



PICO RIVERA CALIFORNIA

LOCATION



- Centrally located less than 10 miles from Downtown LA.
- Easily accessed via the 5, 60, and 605 freeways.
- Home to a number of national credit retailers including Target, Walmart, Lowe's, In-N-Out and more.

LIFE IN PICO RIVERA



City Population: 60,915
15-min Drive Time: 833,320



\$98,000
Average Household Income



\$656k
Median Home Price

BUSINESS FRIENDLY



Streamlined Permitting and Approvals



Flexible Zoning



30-40k ADTs
High Traffic Counts

OPPORTUNITY SITES



- 1** [9003 Beverly Blvd \(APN: 8121-003-902\)](#)
 Vacant 25,810 SF lot (CITY-OWNED)
 Contact: Jordan Perez | 562-801-2163 | jperez@pico-rivera.org
- 2** [9036 Beverly Blvd \(APN: 8121-025-023\)](#)
 Vacant 1.6-acre lot
 Contact: John Tran | 626-272-0737 | Johntran1120@gmail.com
- 3** [8580 Whittier Blvd \(APN: 6348-022-074\)](#)
 For Lease – 13,000 SF stand-alone retail space
 Contact: Peter Spragg | 213-298-3594 | peter.spragg@nmrk.com
- 4** [9308-9350 Whittier Blvd \(APN: 6377-005-050\)](#)
 For Lease – 8,800 SF stand-alone retail space (divisible)
 Contact: Sam Kangavari | 310-806-6135 | skangavari@naicapital.com
- 5** [6001-6105 Rosemead Blvd \(APN: 6371-001-026, -027\)](#)
 For Lease – 30,000 SF retail space
 Contact: Jason Schwetz | 805-377-0696 | jason@jsdrealstate.com
- 6** [8921 Washington Blvd \(APN: 6370-027-021\)](#)
 For Lease – 9,000 SF retail space
 Contact: Alex Shabani | 310-272-7397 | alex@cag-re.com
- 7** [9406 Washington Blvd \(APN: 6383-001-025, -026\)](#)
 For Lease – 25,000 SF stand-alone retail space
 Contact: Richard Rizika | 310-430-7790 x101 | Richard.Rizika@BetaAgency.com
- 8** [9337 Washington Blvd \(APN: 6378-029-022\)](#)
 For Lease – 5,850 SF stand-alone retail space
 Contact: Allen Mescobi | 310-424-3439