



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.

Copyright © 2024 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Available:

±1,050 - 6,304 SF

Contact us:  
(323) 609 3172

**James Rodriguez**

Sr. Vice President  
+1 213 532 3284  
james.rodriguez@colliers.com

**Michael Bohorquez**

Vice President  
+1 213 532 3220  
michael.bohorquez@colliers.com

**Sebastian Adrianza**

Associate  
+1 213 532 3270  
sebastian.adrianza@colliers.com



**Colliers International**

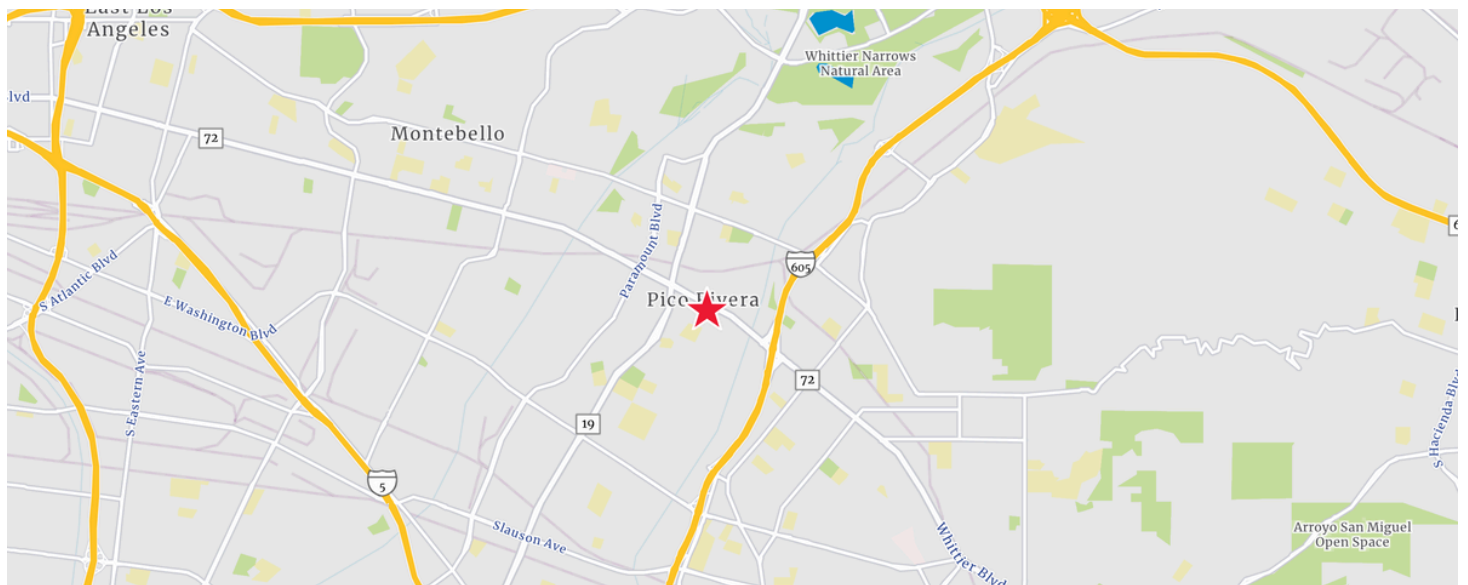
8658 S. Figueroa St  
Los Angeles, CA 90017

# Site Plan





# Location Maps





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
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%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
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%
<b>Current Year Population by Sex</b>			
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%
<b>Current Year Race and Ethnicity</b>			
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
<b>Current Year Educational Attainment</b>			
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%
<b>Current Year Income and Households Summary</b>			
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
<b>Current Year Summary Business Data</b>			
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

## Contact

### James Rodriguez

Sr. Vice President

+1 213 532 3284

james.rodriguez@colliers.com

### Michael Bohorquez

Vice President

+1 213 532 3220

michael.bohorquez@colliers.com

### Sebastian Adrianza

Associate

+1 213 532 3270

sebastian.adrianza@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2024. All rights reserved.