



Pad Space For Lease

Prime Corner Pad

9308-9350 Whittier Blvd.
Pico Rivera, CA 90660

Property Highlights

- Prime corner pad building with excellent visibility to the street Area tenants: Superior Grocers, Burlington, Ross, dd's Discounts, Target, Food 4 Less, In-N-Out, Chick-Fil-A, Raising Cane's, Chipotle, Chase, BMO, AT&T, Starbucks, Jamba, and more.
- Located at a busy signalized intersection on a major E/W thoroughfare (Whittier Blvd) and less than a mile away from Pico Rivera Plaza and Crossroads Plaza.
- Strong three-mile demographics with over 171,000 residents, 53,000 households, a daytime population of 73,000, and an average household income of \$108,219.

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Accelerating success.

Available:

±1,050 - 6,304 SF

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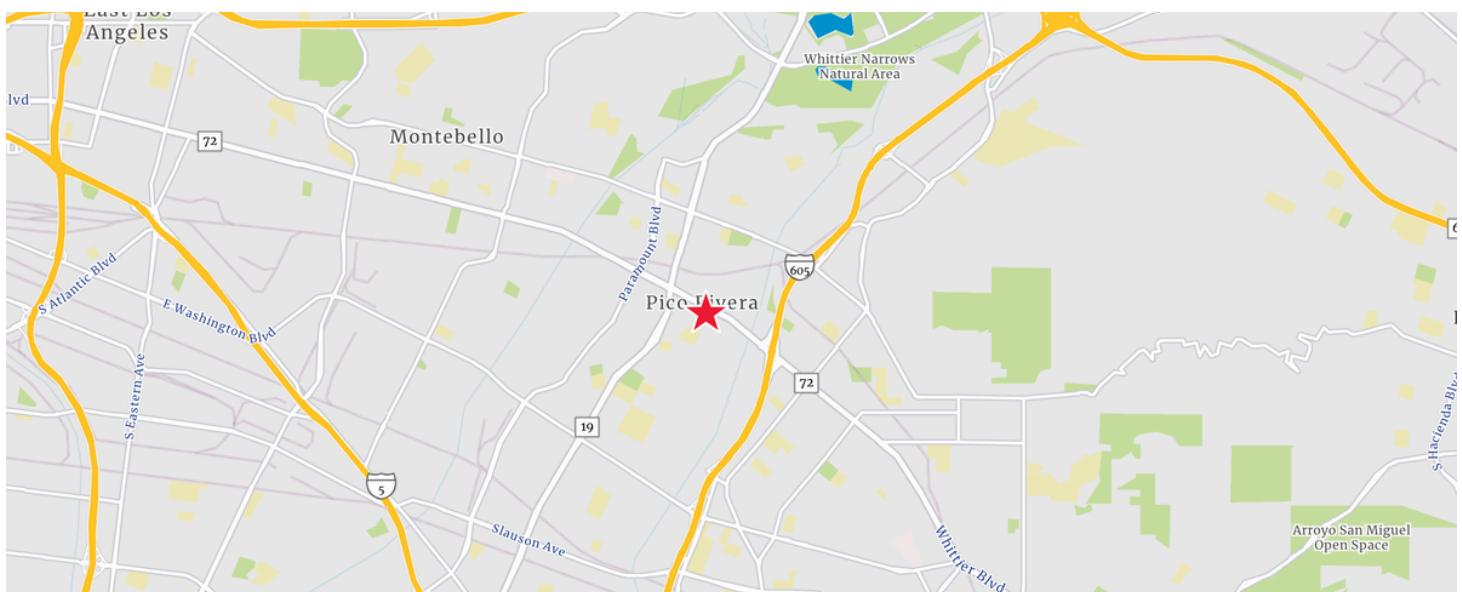
Site Plan

Passons Blvd



Whittier Blvd (30,316 CPD)

Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	24,105	171,137	480,772
Total Households	6,749	53,155	146,087
Total Family Households	5,393	40,365	113,383
Average Household Size	3.55	3.19	3.26
Median Age	38.9	39.2	39.1
Population Age 25+	16,845	120,748	337,484
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.33%	-0.01%	-0.03%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-1.14%	-0.57%	-0.75%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.74%	-0.56%	-0.48%
Households	-0.16%	0.03%	0.11%
Families	-0.13%	0.06%	0.14%
Median Household Income	3.46%	3.92%	3.69%
Current Year Population by Sex			
Male Population	11,963	84,136	237,794
% Male	49.6%	49.2%	49.5%
Female Population	12,142	87,001	242,978
% Female	50.4%	50.8%	50.5%
Current Year Race and Ethnicity			
Total	24,104	171,137	480,772
White Alone	21.8%	22.7%	19.3%
Black Alone	0.7%	1.1%	1.1%
American Indian Alone	3.0%	2.5%	2.4%
Asian Alone	2.6%	6.5%	15.5%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	45.9%	42.6%	39.7%
Two or More Races	25.7%	24.4%	21.8%
Hispanic Origin	91.9%	84.4%	75.6%
Diversity Index	72.3	78.1	83.1
Current Year Educational Attainment			
Total	16,842	120,748	337,484
Less than 9th Grade	16.0%	11.7%	14.2%
9th - 12th Grade, No Diploma	9.3%	9.3%	9.4%
High School Graduate	29.2%	27.6%	26.2%
GED/Alternative Credential	2.7%	2.9%	2.5%
Some College, No Degree	18.1%	18.3%	17.1%
Associate Degree	8.7%	8.4%	7.9%
Bachelor's Degree	11.2%	15.1%	16.1%
Graduate/Professional Degree	4.9%	6.8%	6.7%
Current Year Income and Households Summary			
Median Household Income	\$92,549	\$83,211	\$81,514
Average Household Income	\$113,357	\$108,219	\$107,777
Per Capita Income	\$32,056	\$33,655	\$32,766
Current Year Summary Business Data			
Total Businesses	587	5,896	20,896
Total Daytime Population	19,414	165,454	491,538
Daytime Population: Workers	6,431	73,082	230,074
Daytime Population: Residents	12,983	92,372	261,464

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