

LEASING > CORNER RETAIL BUILDING

# 6001 ROSEMEAD BLVD

SWC ROSEMEAD BLVD & MINES AVE | PICO RIVERA, CA



RETAIL FORESIGHT



## Availability

**BLDG SIZE:** ±1,334 SF

**RATE:** Negotiable

## Traffic Counts

**ROSEMEAD & MINES:** ±39,500 CPD (CoStar 2012)



## Highlights

- > Freestanding retail building located within established center
- > Excellent visibility on signalized corner location
- > Located on major north / south thoroughfare: Rosemead Boulevard
- > Abundant on-site parking
- > Prominent building signage
- > Strong demographics with over 197,771 residents within 3 miles, average income over \$60,000, and over 56,000 households
- > Center tenants include: dd's Discounts & Chuck E. Cheese's

FOR FURTHER INFORMATION PLEASE CALL: +1 323 609 3172

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[www.Retail-Foresight.com](http://www.Retail-Foresight.com)

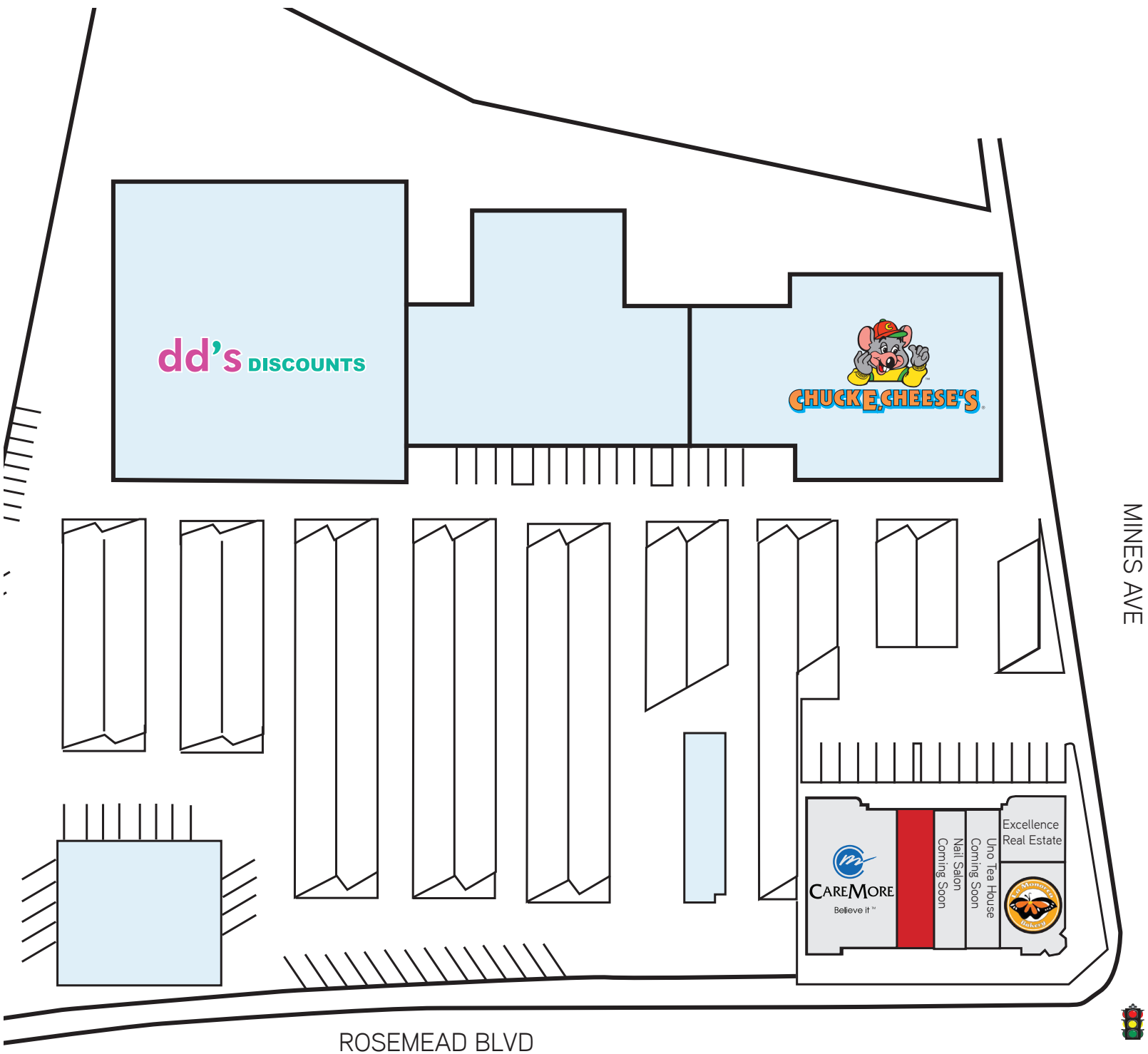
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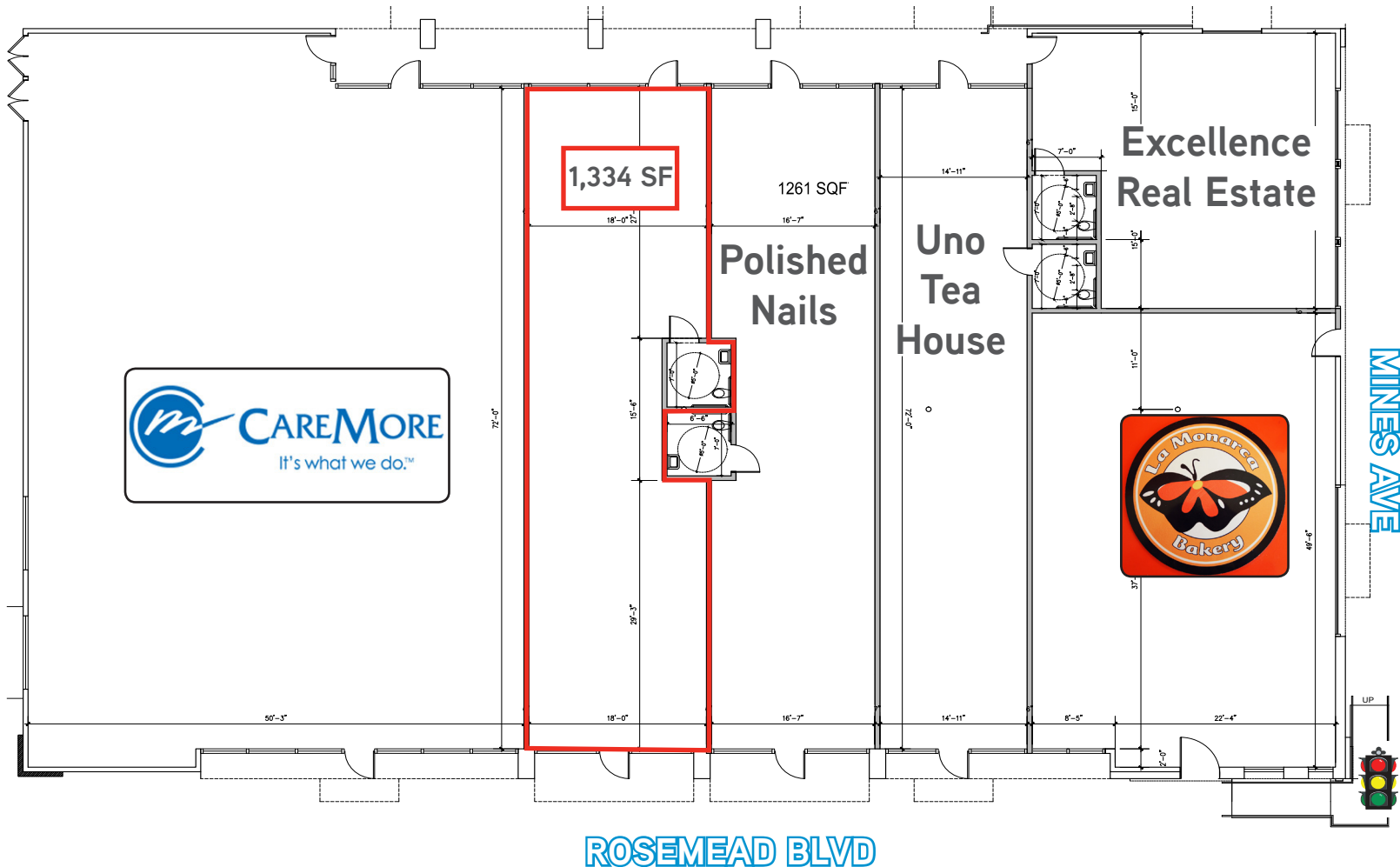
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## FLOOR PLAN



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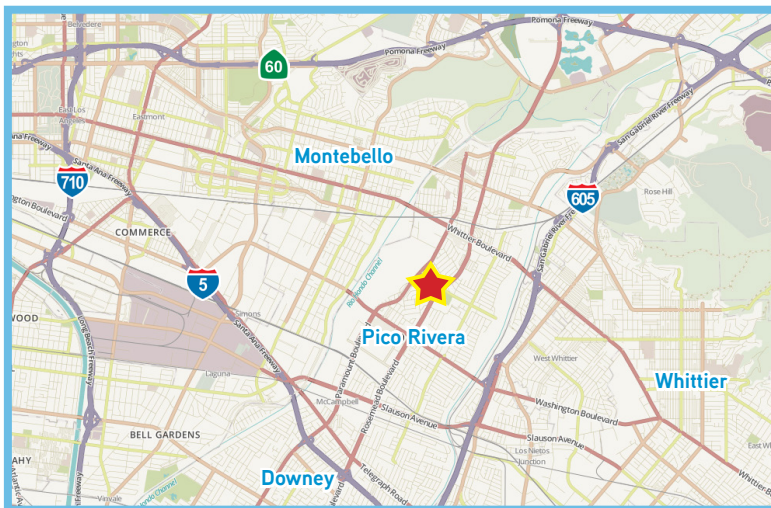
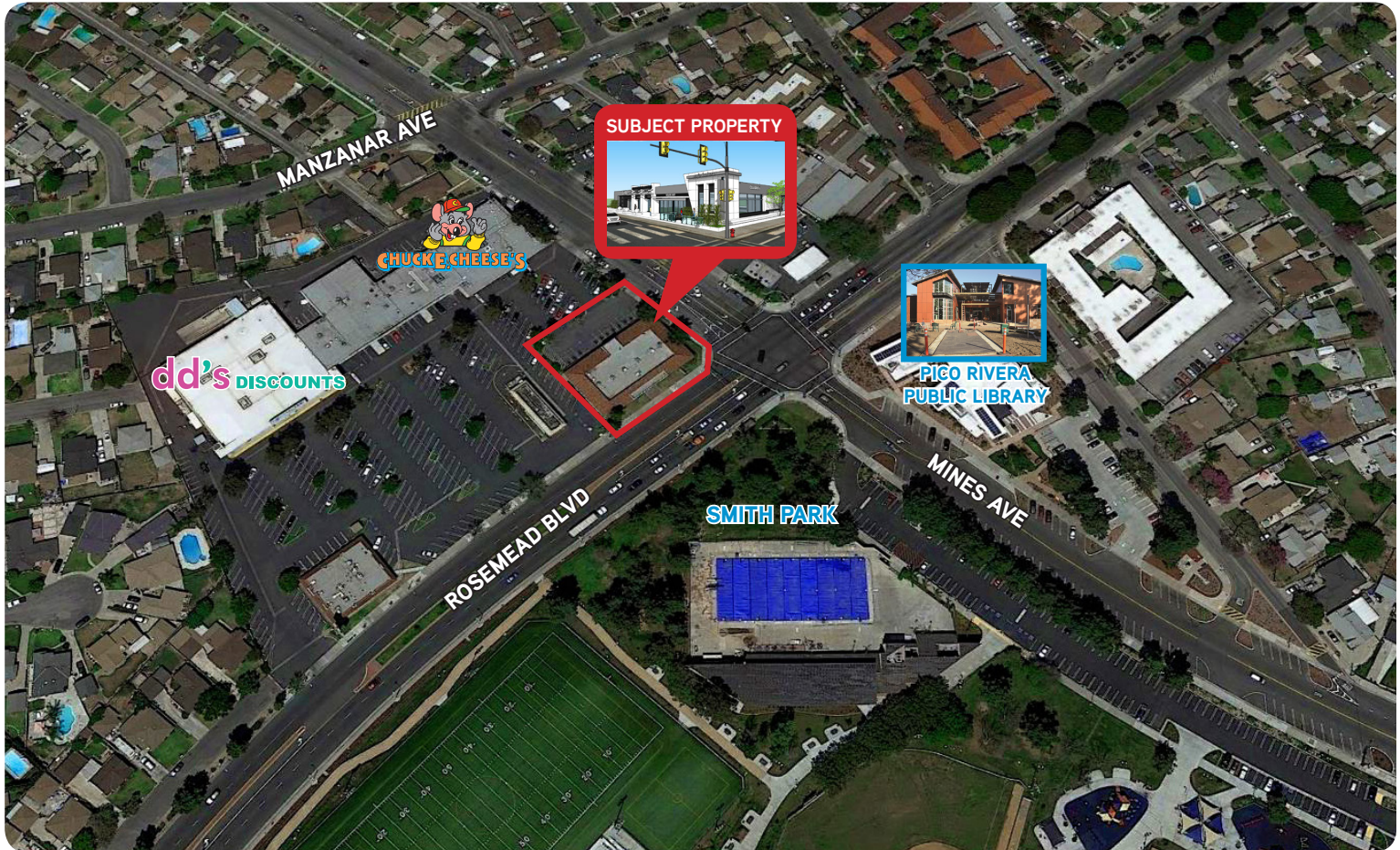


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2014 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	22,578	197,771	534,107
Households:	6,021	56,039	151,117
Hispanic Population:	92.2%	85.9%	79.2%
Avg. HH Income:	\$61,041	\$65,733	64,975
Daytime Population:	6,073	89,032	242,796

Source: Claritas

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