



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



2ND GEN RESTAURANT/HARD CORNER GARVEY-DEL MAR

7779 Garvey Ave, Rosemead, CA 91770



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RESTAURANT SPACE
ROSEMEAD, CA

PROPERTY FEATURES

7779 Garvey Ave, Rosemead, CA 91770



APPROX. 1,200 SF

RESTAURANT SPACE AVAILABLE

- ✓ Building FAR = 0.20
- ✓ Lot Size 0.14 AC
- ✓ Zoning C3
- ✓ 45 Feet of Frontage along Garvey Ave

AREA AMENITIES

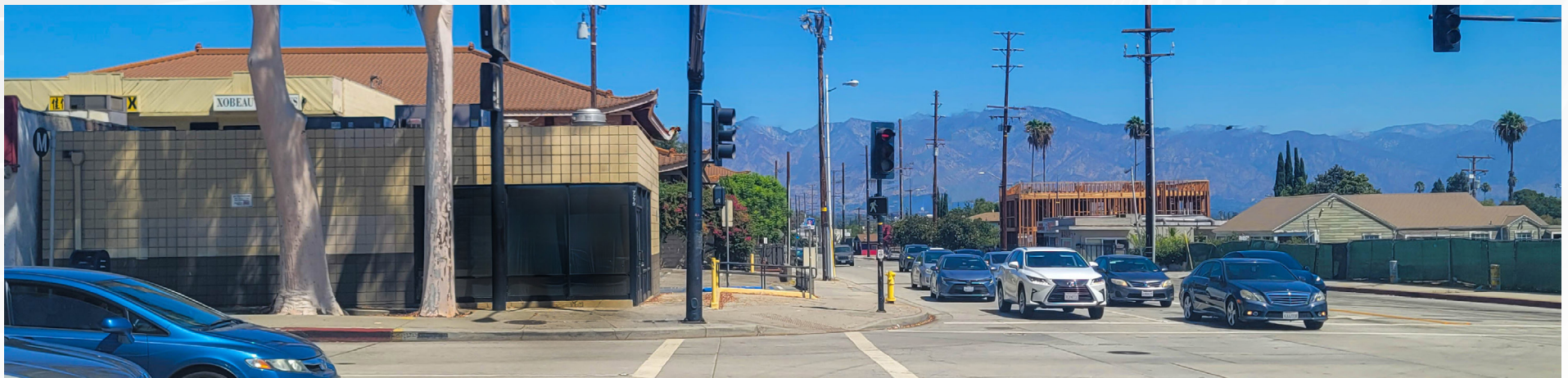
- ✓ Affluent trade area with an Average Household Income of over \$109,444 within a 5-mile radius
- ✓ Nearby retailers include CVS Pharmacy, 7-Eleven, El Pollo Loco, McDonald's, Target, Ross, Starbucks, Burger King, and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	40,012	232,739	622,685
 Avg. HH Income	\$88,775	\$102,822	\$109,444
 Daytime Pop	33,911	206,686	563,238
 Traffic Count	± 46,008 CPD ON GARVEY AVE & DEL MAR AVE		

RESTAURANT SPACE
ROSEMEAD, CA

EXTERIOR PHOTOS

7779 Garvey Ave, Rosemead, CA 91770



RESTAURANT SPACE
ROSEMEAD, CA

INTERIOR PHOTOS

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AVAILABLE



AERIAL MAP



COMMERCIAL
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STEFAN SIEGEL
VICE PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.