



International, Inc.
BUSINESS
PROPERTIES

RETAIL SPACE FOR LEASE

SWC ROSEMEAD BLVD. AND LONGDEN AVE.

6269—6275 Rosemead Blvd., Temple City, California 91780



Features:

- Major signalized intersection - Southwest corner of Rosemead Blvd. and Longden Ave., Temple City.
- Excellent visibility and signage on Rosemead Blvd.
- Heavily trafficked intersection , dense population with strong disposable income.
- Traffic Count 2011 (City of Temple City): 50,600 ADT (Rosemead Blvd./Longden Ave.)
- Strong retailers in close vicinity to subject property are Auto Zone, Valu-Mart Supermarket, Walgreens, 7- Eleven, Little Caesars and more.
- 18 parking spaces on site.



DEMOGRAPHICS Source : CoStar	1-MILE	3-MILE	5-MILE
Population (2017)	30,190	208,940	638,001
Average HH Income (2017)	\$93,188	\$96,968	\$90,128

For more information, please contact BP International ,Inc.

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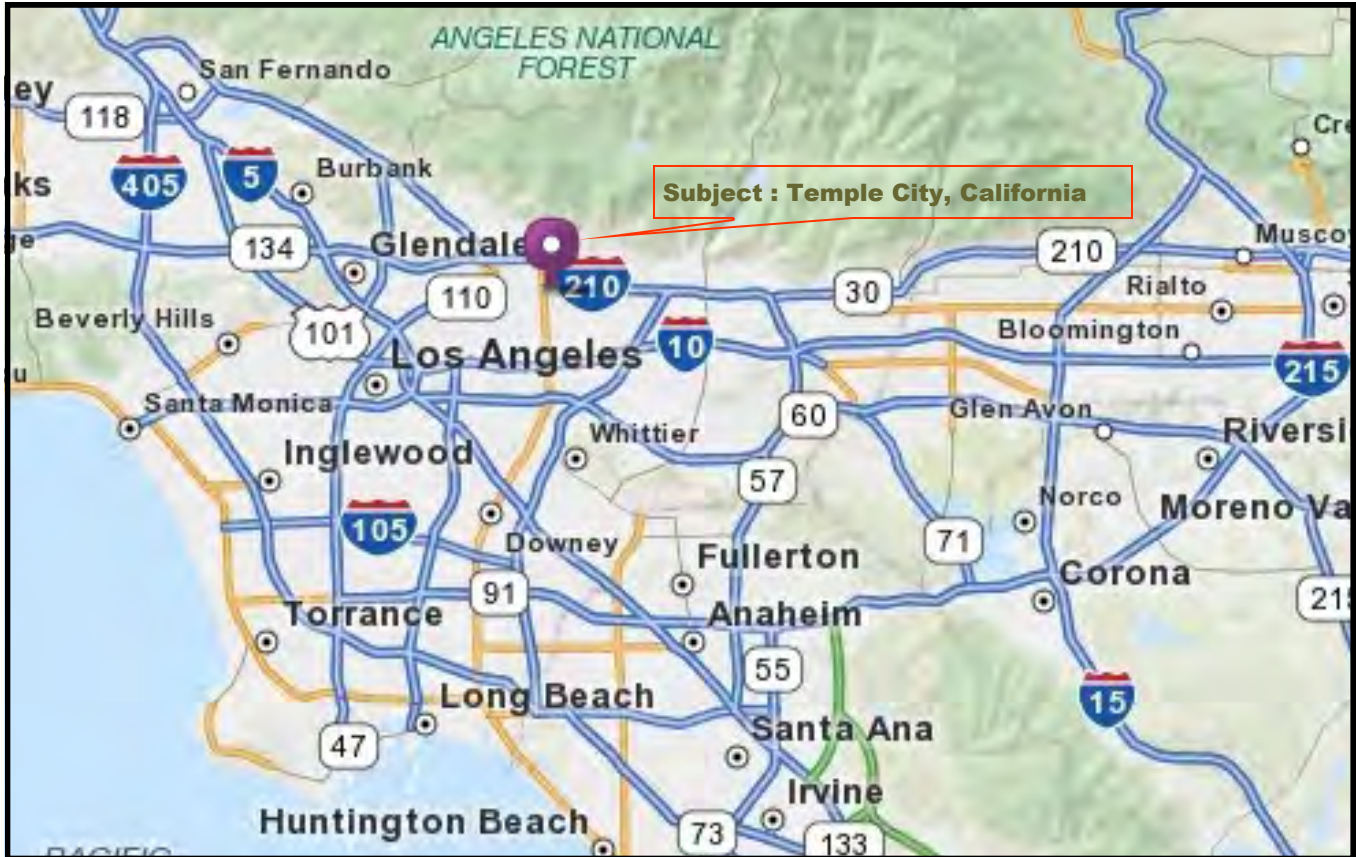
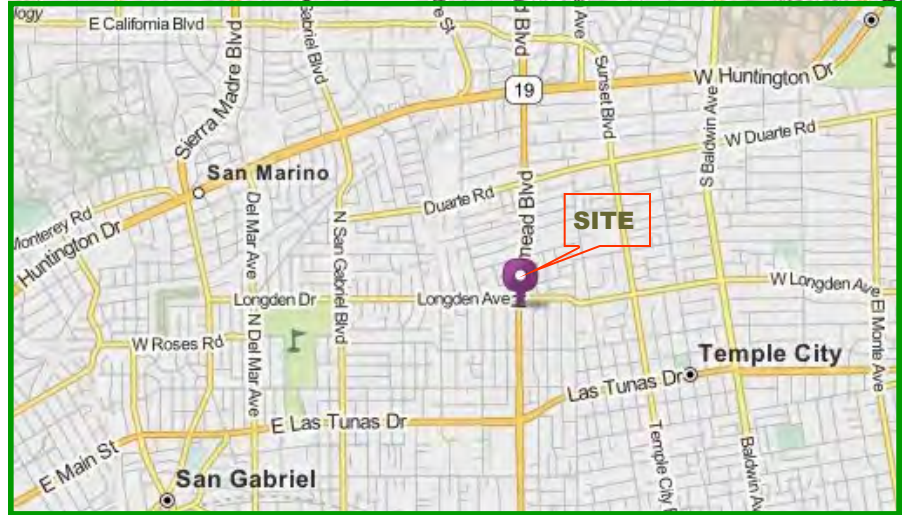




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**RETAIL SPACE FOR LEASE
 SWC ROSEMEAD BLVD. AND LONGDEN AVE.**

6269 - 6275 N. Rosemead Blvd., Temple City, California 91780

SITE PLAN



For more information, please contact BP International, Inc.

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07/2017

The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.

Demographic Detail Report

6269-6275 Rosemead Blvd, Temple City, CA 91780

Building Type: General Retail
Secondary: Storefront
GLA: 4,805 SF
Year Built: 1986
Total Available: 0 SF
% Leased: 100%
Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	31,025		214,691		655,476	
2017 Estimate	30,190		208,940		638,001	
2010 Census	29,136		201,767		616,565	
Growth 2017 - 2022	2.77%		2.75%		2.74%	
Growth 2010 - 2017	3.62%		3.56%		3.48%	
2017 Population by Age						
Age 0 - 4	1,625	5.38%	11,520	5.51%	38,014	5.96%
Age 5 - 9	1,544	5.11%	10,890	5.21%	35,680	5.59%
Age 10 - 14	1,630	5.40%	11,245	5.38%	35,335	5.54%
Age 15 - 19	1,805	5.98%	12,190	5.83%	37,395	5.86%
Age 20 - 24	1,953	6.47%	13,336	6.38%	41,554	6.51%
Age 25 - 29	2,014	6.67%	14,228	6.81%	46,353	7.27%
Age 30 - 34	1,829	6.06%	13,319	6.37%	45,089	7.07%
Age 35 - 39	1,799	5.96%	12,780	6.12%	42,945	6.73%
Age 40 - 44	2,000	6.62%	13,602	6.51%	43,423	6.81%
Age 45 - 49	2,245	7.44%	14,944	7.15%	45,095	7.07%
Age 50 - 54	2,350	7.78%	15,742	7.53%	45,844	7.19%
Age 55 - 59	2,308	7.64%	15,512	7.42%	44,339	6.95%
Age 60 - 64	2,045	6.77%	13,723	6.57%	38,691	6.06%
Age 65 - 69	1,657	5.49%	11,257	5.39%	31,371	4.92%
Age 70 - 74	1,197	3.96%	8,313	3.98%	22,871	3.58%
Age 75 - 79	861	2.85%	6,134	2.94%	16,633	2.61%
Age 80 - 84	607	2.01%	4,515	2.16%	12,172	1.91%
Age 85+	721	2.39%	5,690	2.72%	15,196	2.38%
Age 65+	5,043	16.70%	35,909	17.19%	98,243	15.40%
Median Age	42.20		41.80		39.60	
Average Age	40.90		40.90		39.50	

Demographic Detail Report

6269-6275 Rosemead Blvd, Temple City, CA 91780						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population By Race	30,190		208,940		638,001	
White	11,757	38.94%	87,261	41.76%	328,818	51.54%
Black	418	1.38%	3,288	1.57%	16,363	2.56%
Am. Indian & Alaskan	206	0.68%	1,885	0.90%	7,109	1.11%
Asian	17,120	56.71%	111,810	53.51%	269,807	42.29%
Hawaiian & Pacific Island	29	0.10%	264	0.13%	997	0.16%
Other	661	2.19%	4,431	2.12%	14,906	2.34%
Population by Hispanic Origin	30,190		208,940		638,001	
Non-Hispanic Origin	23,590	78.14%	154,695	74.04%	413,365	64.79%
Hispanic Origin	6,600	21.86%	54,245	25.96%	224,637	35.21%
2017 Median Age, Male	40.10		39.80		37.80	
2017 Average Age, Male	39.40		39.50		38.20	
2017 Median Age, Female	44.10		43.70		41.30	
2017 Average Age, Female	42.20		42.20		40.80	
2017 Population by Occupation Classification	25,030		172,845		521,500	
Civilian Employed	14,864	59.38%	101,069	58.47%	312,090	59.84%
Civilian Unemployed	480	1.92%	4,221	2.44%	15,042	2.88%
Civilian Non-Labor Force	9,686	38.70%	67,502	39.05%	194,239	37.25%
Armed Forces	0	0.00%	53	0.03%	129	0.02%
Households by Marital Status	5,761		38,194		107,003	
Married	5,761		38,194		107,003	
Married No Children	3,037		20,919		58,030	
Married w/Children	2,724		17,275		48,973	
2017 Population by Education	23,153		159,188		480,441	
Some High School, No Diploma	2,849	12.31%	24,913	15.65%	95,554	19.89%
High School Grad (Incl Equivalency)	4,699	20.30%	30,740	19.31%	90,233	18.78%
Some College, No Degree	5,276	22.79%	35,462	22.28%	104,477	21.75%
Associate Degree	1,519	6.56%	9,428	5.92%	30,418	6.33%
Bachelor Degree	5,928	25.60%	37,429	23.51%	99,209	20.65%
Advanced Degree	2,882	12.45%	21,216	13.33%	60,550	12.60%



Demographic Detail Report

6269-6275 Rosemead Blvd, Temple City, CA 91780

Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	28,127		192,556		592,575	
Real Estate & Finance	1,113	3.96%	8,106	4.21%	22,098	3.73%
Professional & Management	7,884	28.03%	54,979	28.55%	161,348	27.23%
Public Administration	669	2.38%	4,408	2.29%	12,978	2.19%
Education & Health	3,709	13.19%	23,669	12.29%	70,890	11.96%
Services	2,349	8.35%	16,805	8.73%	56,239	9.49%
Information	540	1.92%	2,693	1.40%	9,244	1.56%
Sales	4,143	14.73%	27,883	14.48%	79,199	13.37%
Transportation	630	2.24%	3,767	1.96%	13,569	2.29%
Retail	1,421	5.05%	10,444	5.42%	32,536	5.49%
Wholesale	765	2.72%	5,705	2.96%	15,334	2.59%
Manufacturing	1,171	4.16%	9,276	4.82%	31,070	5.24%
Production	1,023	3.64%	8,211	4.26%	33,080	5.58%
Construction	816	2.90%	5,146	2.67%	18,697	3.16%
Utilities	842	2.99%	5,086	2.64%	15,038	2.54%
Agriculture & Mining	83	0.30%	382	0.20%	1,165	0.20%
Farming, Fishing, Forestry	78	0.28%	282	0.15%	918	0.15%
Other Services	891	3.17%	5,714	2.97%	19,172	3.24%
2017 Worker Travel Time to Job	14,021		96,095		296,178	
<30 Minutes	7,055	50.32%	50,923	52.99%	154,807	52.27%
30-60 Minutes	5,172	36.89%	34,333	35.73%	108,791	36.73%
60+ Minutes	1,794	12.80%	10,839	11.28%	32,580	11.00%
2010 Households by HH Size	9,902		66,970		205,210	
1-Person Households	1,851	18.69%	13,054	19.49%	45,687	22.26%
2-Person Households	2,724	27.51%	18,369	27.43%	55,050	26.83%
3-Person Households	2,089	21.10%	13,141	19.62%	36,926	17.99%
4-Person Households	1,821	18.39%	11,555	17.25%	32,399	15.79%
5-Person Households	812	8.20%	5,647	8.43%	17,342	8.45%
6-Person Households	351	3.54%	2,770	4.14%	8,736	4.26%
7 or more Person Households	254	2.57%	2,434	3.63%	9,070	4.42%
2017 Average Household Size	2.90		3.00		3.00	
Households						
2022 Projection	10,524		71,147		218,310	
2017 Estimate	10,242		69,248		212,435	
2010 Census	9,903		66,969		205,210	
Growth 2017 - 2022	2.75%		2.74%		2.77%	
Growth 2010 - 2017	3.42%		3.40%		3.52%	



Demographic Detail Report

6269-6275 Rosemead Blvd, Temple City, CA 91780

Radius	1 Mile	3 Mile	5 Mile
2017 Households by HH Income	10,243	69,248	212,435
<\$25,000	1,716 16.75%	12,113 17.49%	41,453 19.51%
\$25,000 - \$50,000	1,984 19.37%	13,297 19.20%	43,603 20.53%
\$50,000 - \$75,000	1,473 14.38%	10,643 15.37%	34,351 16.17%
\$75,000 - \$100,000	1,420 13.86%	8,668 12.52%	25,905 12.19%
\$100,000 - \$125,000	1,200 11.72%	6,751 9.75%	20,186 9.50%
\$125,000 - \$150,000	737 7.20%	4,680 6.76%	12,779 6.02%
\$150,000 - \$200,000	947 9.25%	6,203 8.96%	15,545 7.32%
\$200,000+	766 7.48%	6,893 9.95%	18,613 8.76%
2017 Avg Household Income	\$93,188	\$96,968	\$90,128
2017 Med Household Income	\$74,218	\$71,668	\$65,087
2017 Occupied Housing	10,243	69,248	212,435
Owner Occupied	5,944 58.03%	40,098 57.90%	103,662 48.80%
Renter Occupied	4,299 41.97%	29,150 42.10%	108,773 51.20%
2010 Housing Units	10,542	71,142	217,937
1 Unit	8,448 80.14%	53,100 74.64%	141,360 64.86%
2 - 4 Units	272 2.58%	2,878 4.05%	15,223 6.99%
5 - 19 Units	832 7.89%	7,684 10.80%	31,889 14.63%
20+ Units	990 9.39%	7,480 10.51%	29,465 13.52%
2017 Housing Value	5,943	40,098	103,661
<\$100,000	38 0.64%	491 1.22%	1,286 1.24%
\$100,000 - \$200,000	9 0.15%	69 0.17%	280 0.27%
\$200,000 - \$300,000	58 0.98%	424 1.06%	2,507 2.42%
\$300,000 - \$400,000	165 2.78%	2,076 5.18%	10,109 9.75%
\$400,000 - \$500,000	674 11.34%	5,463 13.62%	18,053 17.42%
\$500,000 - \$1,000,000	4,439 74.69%	22,771 56.79%	53,049 51.18%
\$1,000,000+	560 9.42%	8,804 21.96%	18,377 17.73%
2017 Median Home Value	\$728,373	\$753,085	\$684,692
2017 Housing Units by Yr Built	10,559	71,675	220,196
Built 2010+	283 2.68%	2,113 2.95%	5,859 2.66%
Built 2000 - 2010	272 2.58%	3,094 4.32%	11,398 5.18%
Built 1990 - 1999	544 5.15%	3,600 5.02%	11,716 5.32%
Built 1980 - 1989	663 6.28%	5,520 7.70%	21,456 9.74%
Built 1970 - 1979	1,175 11.13%	7,927 11.06%	26,254 11.92%
Built 1960 - 1969	1,902 18.01%	10,624 14.82%	32,242 14.64%
Built 1950 - 1959	2,538 24.04%	16,297 22.74%	43,408 19.71%
Built <1949	3,182 30.14%	22,500 31.39%	67,863 30.82%
2017 Median Year Built	1957	1957	1959

