

FOR SALE \$3,731,760.00 | FOR LEASE \$0.45/SF GROSS



Industrial Land | For Sale or Lease
**3737 SAN GABRIEL
RIVER PKWY**
PICO RIVERA | CA | 90660

FOR MORE INFORMATION, CONTACT:

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±50,442 SF / 1.16 ACRES
AVAILABLE



IMMEDIATE
FWY ACCESS



FENCED
& SECURED

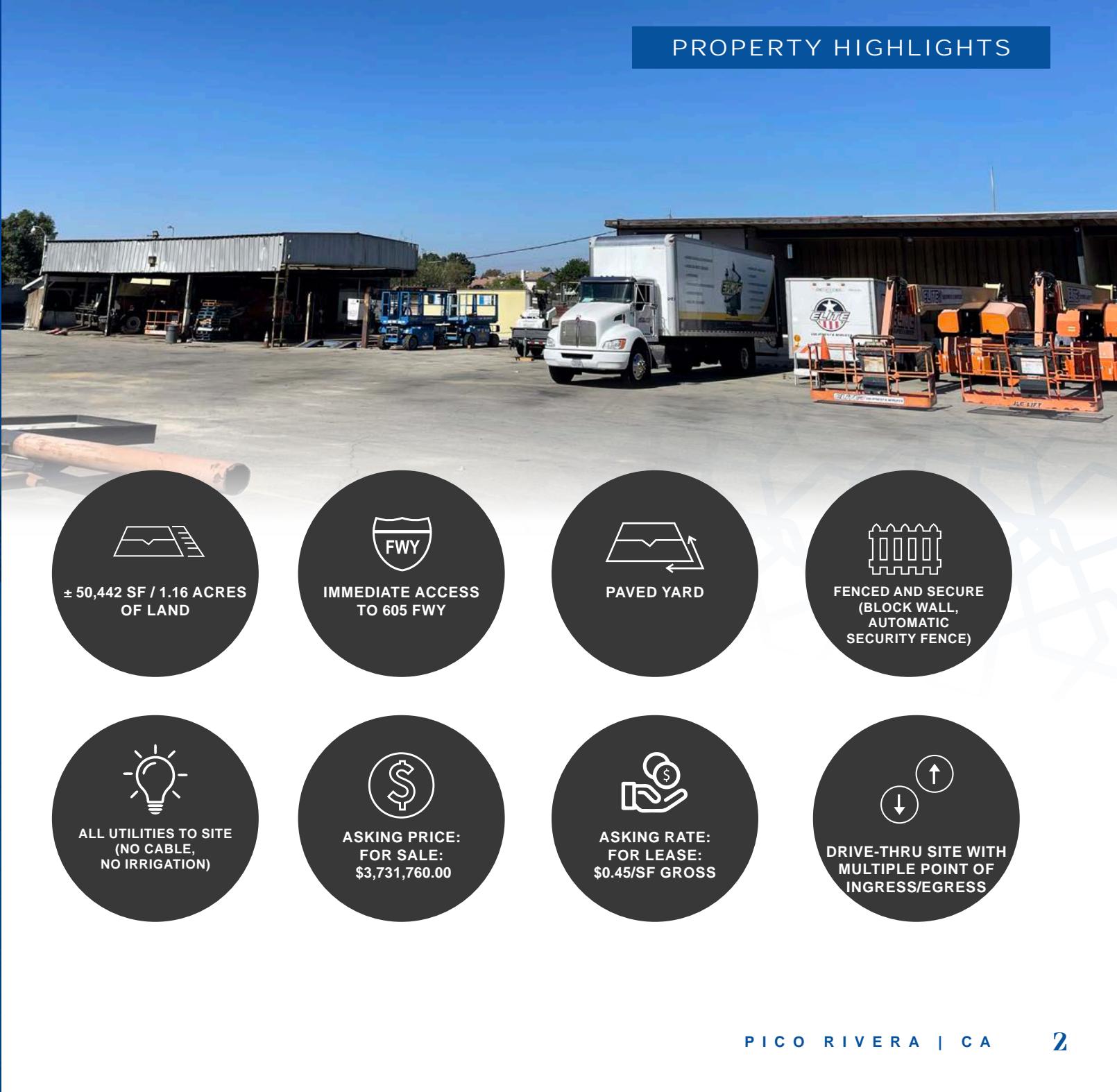
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- SCISSOR LIFTS - BOOM LIFTS
- FORKLIFTS
- CONSTRUCTION EQUIPMENT
- GENERATORS & PUMPS
- ON-SITE FUELING SERVICE
- SAFETY TRAINING

877-357-0057
www.eliteconstructionequipments.com



PROPERTY HIGHLIGHTS



± 50,442 SF / 1.16 ACRES OF LAND



IMMEDIATE ACCESS TO 605 FWY



PAVED YARD



FENCED AND SECURE (BLOCK WALL, AUTOMATIC SECURITY FENCE)



ALL UTILITIES TO SITE (NO CABLE, NO IRRIGATION)



ASKING PRICE:
FOR SALE:
\$3,731,760.00



ASKING RATE:
FOR LEASE:
\$0.45/SF GROSS



DRIVE-THRU SITE WITH MULTIPLE POINT OF INGRESS/EGRESS

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AERIALS

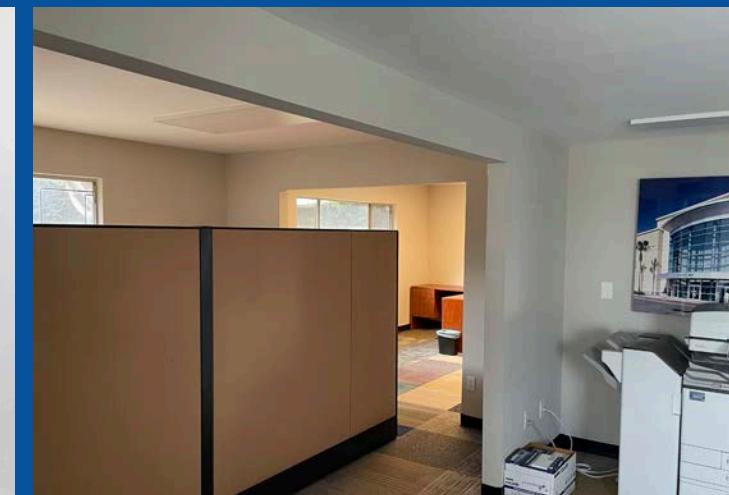


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PHOTOS



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PHOTOS



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PLAT MAP

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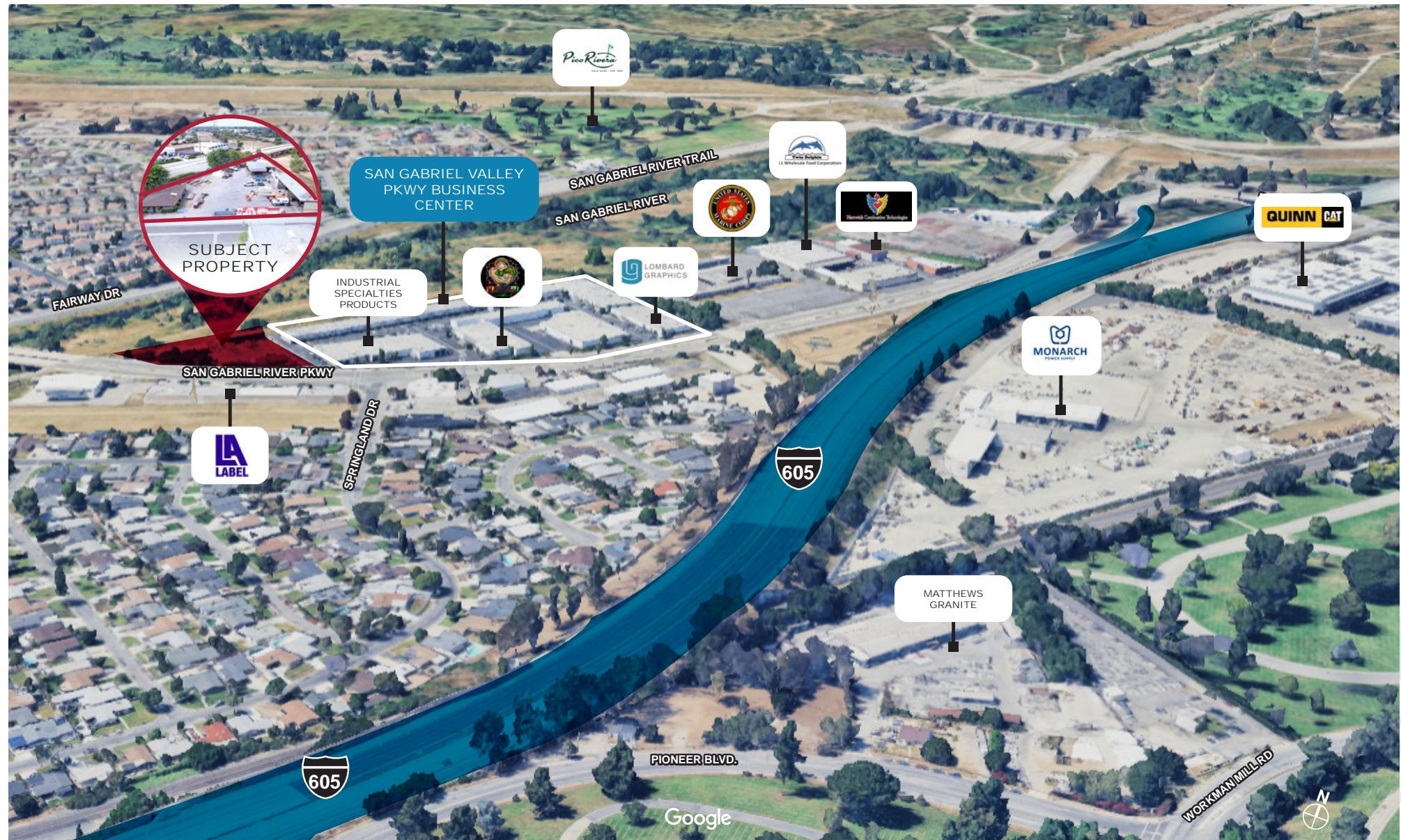


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AMENITIES MAP



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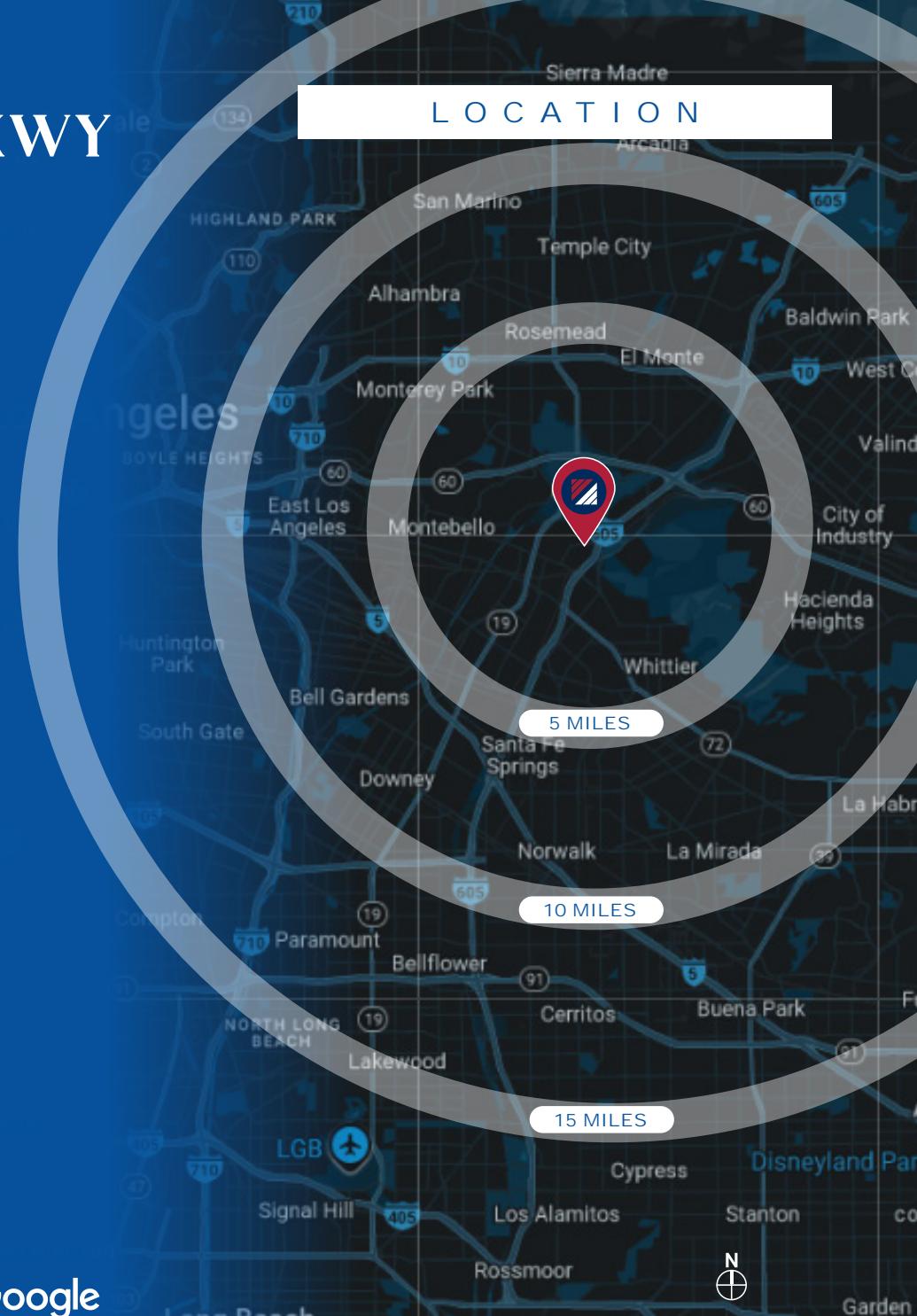
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| Demographics | 3 mile | 5 mile | 10 mile |
|----------------------------|---------|---------|-----------|
| 2020 Population | 139,912 | 497,862 | 2,377,862 |
| 2024 Population | 130,291 | 462,802 | 2,216,026 |
| 2029 Population Projection | 125,248 | 444,708 | 2,131,857 |
| Annual Growth 2020-2024 | -1.7% | -1.8% | -1.7% |
| Annual Growth 2024-2029 | -0.8% | -0.8% | -0.8% |

| HOUSEHOLD | 3 mile | 5 mile | 10 mile |
|----------------------------------|---------------|----------------|----------------|
| 2020 Households | 42,605 | 144,923 | 709,907 |
| 2024 Households | 39,353 | 133,450 | 657,507 |
| 2029 Household Projection | 37,737 | 127,883 | 631,346 |
| Annual Growth 2020-2024 | -0.4% | -0.4% | -0.2% |
| Annual Growth 2024-2029 | -0.8% | -0.8% | -0.8% |

| HOUSEHOLD INCOME | 3 mile | 5 mile | 10 mile |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$97,702 | \$92,360 | \$99,493 |
| Median Household Income | \$78,261 | \$71,336 | \$77,293 |

| HOUSING | 3 mile | 5 mile | 10 mile |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$665,483 | \$687,681 | \$718,972 |
| Median Year Built | 1957 | 1958 | 1958 |





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