

FOR LEASE | RETAIL / MEDICAL / SERVICE / FITNESS

AVAILABLE

epsteen & associates

3601 East Foothill Blvd, Pasadena, CA 91107



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This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

FOUNDING  
MEMBER | CHAINLINKS  
RETAIL ADVISORS



## PROPERTY HIGHLIGHTS

- + San Gabriel Valley's most successful commercial retail property.
- + Prominent storefront exposure.
- + Oversized shared patio immediate.
- + 450+ parking spaces.
- + Area Tenants include: Marshalls, Best Buy, Ross Dress for Less, Whole Foods, PetSmart, Nordstrom Rack, Dick's Sporting Goods, Ulta Beauty, Trader Joe's, Party City and many more.



### VISITS

**PER MONTH: 164.4 K**

**PER YEAR: 2.1M**



### TRAFFIC COUNTS

Foothill Blvd | **48,712 CPD**

Rosemead Blvd | **39,483 CPD**

### SURROUNDING RETAILERS:



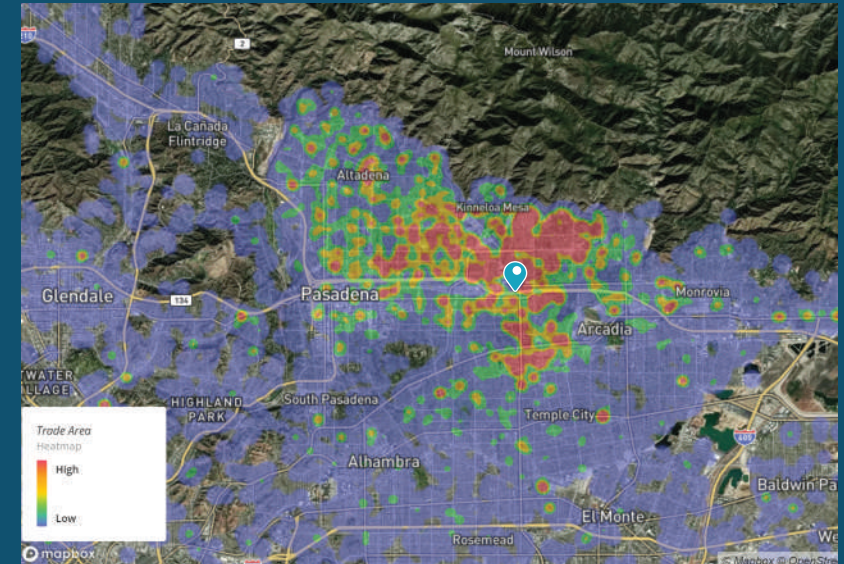
**TRADER JOE'S**



**Marshalls**



## MARKET LANDSCAPE



## DEMOGRAPHICS:



### Population

<b>1 MILE</b>	13,837
<b>2 MILE</b>	66,338
<b>3 MILE</b>	139,400



### Daytime Population

<b>1 MILE</b>	9,141
<b>2 MILE</b>	26,415
<b>3 MILE</b>	56,653



### Avg. Household Income

<b>1 MILE</b>	\$175,049
<b>2 MILE</b>	\$167,437
<b>3 MILE</b>	\$177,027

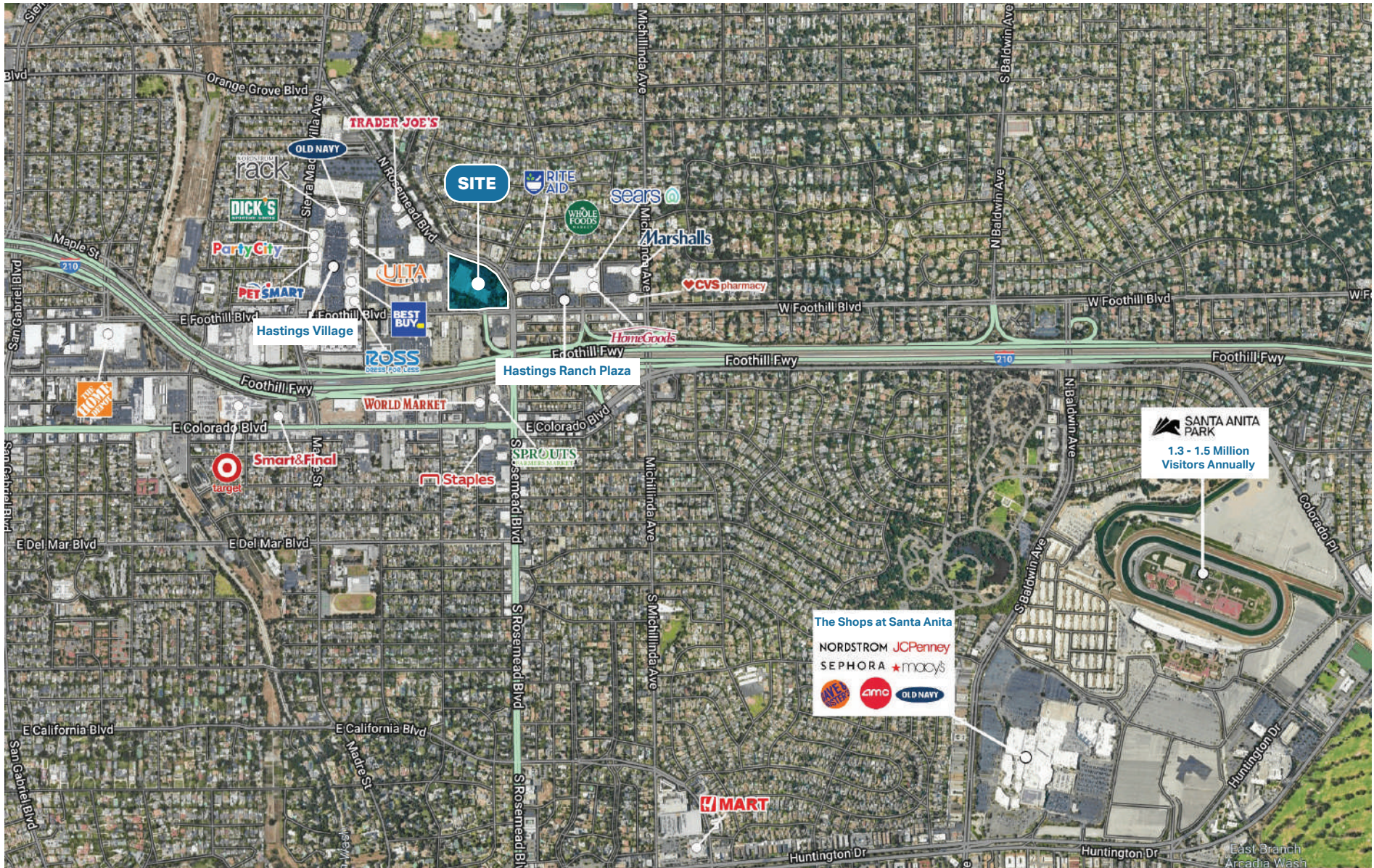


### Avg. Median Income

<b>1 MILE</b>	\$131,210
<b>2 MILE</b>	\$120,055
<b>3 MILE</b>	\$122,403



# Retail Aerial





# Site Plan



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Foothill / Rosemead Marketplace  
Existing Area Calculations

Address	Existing Buildings	Area
3571 Foothill Blvd	<b>Pad "A"</b>	
3573 Foothill Blvd	A-1 Peet's Coffee	1,500 SF
	Georgie's Mediterranean Cuisine	1,500 SF
3677 Foothill Blvd	<b>Pad "B"</b>	
	Citibank	4,816 SF
255 Rosemead Blvd	<b>Pad "C"</b>	
257 Rosemead Blvd	C-1 Hastings Ranch Dental Group	3,270 SF
	C-2 Subway Sandwiches	1,500 SF
259 Rosemead Blvd	<b>AVAILABLE</b>	2,247 SF
325 Rosemead Blvd	<b>Pad "D"</b>	
	Ichima Sushi	3,450 SF
	<b>In-Line Retail</b>	
3609 Foothill Blvd	<b>AVAILABLE</b>	6,503 SF
3615 Foothill Blvd	Baja Fresh	2,396 SF
3619 Foothill Blvd	Domino's Pizza	1,050 SF
	Elec. Room	435 SF
3621 Foothill Blvd	Mako Bowl	1,722 SF
3629 Foothill Blvd	T-Mobile	2,572 SF
305 Rosemead Blvd	<b>IN LEASE</b>	1,843 SF
3635 Foothill Blvd	Golf Galaxy	11,011 SF
3657 Foothill Blvd	Baskin Robins	1,601 SF
3655 Foothill Blvd	Hear USA	937 SF
3653 Foothill Blvd	H&R Block	976 SF
3651 Foothill Blvd	Health Food City	2,568 SF
3645 Foothill Blvd	Fantastic Sams	1,220 SF
3641 Foothill Blvd	Sees Candies	1,052 SF
3575 Foothill Blvd	The Joint	1,196 SF
3579 Foothill Blvd	The UPS Store	1,050 SF
3583 Foothill Blvd	Pro Nails	518 SF
3591 Foothill Blvd	JS Chinese Restaurant	1,735 SF
3595 Foothill Blvd	Jamba Juice	1,202 SF
3601 Foothill Blvd	Ralphs Market	51,048 SF
<b>Total (E) Building Area</b>		<b>110,918 SF</b>

SITE PLAN