

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



±50,442 SF/ 1.16 ACRES
AVAILABLE



IMMEDIATE
FWY ACCESS



FENCED
& SECURED

FOR MORE INFORMATION, CONTACT:

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• COMMERCIAL INDUSTRIAL
• FIBERGLASS EQUIPMENT
• GENERAL RENTAL EQUIPMENT
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• WAREHOUSING SERVICES
• TRUCK TRAILING

877-357-0037

www.3737san gabrielriverpkwy.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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A E R I A L S

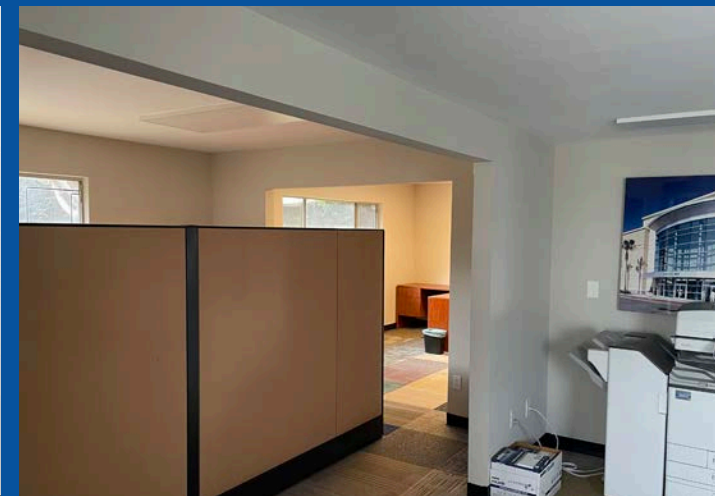


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PHOTOS



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PLAT MAP

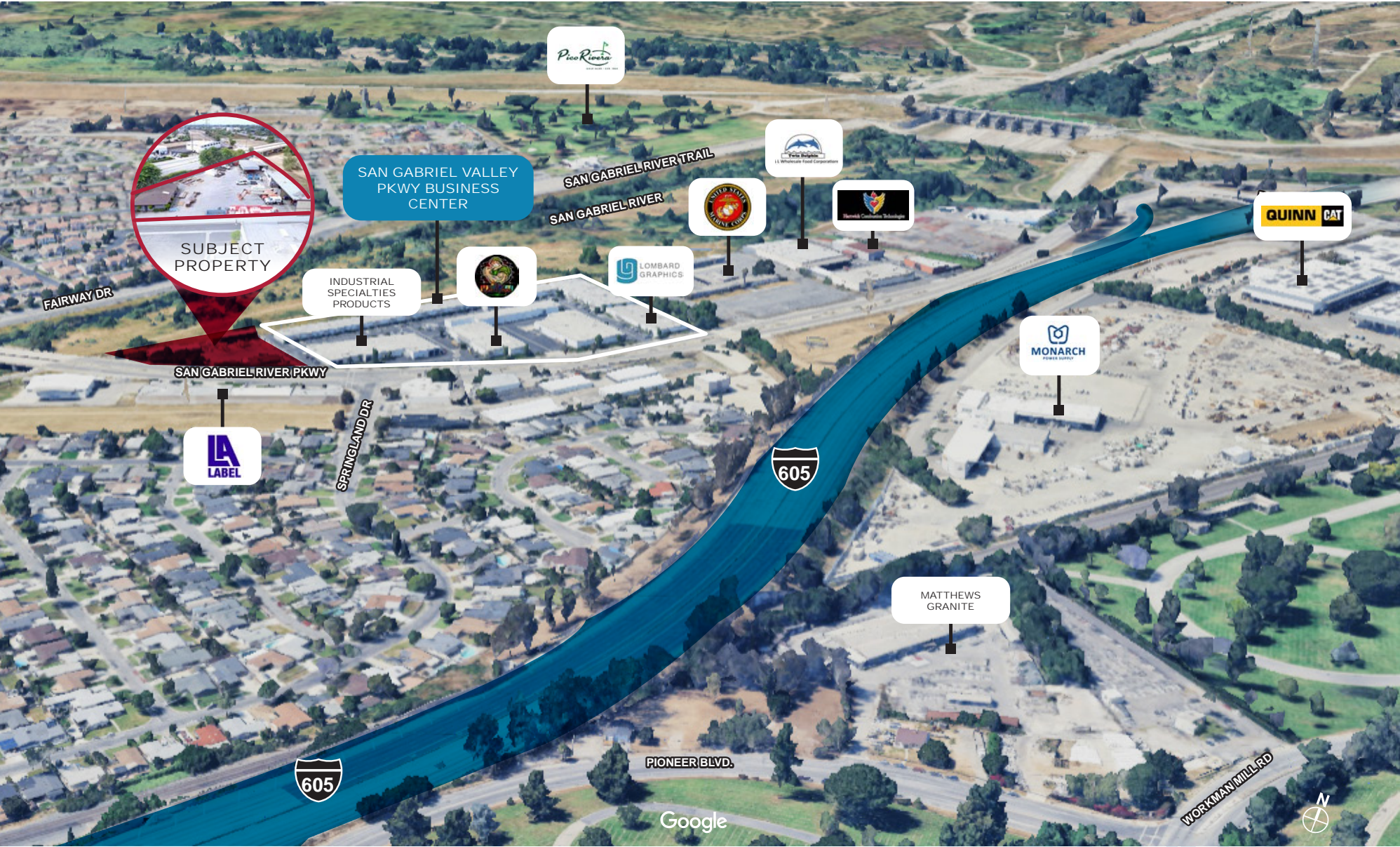


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AMENITIES MAP



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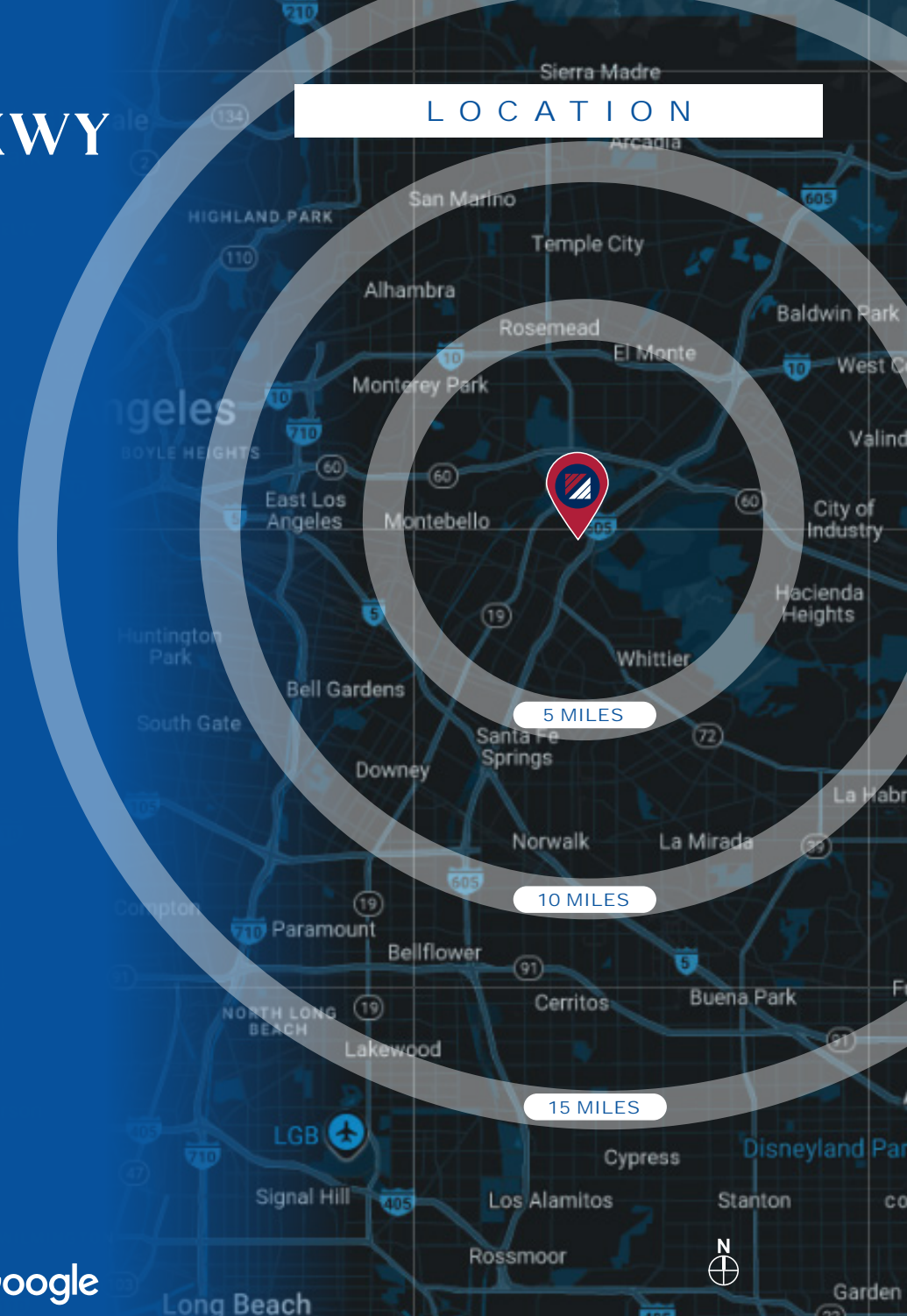
DEMOGRAPHICS	3 mile	5 mile	10 mile
2020 Population	139,912	497,862	2,377,862
2024 Population	130,291	462,802	2,216,026
2029 Population Projection	125,248	444,708	2,131,857
Annual Growth 2020-2024	-1.7%	-1.8%	-1.7%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.8%

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

LOCATION



Google

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