093	57.12%
Civilian Unemployed	603	3.04%	6,193	3.28%	15,369	3.02%
Civilian Non-Labor Force	8,292	41.74%	75,998	40.19%	202,948	39.82%
Armed Forces	9	0.05%	62	0.03%	236	0.05%
Households by Marital Status						
Married	3,495		35,328		100,287	
Married No Children	1,666		18,652		53,758	
Married w/Children	1,830		16,676		46,529	
2017 Population by Education	17,820		172,519		462,942	
Some High School, No Diploma	7,493	42.05%	55,460	32.15%	120,329	25.99%
High School Grad (Incl Equivalency)	4,167	23.38%	41,055	23.80%	104,342	22.54%
Some College, No Degree	2,996	16.81%	32,723	18.97%	100,327	21.67%
Associate Degree	1,156	6.49%	11,939	6.92%	29,028	6.27%
Bachelor Degree	1,582	8.88%	22,736	13.18%	74,811	16.16%
Advanced Degree	426	2.39%	8,606	4.99%	34,105	7.37%



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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	20,482		199,349		549,635	
Real Estate & Finance	406	1.98%	5,190	2.60%	18,603	3.38%
Professional & Management	3,246	15.85%	35,445	17.78%	119,066	21.66%
Public Administration	434	2.12%	4,207	2.11%	12,543	2.28%
Education & Health	1,677	8.19%	19,778	9.92%	60,448	11.00%
Services	2,717	13.27%	25,549	12.82%	59,348	10.80%
Information	112	0.55%	1,779	0.89%	6,056	1.10%
Sales	2,632	12.85%	27,370	13.73%	78,355	14.26%
Transportation	407	1.99%	4,481	2.25%	12,245	2.23%
Retail	1,493	7.29%	12,587	6.31%	32,909	5.99%
Wholesale	809	3.95%	6,616	3.32%	16,011	2.91%
Manufacturing	1,738	8.49%	14,269	7.16%	34,385	6.26%
Production	2,293	11.20%	17,890	8.97%	41,282	7.51%
Construction	911	4.45%	9,109	4.57%	21,004	3.82%
Utilities	732	3.57%	5,992	3.01%	16,751	3.05%
Agriculture & Mining	49	0.24%	705	0.35%	1,359	0.25%
Farming, Fishing, Forestry	60	0.29%	585	0.29%	1,142	0.21%
Other Services	766	3.74%	7,797	3.91%	18,128	3.30%
2017 Worker Travel Time to Job	10,243		102,021		278,649	
<30 Minutes	5,155	50.33%	50,744	49.74%	136,052	48.83%
30-60 Minutes	4,098	40.01%	40,202	39.41%	110,276	39.58%
60+ Minutes	990	9.67%	11,075	10.86%	32,321	11.60%
2010 Households by HH Size	6,125		62,351		181,196	
1-Person Households	623	10.17%	8,370	13.42%	29,728	16.41%
2-Person Households	1,037	16.93%	13,242	21.24%	43,432	23.97%
3-Person Households	1,103	18.01%	11,696	18.76%	34,374	18.97%
4-Person Households	1,242	20.28%	11,486	18.42%	31,957	17.64%
5-Person Households	902	14.73%	7,615	12.21%	19,460	10.74%
6-Person Households	542	8.85%	4,484	7.19%	10,560	5.83%
7 or more Person Households	676	11.04%	5,458	8.75%	11,685	6.45%
2017 Average Household Size	3.90		3.60		3.30	
Households						
2022 Projection	6,460		66,153		192,791	
2017 Estimate	6,295		64,401		187,599	
2010 Census	6,125		62,350		181,195	
Growth 2017 - 2022	2.62%		2.72%		2.77%	
Growth 2010 - 2017	2.78%		3.29%		3.53%	



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Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2017 Households by HH Income	6,295		64,401		187,599	
<\$25,000	1,691	26.86%	15,036	23.35%	39,545	21.08%
\$25,000 - \$50,000	1,783	28.32%	17,261	26.80%	44,792	23.88%
\$50,000 - \$75,000	1,053	16.73%	11,125	17.27%	31,418	16.75%
\$75,000 - \$100,000	785	12.47%	7,511	11.66%	23,474	12.51%
\$100,000 - \$125,000	493	7.83%	4,826	7.49%	16,113	8.59%
\$125,000 - \$150,000	206	3.27%	3,116	4.84%	10,390	5.54%
\$150,000 - \$200,000	174	2.76%	3,245	5.04%	11,698	6.24%
\$200,000+	110	1.75%	2,281	3.54%	10,169	5.42%
2017 Avg Household Income	\$59,327		\$69,320		\$78,344	
2017 Med Household Income	\$43,208		\$49,803		\$57,123	
2017 Occupied Housing	6,295		64,401		187,600	
Owner Occupied	2,553	40.56%	31,679	49.19%	98,522	52.52%
Renter Occupied	3,742	59.44%	32,722	50.81%	89,078	47.48%
2010 Housing Units	6,186		65,872		191,535	
1 Unit	5,208	84.19%	50,365	76.46%	138,545	72.33%
2 - 4 Units	284	4.59%	3,421	5.19%	12,668	6.61%
5 - 19 Units	474	7.66%	6,640	10.08%	21,876	11.42%
20+ Units	220	3.56%	5,446	8.27%	18,446	9.63%
2017 Housing Value	2,553		31,679		98,521	
<\$100,000	130	5.09%	652	2.06%	1,966	2.00%
\$100,000 - \$200,000	13	0.51%	233	0.74%	664	0.67%
\$200,000 - \$300,000	124	4.86%	1,545	4.88%	4,844	4.92%
\$300,000 - \$400,000	468	18.33%	5,644	17.82%	15,511	15.74%
\$400,000 - \$500,000	846	33.14%	8,289	26.17%	21,595	21.92%
\$500,000 - \$1,000,000	894	35.02%	14,129	44.60%	44,552	45.22%
\$1,000,000+	78	3.06%	1,187	3.75%	9,389	9.53%
2017 Median Home Value	\$464,006		\$493,683		\$552,528	
2017 Housing Units by Yr Built	6,592		67,174		194,568	
Built 2010+	223	3.38%	2,384	3.55%	6,474	3.33%
Built 2000 - 2010	224	3.40%	2,605	3.88%	7,092	3.64%
Built 1990 - 1999	487	7.39%	3,602	5.36%	9,762	5.02%
Built 1980 - 1989	608	9.22%	6,630	9.87%	18,998	9.76%
Built 1970 - 1979	934	14.17%	9,145	13.61%	25,251	12.98%
Built 1960 - 1969	1,032	15.66%	12,134	18.06%	33,301	17.12%
Built 1950 - 1959	1,344	20.39%	14,463	21.53%	43,199	22.20%
Built <1949	1,740	26.40%	16,211	24.13%	50,491	25.95%
2017 Median Year Built	1961		1961		1960	



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