



R O S E M E A D



MAP COMPLIMENTS OF VILLAGEPROFILE.COM, INC.

Located 10 Miles East of Downtown Los Angeles off I-10.

5.2 Square Miles

Nearby 10, 60, 210, 605 & 710 Freeways
Major Arterial Rosemead Boulevard (CA-19) runs from Pasadena to Long Beach

30 Miles from LAX, 25 Miles North of seaport terminal of Los Angeles-Long Beach

Home to corporate headquarters of Southern California Edison and Panda Restaurant Group.

Streamlined Permit Process

No City levied property or utility user taxes

Evolving for the Future



Envisioning the Opportunities

8001 Garvey Avenue

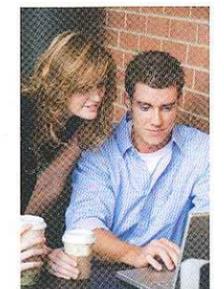
This property was previously a popular and well visited auto auction site that drew thousands of people each day and is now one of the last remaining large infill redevelopment sites in the Los Angeles County.

It is zoned C-4 (Regional Commercial). The goal of this designation is to promote redevelopment into cohesively planned sub-regional commercial centers that provide goods and services in a larger retail form with ancillary smaller retail uses supporting the sub-regional commercial uses.

The 8001 Garvey Avenue offering presents an investor or developer the unique opportunity to develop up to 15.6 acres of commercially zoned land. This rectangular-shaped site boasts over 1,200 linear feet of frontage on Garvey Avenue, one the most high traffic east/west thoroughfares in the San Gabriel Valley, with immediate access to the San Bernardino (Interstate 10) Freeway via San Gabriel Boulevard or Del Mar Avenue.

More than 26,980 cars pass by the site each day, and the nearby San Bernardino (Interstate 10) Freeway brings over 236,000 cars within a few city blocks of the site every day, making this site an excellent infill location for the development of a vibrant new "urban village".

Parcels of Land: 9
Land Acres: 678,438
Total Area: 15.6 Acres
Assessor's Parcel Numbers:
5287-036-006
5287-037-004,058,024,023,022,056,055,054
Zone: Regional Commercial (C-4)
General Plan Designation: High Intensity Commercial
FAR: 1.0:1 (if hotel development that incorporates specific amenities according to General Plan)
Specific Plan Proposals are Welcome



For more information, please call the Community Development Department at: (626) 569-2140

Evolving for the Future



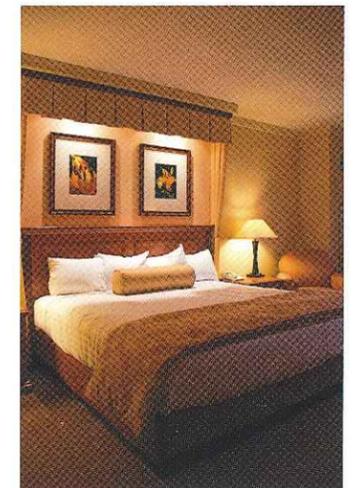
Envisioning the Opportunities

NW Corner San Gabriel Boulevard & Garvey Avenue

This property is located at the northwest corner of San Gabriel Boulevard and Garvey Avenue. Garvey Avenue and San Gabriel Boulevard are major arterials connecting traffic from minor arterials and collectors to other parts of the city, freeway interchanges, and adjacent major land uses.

This property consists of six (6) vacant commercially zoned parcels with access along both San Gabriel Boulevard and Garvey Avenue. Combining these parcels together will create a tremendous development opportunity with great economic potential.

Parcels of Land: 6
Land Acres: 195,195
Total Area: 4.4 Acres
Assessor's Parcel Number:
5287-035-020,016,017,012,021,007
Zone: Medium Commercial (C-3)
and Parking (P)
General Plan
Designation: Commercial and Public
Facilities
FAR:
Specific Plan Proposals are Welcome



For more information, please call the
Community Development Department
at: (626) 569-2140

Evolving for the Future



Envisioning the Opportunities

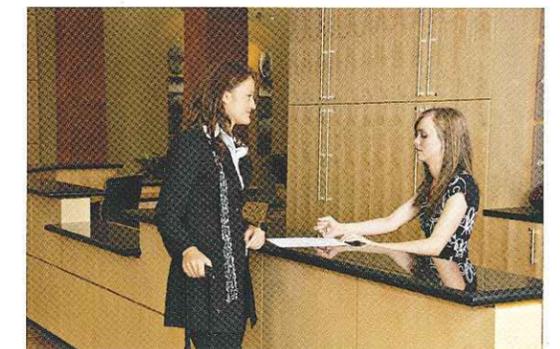
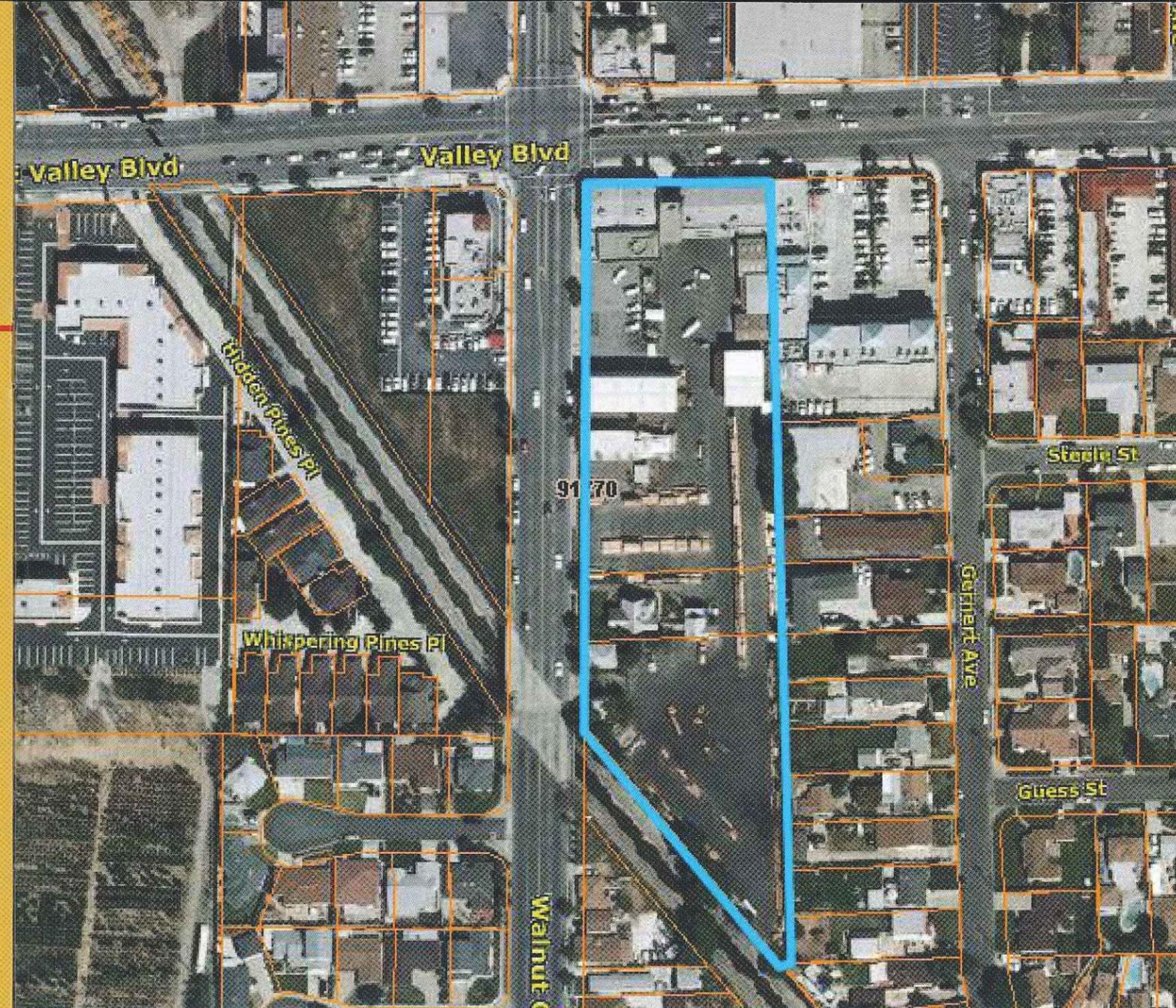
SE Corner of Walnut Grove Avenue & Valley Boulevard

This rectangular-shaped property is located at a prime corner in the City, forming the southeast corner of Walnut Grove Avenue and Valley Boulevard.

A combination of commercial and single-family residential land uses are located to the east, single-family residential to the south and commercial to the north and west. All of which attracts neighborhood residents and businesses.

The property offers prime exposure and accessibility, making it an ideal location for hotel and/or retail development.

Parcels of Land: 3
 Land Acres: 146,767
 Total Area: 3.3 Acres
 Assessor's Parcel Number: 5390-001-052,053,057
 Zone: Regional Commercial with a Design Overlay (C-4D)
 General Plan Designation: High Intensity Commercial
 FAR: 1.0:1 (if hotel development that incorporates specific amenities according to General Plan)
 Specific Plan Proposals are Welcome



For more information, please call the Community Development Department at: (626) 569-2140

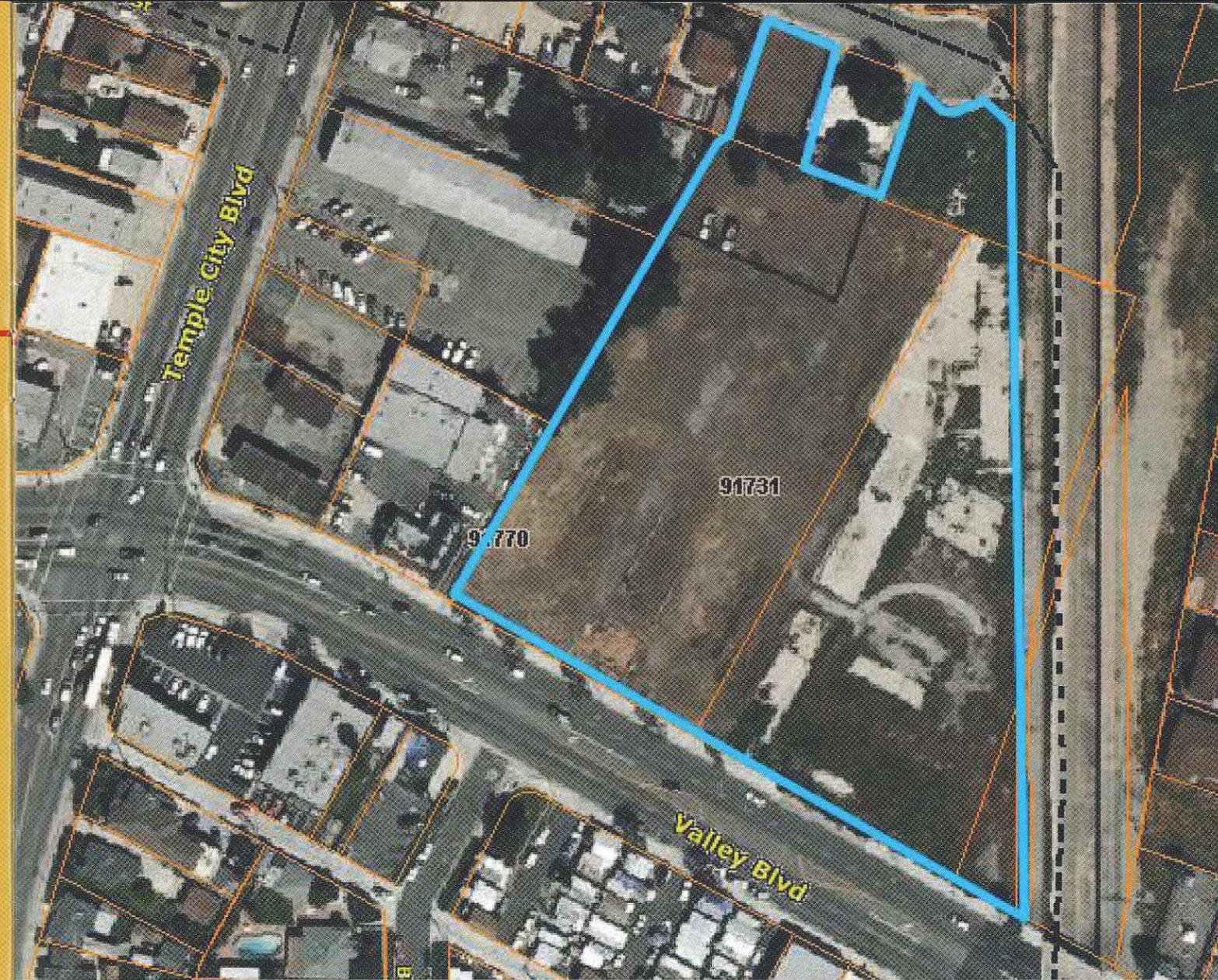
Evolving for the Future
 ROSEMEAD Envisioning the Opportunities

Temple City Boulevard & Valley Boulevard

This property is situated at the City's gateway. The property consists of five (5) parcels totaling ±4.2 acres with prime frontage on Valley Boulevard. Valley Boulevard is a 100 foot wide six-lane thoroughfare, developed as a transportation corridor with commercial applications. It is fully improved, with all off-sites in place, including concrete curbs, gutters, lighting, sidewalks and parking lanes.

This gateway property has grand potential and is the ideal location for a mixed-use development, which could include commercial, retail, and high density residential.

Parcels of Land: 5
Land Acres: 186,680
Total Area: 4.2 Acres
Assessor's Parcel Number:
8577-009-050,052,039,025,054
Zone: Medium Commercial with
a Mixed Use and Design
Overlay (C-3MUDO-DO)
General Plan
Designation: Mixed Use: Residential/
Commercial (60 du/ac)
FAR:
2:1 (If mixed-use high density residential/
commercial is proposed)



For more information, please call the
Community Development Department
at: (626) 569-2140

Evolving for the Future



Envisioning the Opportunities