

OFFERING MEMORANDUM



Freestanding Building | For Sale & Lease

9333 WHITTIER BLVD.

PICO RIVERA | CA | 90660

EXCLUSIVE LISTING AGENT:

MOON LIM

P: 213.270.2256

MLIM@DAUMCOMMERCIAL.COM

CADRE #01903050

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±17,933 SQUARE FOOT BUILDING
ON A ±1.51 AC LOCATED IN PICO RIVERA, CA



± 1.51 ACRE
OF LAND AREA



HARD SIGNAL
CORNER



FREESTANDING
BUILDING



AMPLE
PARKING



NEWER BUILT
(2008)

PROPERTY HIGHLIGHTS

Address	9333 Whittier Blvd. Pico Rivera, CA 90660
Building GLA	± 17,933 SF
Lot Size	± 1.51 AC
Parking	80
Year Built	2008
Parcel Number	6375-018-018

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AERIALS



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AMENITIES MAP



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Pico Rivera is located in Los Angeles County, which has the largest population of any county in the nation - nearly 10 million residents who account for approximately 27 percent of California's population.

DEMOGRAPHICS	3 mile	5 mile	10 mile
2020 Population	176,709	499,531	2,535,965
2024 Population	164,632	460,997	2,356,077
2029 Population Projection	158,276	442,268	2,265,175
Annual Growth 2020-2024	-1.7%	-1.9%	-1.8%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.8%

HOUSEHOLD	3 mile	5 mile	10 mile
2020 Households	53,354	147,053	738,663
2024 Households	49,280	134,500	681,574
2029 Household Projection	47,256	128,696	653,927
Annual Growth 2020-2024	-0.4%	-0.4%	-0.2%
Annual Growth 2024-2029	-0.8%	-0.9%	-0.8%

HOUSEHOLD INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$95,119	\$94,201	\$96,687
Median Household Income	\$75,689	\$73,322	\$74,456

HOUSING	3 mile	5 mile	10 mile
Median Home Value	\$661,210	\$687,946	\$708,691
Median Year Built	1957	1957	1958

LOCATION

Los Angeles

5 MILES

10 MILES

15 MILES

Google

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CADRE #01903050

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