

FOR LEASE

Former Walgreens for Lease - Rosemead, CA

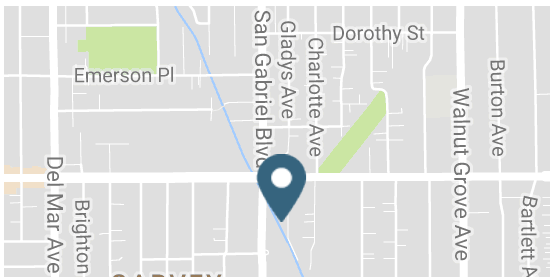
2750 San Gabriel Blvd | Rosemead, CA



Overview

LEASE RATE Contact Broker

AVAILABLE SF 12,004 SF

MARKET Los Angeles-Long
Beach-Anaheim, CA

Contact

TERRISON QUINN

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

CASEY MAHONY

949.698.1108 | casey.mahony@srsre.com
CA License No. 01886184

ADAM HANDFIELD

949.698.1109 | adam.handfield@srsre.com
CA License No. 01959419

Description

12,004 SF Freestanding Building Available

- Term available through 12/31/2029
- For more information visit WAGDISPO.com

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Est Population	36,616	242,123	669,447
Est Avg HH Income	\$62,089	\$72,041	\$77,147
Est Daytime Pop	9,501	81,495	251,627

Year: 2017 | Source: Costar

Traffic Counts

Garvey Avenue	27,000 VPD
San Gabriel Boulevard	35,600 VPD
I-10 Freeway	364,200 VPD

Year: 2017 | Source: Costar

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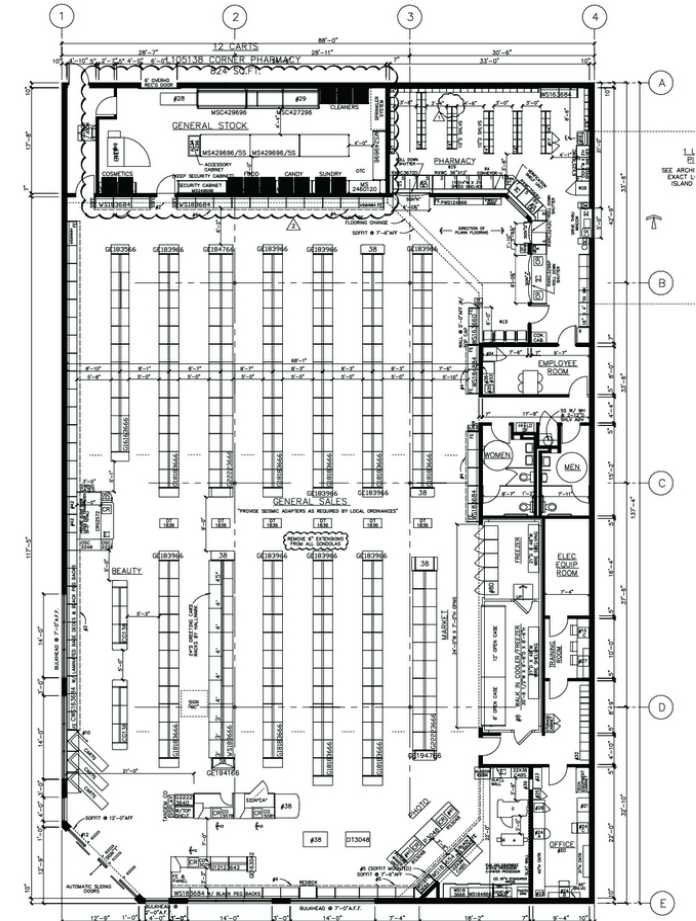
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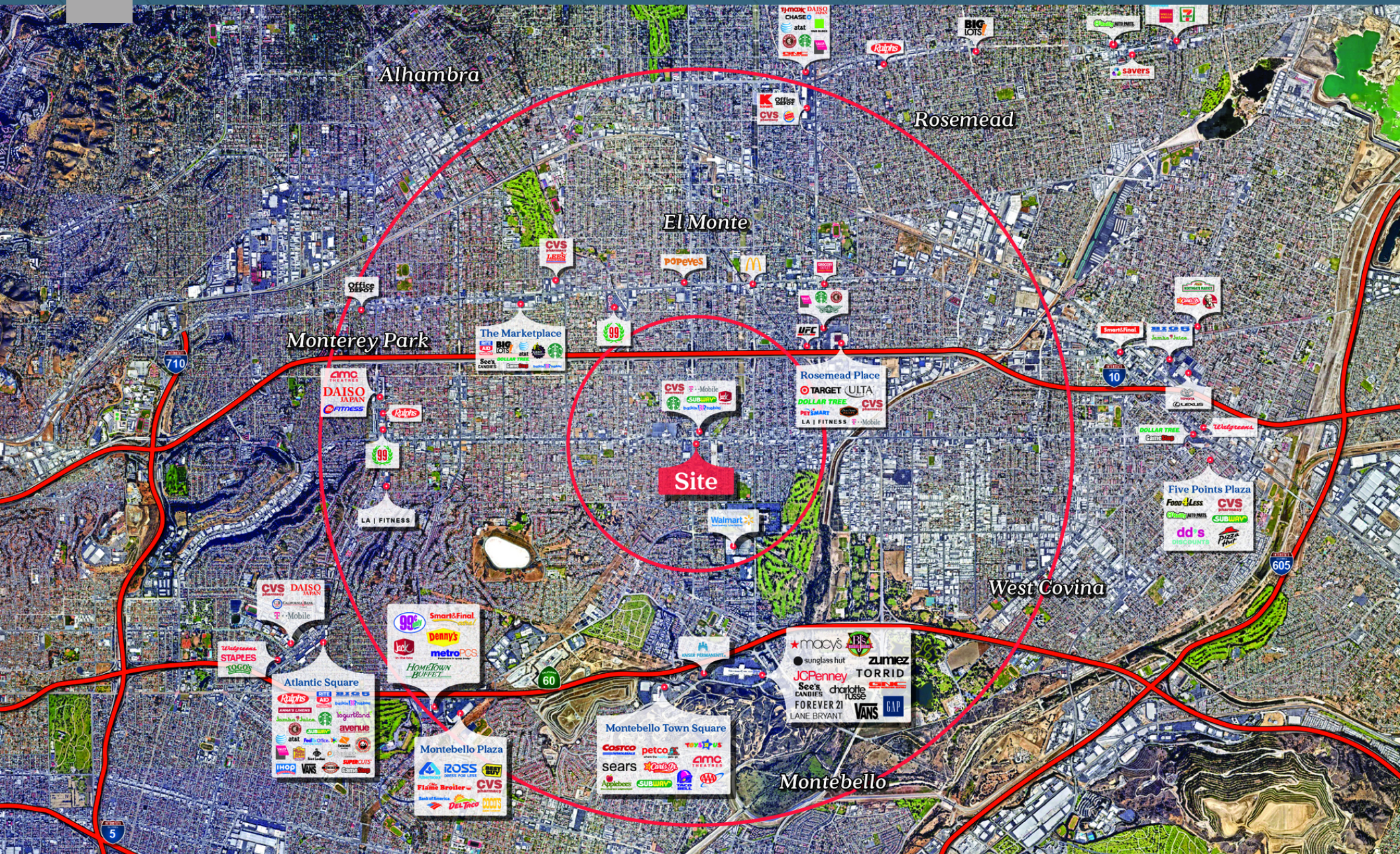


Space Plan
12,004 SF Available



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	1 mile	3 miles	5 miles
Population			
2000 Population	36,580	239,001	651,895
2010 Population	36,035	237,682	651,221
2017 Population	37,334	246,579	675,839
2022 Population	38,381	253,689	695,213
2000-2010 Annual Rate	-0.15%	-0.06%	-0.01%
2010-2017 Annual Rate	0.49%	0.51%	0.51%
2017-2022 Annual Rate	0.55%	0.57%	0.57%
2017 Male Population	49.7%	48.9%	48.8%
2017 Female Population	50.3%	51.1%	51.2%
2017 Median Age	38.0	39.8	37.6

In the identified area, the current year population is 675,839. In 2010, the Census count in the area was 651,221. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 695,213 representing a change of 0.57% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	19.4%	24.4%	36.0%
2017 Black Alone	0.5%	0.7%	0.9%
2017 American Indian/Alaska Native Alone	0.6%	0.6%	0.8%
2017 Asian Alone	61.3%	56.3%	37.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	16.0%	15.2%	21.4%
2017 Two or More Races	2.2%	2.8%	3.3%
2017 Hispanic Origin (Any Race)	35.3%	37.0%	52.4%

Persons of Hispanic origin represent 52.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.4 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	9,087	68,803	190,872
2010 Households	9,239	70,053	193,374
2017 Total Households	9,493	72,017	198,888
2022 Total Households	9,722	73,778	203,730
2000-2010 Annual Rate	0.17%	0.18%	0.13%
2010-2017 Annual Rate	0.37%	0.38%	0.39%
2017-2022 Annual Rate	0.48%	0.48%	0.48%
2017 Average Household Size	3.90	3.40	3.37

The household count in this area has changed from 193,374 in 2010 to 198,888 in the current year, a change of 0.39% annually. The five-year projection of households is 203,730, a change of 0.48% annually from the current year total. Average household size is currently 3.37, compared to 3.34 in the year 2010. The number of families in the current year is 155,773 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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Median Household Income			
2017 Median Household Income	\$45,150	\$53,885	\$56,085
2022 Median Household Income	\$48,702	\$58,826	\$61,776
2017-2022 Annual Rate	1.53%	1.77%	1.95%
Average Household Income			
2017 Average Household Income	\$62,179	\$73,980	\$80,230
2022 Average Household Income	\$70,410	\$83,876	\$90,558
2017-2022 Annual Rate	2.52%	2.54%	2.45%
Per Capita Income			
2017 Per Capita Income	\$15,996	\$21,919	\$23,956
2022 Per Capita Income	\$17,990	\$24,697	\$26,875
2017-2022 Annual Rate	2.38%	2.42%	2.33%

Households by Income

Current median household income is \$56,085 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$61,776 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$80,230 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$90,558 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$23,956 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$26,875 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	9,389	70,912	196,801
2000 Owner Occupied Housing Units	3,888	32,531	95,161
2000 Renter Occupied Housing Units	5,199	36,272	95,711
2000 Vacant Housing Units	302	2,109	5,929
2010 Total Housing Units	9,595	73,355	202,439
2010 Owner Occupied Housing Units	4,064	33,708	97,486
2010 Renter Occupied Housing Units	5,175	36,345	95,888
2010 Vacant Housing Units	356	3,302	9,065
2017 Total Housing Units	9,827	75,677	208,473
2017 Owner Occupied Housing Units	4,028	33,534	97,124
2017 Renter Occupied Housing Units	5,465	38,484	101,765
2017 Vacant Housing Units	334	3,660	9,585
2022 Total Housing Units	10,061	77,600	213,604
2022 Owner Occupied Housing Units	4,105	34,193	99,112
2022 Renter Occupied Housing Units	5,616	39,585	104,619
2022 Vacant Housing Units	339	3,822	9,874

Currently, 46.6% of the 208,473 housing units in the area are owner occupied; 48.8%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 202,439 housing units in the area - 48.2% owner occupied, 47.4% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 1.31%. Median home value in the area is \$515,795, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.49% annually to \$583,396.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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