

# FOR LEASE

**8326 VALLEY BLVD.**

8326 Valley Blvd. Rosemead, CA 91770



LEASE RATE	\$2.75 SF/mo MG
AVAILABLE SPACE	2100 SF
PARKING	20 Surface Spaces

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**Robert Ip**  
626 394 2527  
CalDRE #01876261



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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## PROPERTY DESCRIPTION

This Freestanding Building can be used as either an office or retail space rental. The property is strategically located in Valley Boulevard. Available space is 2100 SF and suitable for any large establishments or company that is looking for a long term lease. It can be found just couple blocks from various Hotels such as the New Hilton and Sheraton , Hyatt, Marriott Hotels. And it is also situated between freeways 210 , 605, 710, and off the 10 Freeway.

## OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (MG) Tenant pays for their own electricity
Available SF:	2,100 SF
Zoning:	C-3 Zoning

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	9,942	209,924	693,509
Total Population	34,740	629,111	2,133,879
Average HH Income	\$75,995	\$90,741	\$89,687

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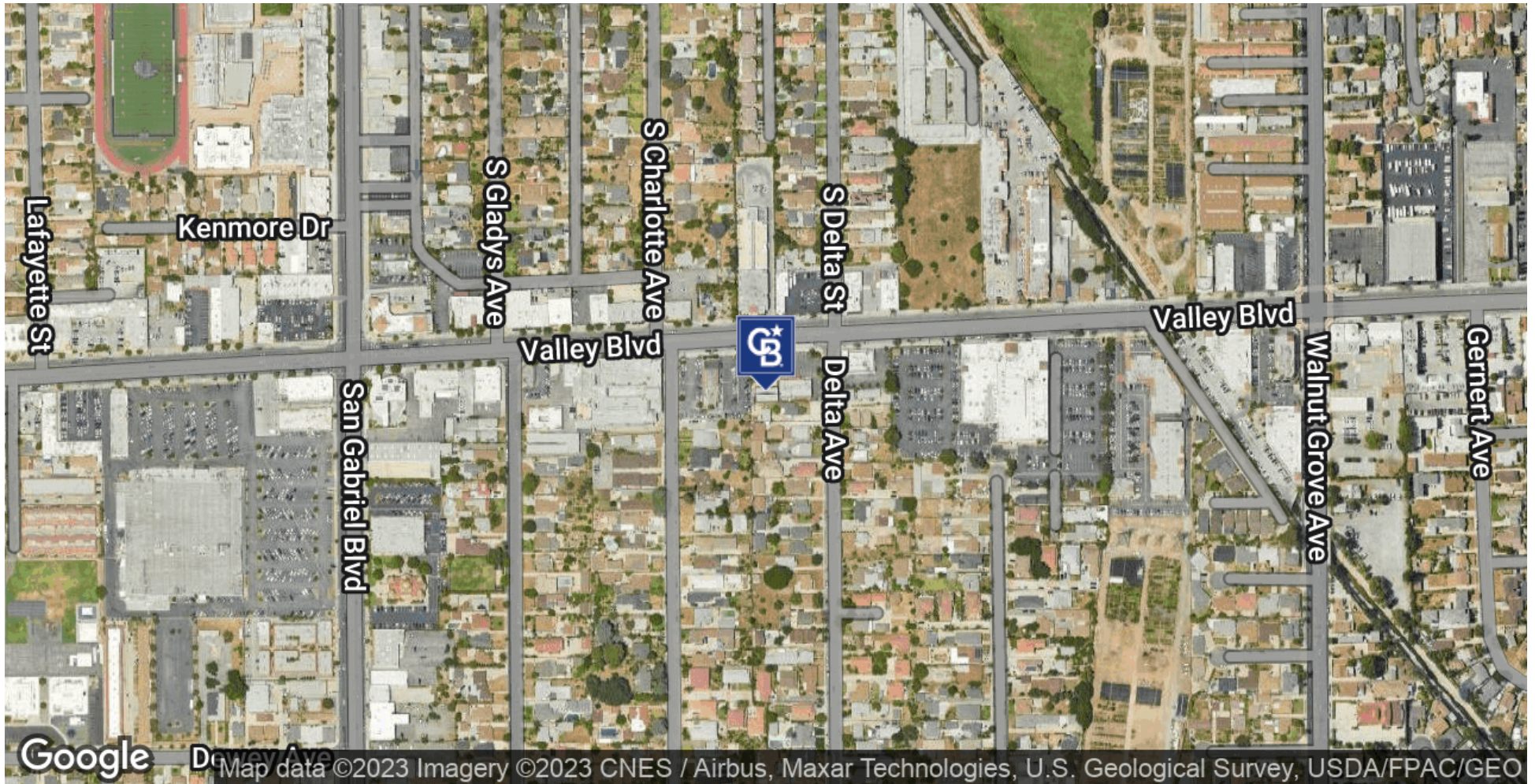
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	34,740	629,111	2,133,879
Average Age	43.1	40.8	38.2
Average Age (Male)	40.3	38.7	36.7
Average Age (Female)	44.9	42.7	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,942	209,924	693,509
# of Persons per HH	3.5	3	3.1
Average HH Income	\$75,995	\$90,741	\$89,687
Average House Value	\$624,431	\$679,646	\$610,536

*\* Demographic data derived from 2020 ACS - US Census*



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