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2200

ROSEMEAD BLVD.
SOUTH EL MONTE | CA



FOR SALE + \ - 4.36 ACRES

ROSEMEAD BLVD., FRONTAGE (TOTAL + \ - 8.8 ACRES AVAILABLE)

 Potential 85,000 SF NEW DEVELOPMENT	 \$9,496,080 \$50.00 PSF	 6 Bldgs +/- 40,000 SF TOTAL	 CM ZONING
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PROPERTY HIGHLIGHTS

- APNs: 8102-039-031, 8102-039-035, 8102-039-029, 8102-039-030
- Prime Rosemead Blvd. frontage
- Potential 85,000+/-sf new development
- Do not disturb Mo. To Mo. tenants
- Near NEC of Rosemead Blvd. and Rush St.
- Subject Property +/- 4.36 Acres
- Asking Price \$9,496,080.00 (\$50.00 psf)
- Adjacent 4.4acre Mobile Home Park Available For Sale
- Strategic Location Between 60 and 10 Freeways

FOR MORE INFORMATION PLEASE CONTACT:

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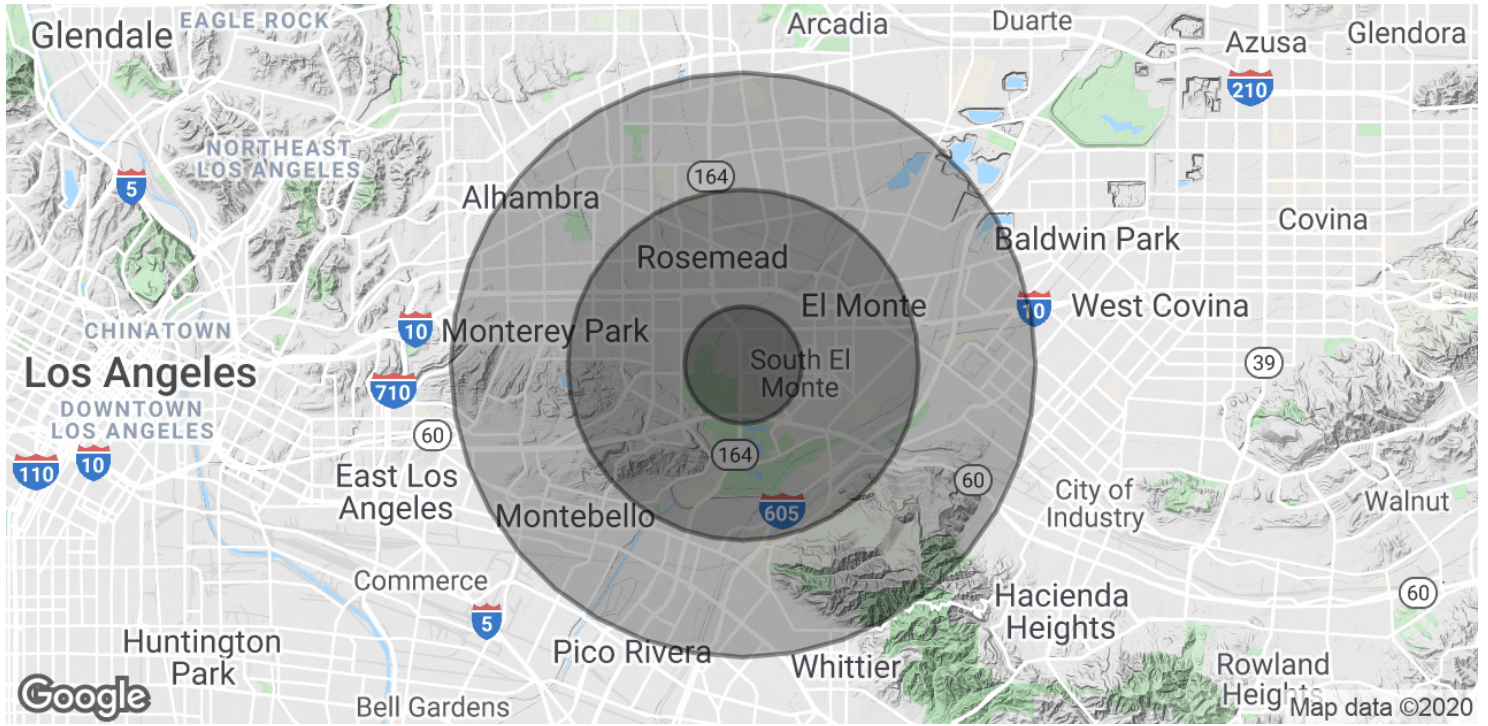


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FOR SALE

INDUSTRIAL PROPERTY



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,099	54,074	169,560
# of persons per HH	4.2	3.8	3.5
Average HH income	\$51,988	\$62,143	\$67,665
Average house value	\$358,267	\$463,673	\$501,120

* Demographic data derived from 2010 US Census

ADDRESS

ADDRESS	APN	BLDG SF	LOT ACRES
2226 Rosemead Blvd.	8102-039-031	17,160 SF	1.7
2200 Rosemead Blvd.	8102-039-035	12,762 SF	2.1
2218 Rosemead Blvd.	8102-039-029	3,289 SF	0.3
2212 Rosemead Blvd.	8102-039-030	6,000 SF	0.3

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