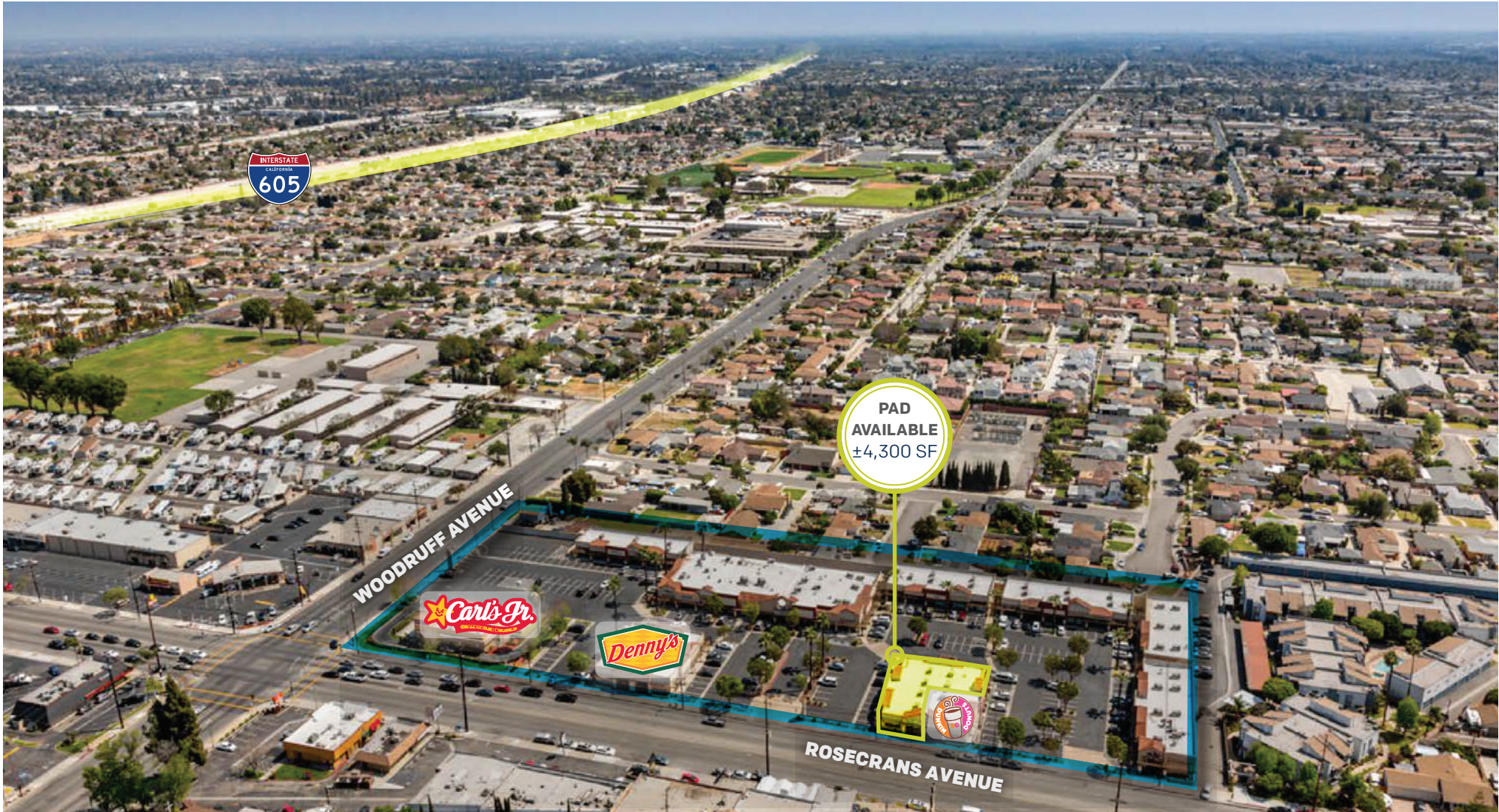


ROSEWOOD SHOPPING CENTER

10100-10132 Rosecrans Avenue, Bellflower, CA 90701
Excellent Pad Space Available For Lease (4,300 SF)



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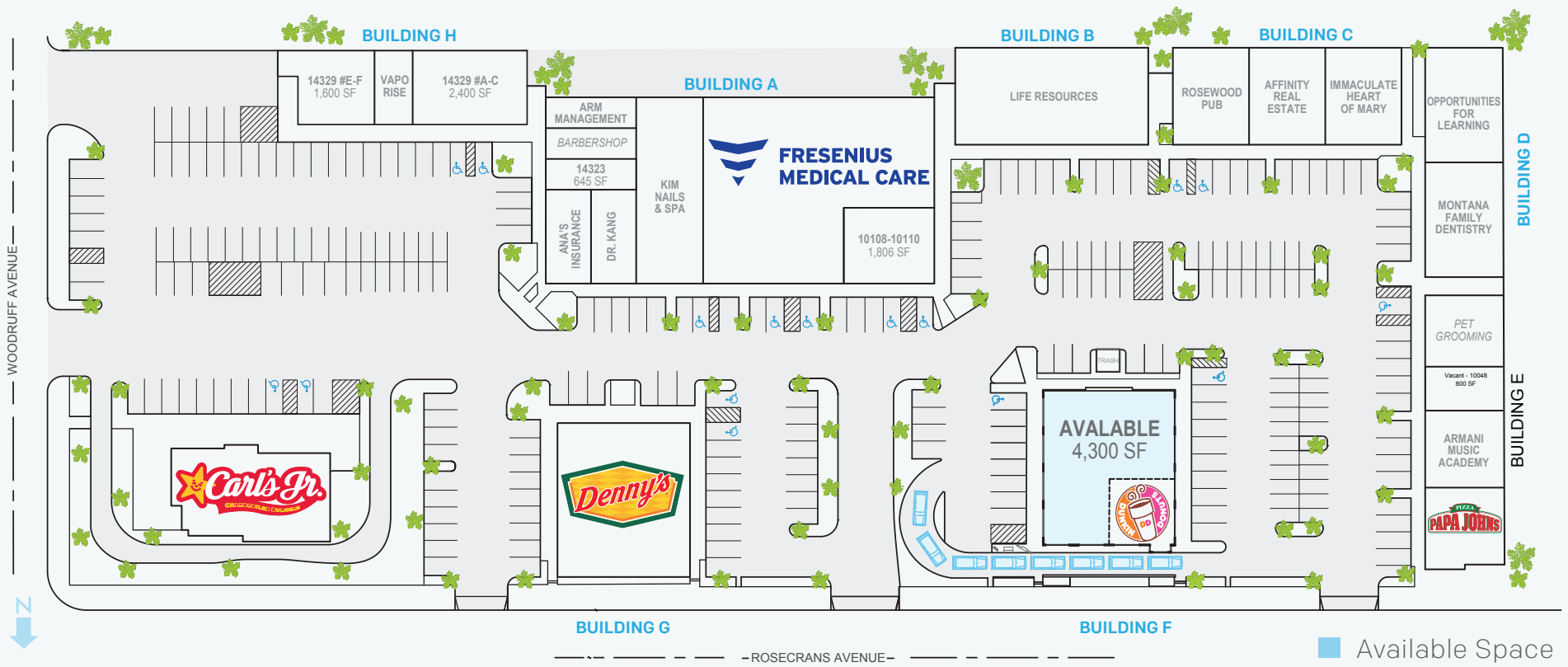
Property Highlights

- » ±61,419 SF Shopping Center with a range of availability
- » Abundant parking; massive lot with high future utility
- » Signalized intersection and hard corner
- » Southern LA trade area with strong demographics
- » Lease Rate: ~~\$\$\$2.50~~ **\$\$\$2.25 NNN**

Current Availabilities

10104 ROSECRANS AVENUE

PAD 2: ±4,300 RSF





Demographics (5 Mile Radius)



719,284
Population



\$74,078
Household Income



\$450,692
Home Value



719,284
Population

Rosewood Shopping Center benefits from two (2) monument signs – one along Rosecrans Avenue and the other along Woodruff Avenue. The center features five (5) curb cuts providing excellent access and ingress / egress at the property.

Traffic Counts

31,361 Rosecrans Avenue + Woodruff Avenue

18,572 Woodruff Avenue + Van Ruiten Street

19,709 Woodruff Avenue + Lindale Avenue

23,334 Rosecrans Avenue + Cabel Avenue





DOWNEY PROMENADE

Walmart Supercenter CINEMARK 24 FITNESS
 FLOOR & DECOR TJ-maxx HomeGoods

DOWNEY LANDING - 376,000 SF CENTER

ROSS DRESS FOR LESS LAIFITNESS Marshalls
 BEST BUY PET SMART BED BATH & BEYOND

STONEWOOD SHOPPING CENTER - 930,000 SF

macy's Sears KOHL'S expect great things jcpenny

Santa Fe Springs

KAISER PERMANENTE

INTERSTATE 105

(Century) Freeway - 217,200 CPD

INTERSTATE 605

(San Gabriel) Freeway - 280,200 CPD

St. John Bosco High School
820 Students

POPEYES LOUISIANA KITCHEN

AUTOZONE DOLLAR TREE Jack in the box

Woodruff Avenue - 19,400 CPD

Rosecrans Avenue - 30,800 CPD

Ernie Pyle Elementary School
560 Students

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