



## Retail Box For Sublease

7279 N. Rosemead Blvd.  
San Gabriel, CA 91775

JAMES RODRIGUEZ  
213 532 3284  
[james.rodriguez@colliers.com](mailto:james.rodriguez@colliers.com)

ERIC LAMBIASE  
949 724 5517  
[eric.lambiasse@colliers.com](mailto:eric.lambiasse@colliers.com)

MICHAEL BOHORQUEZ  
213 532 3220  
[michael.bohorquez@colliers.com](mailto:michael.bohorquez@colliers.com)



COLLIERS INTERNATIONAL  
865 S. Figueroa St, Suite #3500  
Los Angeles, CA 90017  
213 627 1214  
[www.colliers.com](http://www.colliers.com)

### KEY FEATURES/HIGHLIGHTS

- › Up to 79,996 SF (Divisible)
- › Ideally positioned at a major signalized intersection accessible from all corners of the trade area
- › Home to approximately 190,494 people within 3-miles with an average household income of \$106,394
- › The immediate trade area includes San Marino, Pasadena, Arcadia, San Gabriel, and Temple City
- › Traffic Counts: Huntington Dr - 36,325 CPD

Rosemead Blvd - 41,183 CPD

# Table of Contents

PROPERTY SUMMARY.....3

DEMOGRAPHICS.....4

ROAD MAPS.....5

AERIAL MAPS.....6

SITE PLAN.....7

BUILDING PLAN.....8

PHOTOGRAPHS.....9

TRADE AREA & CONTACT INFORMATION.....10

## FOR SUBLEASE > RETAIL BOX

7279 N. Rosemead Blvd, San Gabriel

### PROPERTY OVERVIEW

The Premises is an approximate 80,000 SF freestanding building with a large parking field consisting of 510 parking stalls (4.93/1000). The building is newer construction (2007) with excellent visibility from both Huntington Drive and Rosemead Blvd. Monument signage is also available along Rosemead Blvd for added street exposure.

The property is ideally located at the southwest corner of Rosemead Blvd & Huntington Dr., both of which are major thoroughfares running through the trade area. The property is accessible to several affluent communities in the San Gabriel Valley including San Marno, Pasadena, Arcadia, and San Gabriel. Demographics within 3-miles include over 190,494 residents with an average household income of \$106,394.

### PROPERTY SUMMARY

Name of Center or Property:	Kohls Arcadia
Address:	7279 N. Rosemead Blvd, San Gabriel, CA 91775
Land Information/Size:	5.77 Acres
Building Information/Size	79,996 SF
Year Built/Renovated:	2007
Traffic Counts:	77,508
Cross Streets:	SWC Rosemead Blvd & Huntington Dr
Remaining Lease Term:	Approximately 11 years (expires 1/31/2028)
Option Terms:	Eight (8) Five (5) year options
Rate:	Rate Available Upon Request with a Qualified Prospect
Co-Tenancy:	Clearman's North Woods Inn, Clearman's Gallery, T-Mobile, Goodwill
Signage:	Monument, Building
Parking:	4.93/1,000



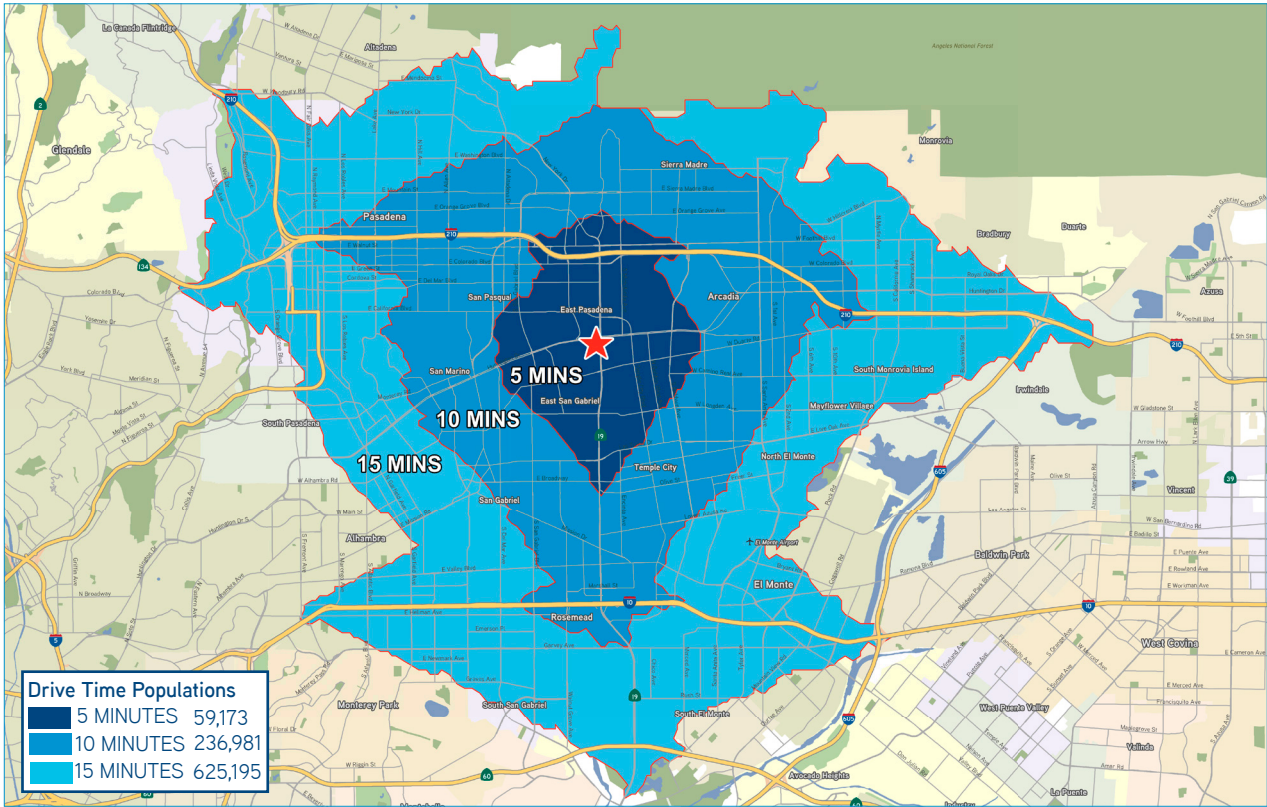
# FOR SUBLEASE > RETAIL BOX

7279 N. Rosemead Blvd, San Gabriel

## DEMOGRAPHICS

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	27,641	183,506	557,374
Households:	9,943	65,122	194,020
HH Income:	\$68,785	\$75,258	\$64,509
Employees:	4,946	71,791	266,911
Businesses:	561	8,467	28,523

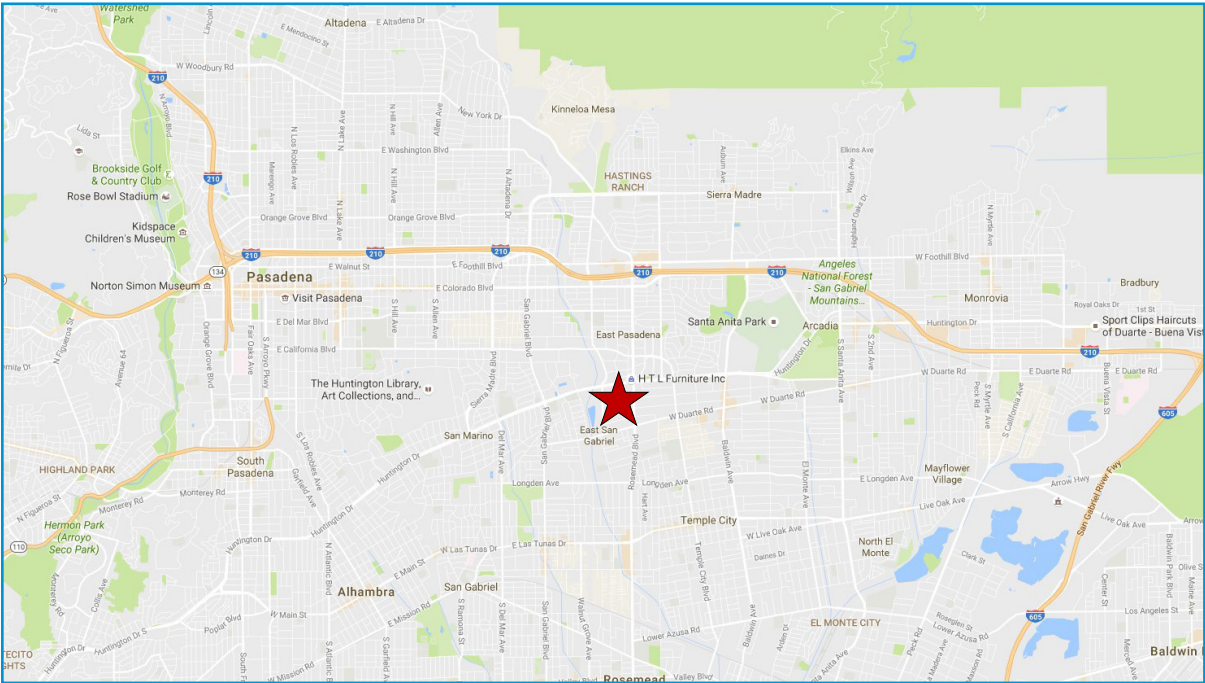
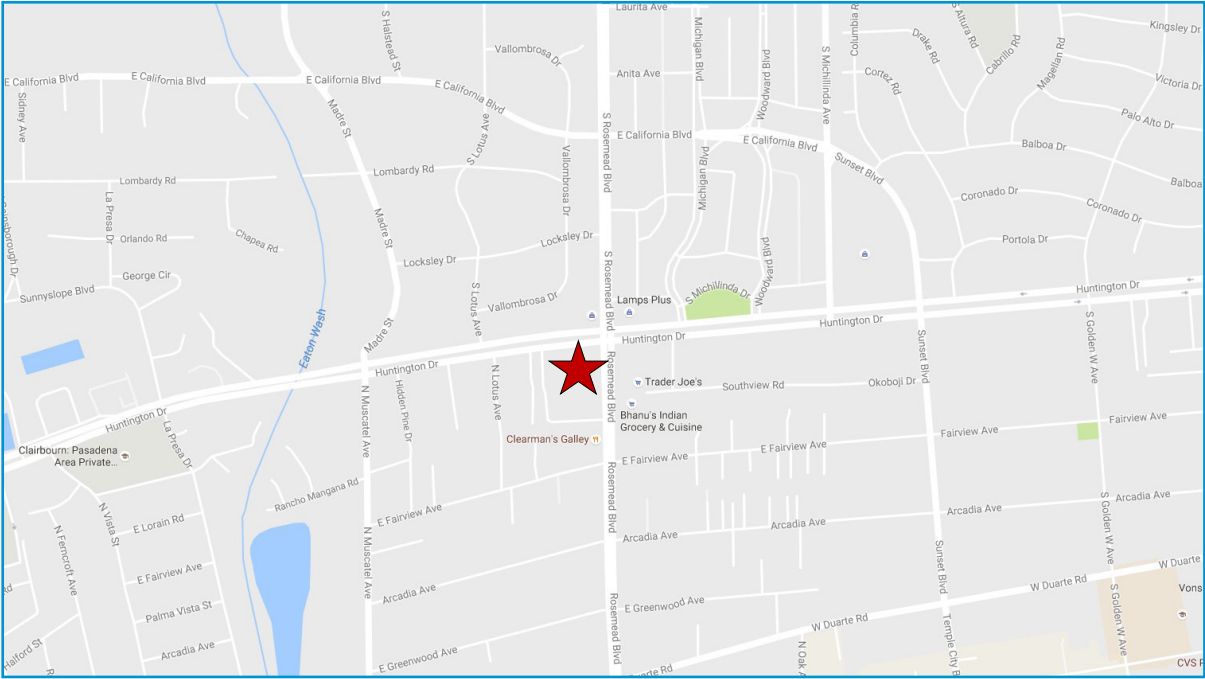
## DRIVE TIME MAPS



# FOR SUBLEASE > RETAIL BOX

7279 N. Rosemead Blvd, San Gabriel

## ROAD MAPS

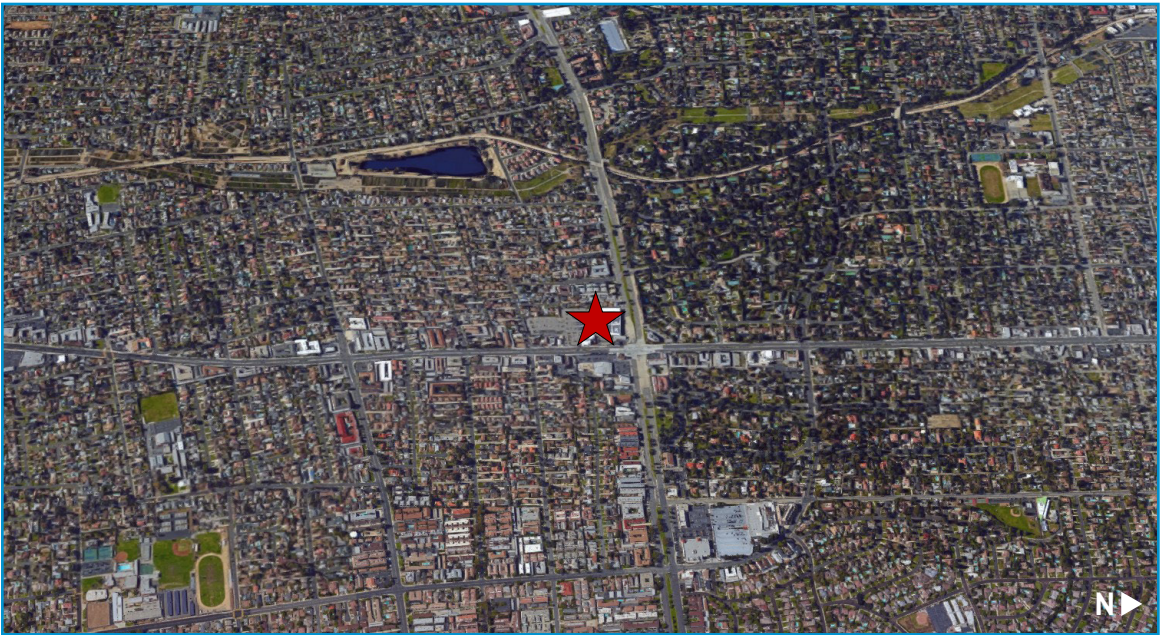
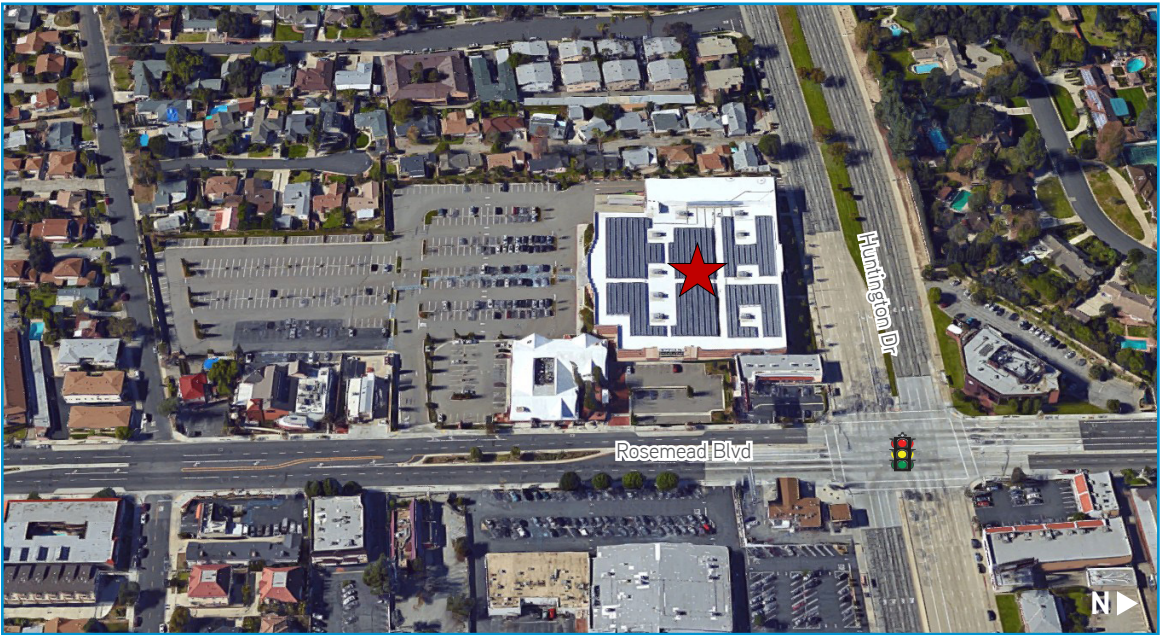




# FOR SUBLEASE > RETAIL BOX

7279 N. Rosemead Blvd, San Gabriel

## AERIAL MAPS



7279 N. Rosemead Blvd, San Gabriel

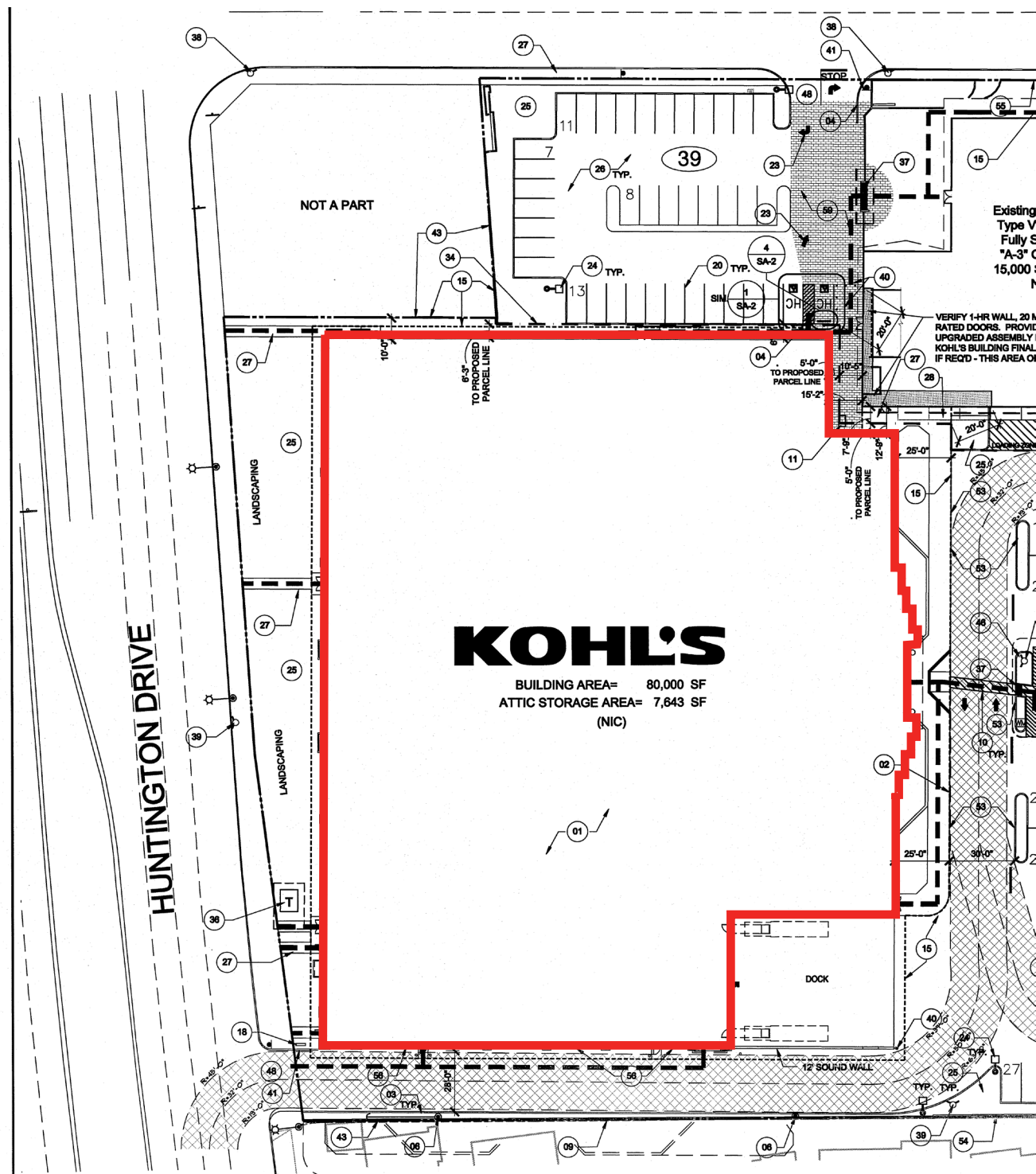
## SITE PLAN





FOR SUBLEASE > RETAIL BOX  
7279 N. Rosemead Blvd, San Gabriel

BUILDING PLAN





# FOR SUBLEASE > RETAIL BOX

7279 N. Rosemead Blvd, San Gabriel

## PHOTOGRAPHS

---



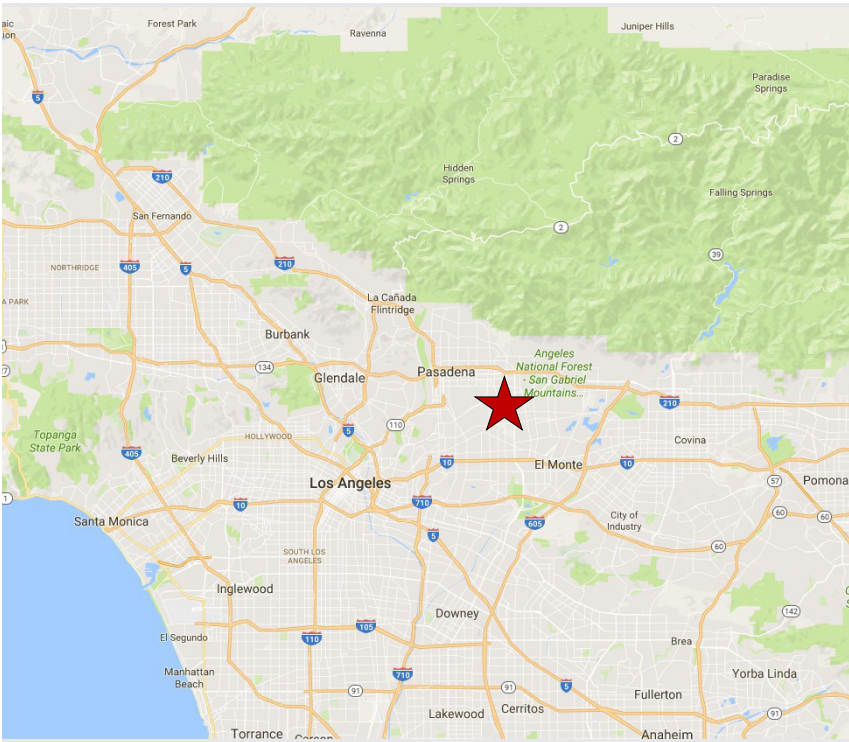
# FOR SUBLEASE > RETAIL BOX

7279 N. Rosemead Blvd, San Gabriel

## TRADE AREA INFORMATION

Major Area Employers:	Santa Anita Park, Kaiser Permanente, Avon Products
Area Attractions:	Huntington Gardens Library, Santa Anita Racetrack, Old Town Pasadena

## AREA MAP



COLLIERS INTERNATIONAL  
865 S. Figueroa St, Suite 3500  
Los Angeles, CA 90017  
213 627 1214  
[www.colliers.com](http://www.colliers.com)

## CONTACT US

JAMES RODRIGUEZ  
213 532 3284  
[james.rodriquez@colliers.com](mailto:james.rodriquez@colliers.com)

ERIC LAMBIASE  
949 724 5500  
[eric.lambias@colliers.com](mailto:eric.lambias@colliers.com)

MICHAEL BOHORQUEZ  
213 532 3220  
[michael.bohorquez@colliers.com](mailto:michael.bohorquez@colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.