

VOID ANALYSIS SUMMARY & MARKET PROFILE

Valley Boulevard & Rosemead Boulevard

Rosemead, CA

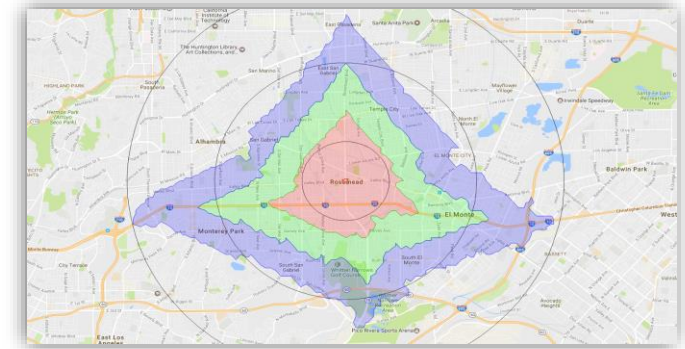
February 2017

Market Profile

Valley Boulevard and Rosemead Boulevard is located in the northern portion of the Rosemead city limits north of I-10. The market focuses on Downtown Rosemead which consists of opportunities along Valley Blvd to Walnut Grove Ave and the adjacent area. The location is the intersection of two highly traveled upon thoroughfares where Valley and Rosemead experience greater than 25,000 and 58,000 vehicles per day respectively. Major competing retail areas include the Target Center to the south, Temple City Plaza to the north, and The Marketplace in Alhambra to the west. The highly dense trade area is encompassed by a built-out community that is projected to have limited population and household growth over the next 5 years with the exception of some planned infill mixed-use projects. Asian and Hispanic households account for over 90% of the population earning average to above average incomes.

Opportunities

	3 Minutes	5 Minutes	7 Minutes
Apparel	52,447	151,644	323,699
Beauty Supplies/Cosmetics	14,413	42,126	93,033
Electronics/Appliances	\$62,820	\$64,586	\$68,047
Full Service Restaurants	39.6	39.4	39.3
Gas Stations	55/45%	55/45%	57/43%
Lawn/Garden Equipment	23.5%	25.3%	27.6%



Retailer	Retail Class	Nearest Location	Est. Annual Sales Tax (\$)	Size (SF)	Contact	Email/Phone
Avenue	Apparel	4.6	6,400 - 9,000	3,500 - 4,500	Jason Gendel	jgendel@avenue.com
Catherine's	Apparel	4.9	5,000 - 8,000	5,000 - 7,000	Jason Gallelli	jgallelli@gallellire.com
Dressbarn	Apparel	13.0	8,000 - 20,000	6,500 - 8,000	Richard Sosnovy	richard.sosnovy@dressbarn.com
Bath & Body Works	Beauty & Personal Services	3.2	15,000 - 27,000	2,500 - 3,000	Chuck Langer	clanger@lb.com
Great Clips	Beauty & Personal Services	5.5	300 - 700	900 - 1,200	Michael Getz	mgetz@epsteensb.com
Massage Envy	Beauty & Personal Services	4.8	500 - 1,500	2,500 - 3,500	Andrew Garsten	agarsten@massageenvy.com
Massage Green	Beauty & Personal Services	20.4	500 - 1,500	1.5 - 3.2		massagegreen@outlook.com
Massage Heights	Beauty & Personal Services	20.4	0 - 300	2,000 - 2,600	Bret Franson	bfranson@massageheightscorp.com
Perfumania	Beauty & Personal Services	6.8	4,500 - 9,500	1,000 - 1,500		business@perfumania.com
Planet Beauty	Beauty & Personal Services	16.5	5,500 - 12,000	1,500 - 2,500	Annika Colombi	annika.colombi@cbre.com
Sephora	Beauty & Personal Services	3.2	50,000 - 90,000	5,200 - 5,500	David Hart	dave.hart@sephora.com
ULTA Beauty	Beauty & Personal Services	5.0	35,000 - 55,000	10,000 - 10,500	Pamela Lent	plent@ulta.com
Best Buy Mobile	Consumer Electronics	7.9	7,000 - 15,000	1,000 - 1,500	Buddy Davenport	buddy.davenport@bestbuy.com
Chronic Tacos	Fast Casual Restaurants	13.5	4,000 - 10,000	2000 - 3000	Michael Mohammed	(949) 680-4602
Dickey's Barbecue Pit	Fast Casual Restaurants	4.8	6,000 - 9,000	1,800 - 2,000	Nicole Durenberger	ndurenberger@dickeys.com
Fatburger	Fast Casual Restaurants	11.0	4,000 - 9,000	1,000 - 2,500	Warren Christiansen	warren@fatburger.com
Firehouse Subs	Fast Casual Restaurants	22.4	6,000 - 9,500	1,500 - 2,000	Jeff Press	jeff.press@firehousesubs.com
Five Guys	Fast Casual Restaurants	8.0	8,000 - 12,000	2,800 - 3,500	Rod Lucio	rlucio@fiveguys.com
MOD Pizza	Fast Casual Restaurants	18.3	8,000 - 12,000	2,600 - 3,000	Natasha Fischer	natashaf@modpizza.com
Panera Bread	Fast Casual Restaurants	4.8	12,000 - 25,000	3,500 - 4,500	Tim O'Kane	tim.okane@panerabread.com
Smashburger	Fast Casual Restaurants	5.4	7,000 - 13,000	1,800 - 2,200	Jessica Johnson	jjohnson@smashburger.com
Bishamen Japanese Restaurant	Full Service Restaurants	11.8	5,000 - 12,000	5,000 - 8,000		bishamail@bishamon-ten.com
Chef Hung Taiwanese Beef Noodles	Full Service Restaurants	40.0	10,000 - 15,000	3,000 - 4,000	Joe Lung	(949) 756-0088
Twisted Noodle Fusion	Full Service Restaurants	41.0	1,000 - 4,000	2,300 - 2,700	Joseph Kim	jkim@coreland.com
85C Bakery Café	Quick Service Restaurants	12.0	4,000 - 10,000	3,000 - 5,000	Cecilia Ma	(714) 459-9585
Coffee Bean & Tea Leaf	Quick Service Restaurants	3.9	400 - 800	1,200 - 1,800	Patti Nelson	pnelson@coffeebean.com
Dunkin' Donuts	Quick Service Restaurants	9.1	1,000 - 1,800	1,100 - 2,600	Jason Askinosie	jason.askinosie@dunkinbrands.com
Robeks	Quick Service Restaurants	5.1	0 - 1,000	250 - 1,200	Corey Remington	sites@robeks.com / (310) 844-1550
Rack Room Shoes	Shoe Stores	56.0	10,000 - 19,000	6,000 - 8,000	Rick Brown	rbrown@rackroom.com
SKECHERS	Shoe Stores	3.4	10,000 - 24,000	6,000 - 8,000	Peter Mow	(310) 318-3100
WSS	Shoe Stores	3.3	14,000 - 30,000	11,000 - 15,000	Sarah Withers	swithers@shopwss.com