

Pico Rivera Towne Center

8982 Washington Blvd, Pico Rivera, CA 90660

NEWMARK | PACIFIC



FEATURES

- **FOR LEASE:** 1,150 SF | 1,500 SF | 2,800 SF
- 630,000 square foot, open air, promotional center.
- Project offers exceptional visibility and close accessibility to the 5 and 605 freeways.
- Major anchors include WalMart, Lowe's Home Improvement, Ross, Marshalls, and Staples.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	20,839	203,701	546,583
AVERAGE HH INCOME	\$114,772	\$113,321	\$105,678
EMPLOYEE POPULATION	10,199	85,094	237,312

TRAFFIC COUNTS

Washington Blvd.	±40,000 cars per day
Rosemead Blvd.	±28,500 cars per day

COME JOIN:



Walmart
five BELOW



Marshalls **ROSS**
DRESS FOR LESS

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Walmart

LOWE'S

ROSS
DRESS FOR LESS

DOLLAR TREE

PETSMART
five BELOW

ULTA
BEAUTY

STARBUCKS

COMING SOON
LUNA GRILL

LA FITNESS

1,500 SF
AVAILABLE
06/2025

2,800 SF
AVAILABLE

1,150 SF
AVAILABLE

ALDI

Marshalls

PARAMOUNT BLVD.

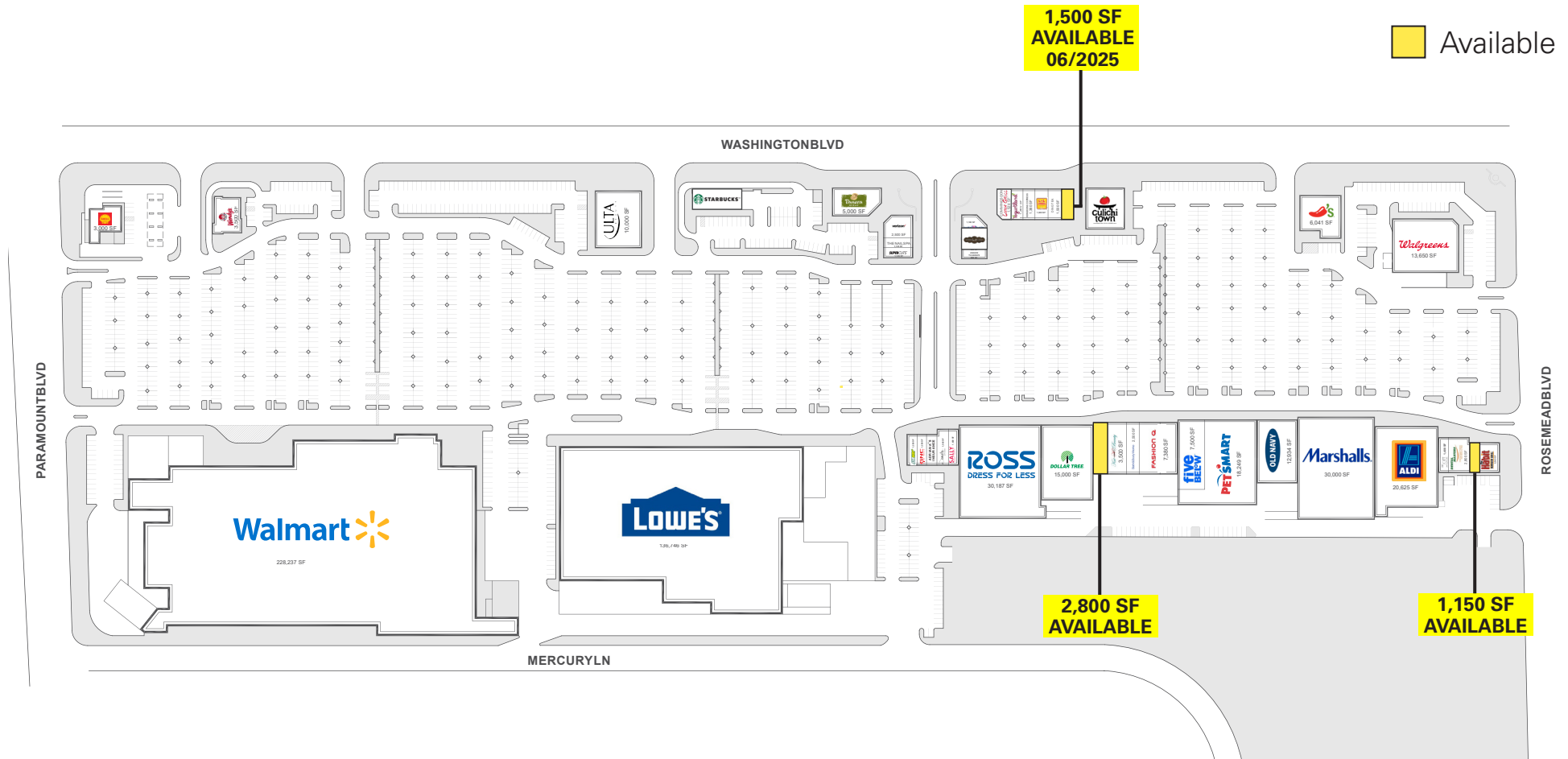
WASHINGTON BLVD.

ROSEMEAD BLVD.

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