



Pad Space For Lease

Prime Corner Pad

9308-9350 Whittier Blvd, Pico Rivera, CA 90660

Property Highlights & Details

- 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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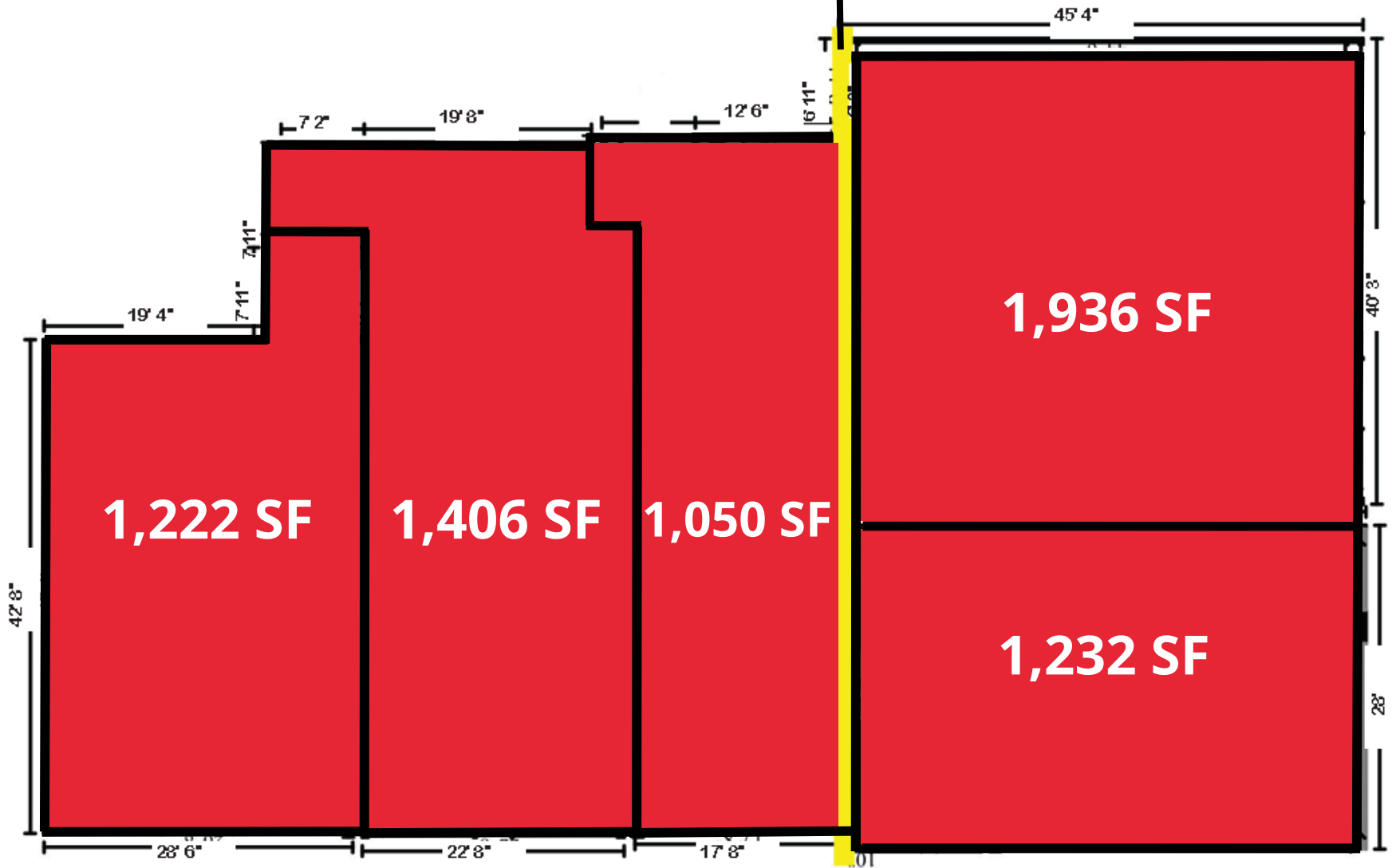


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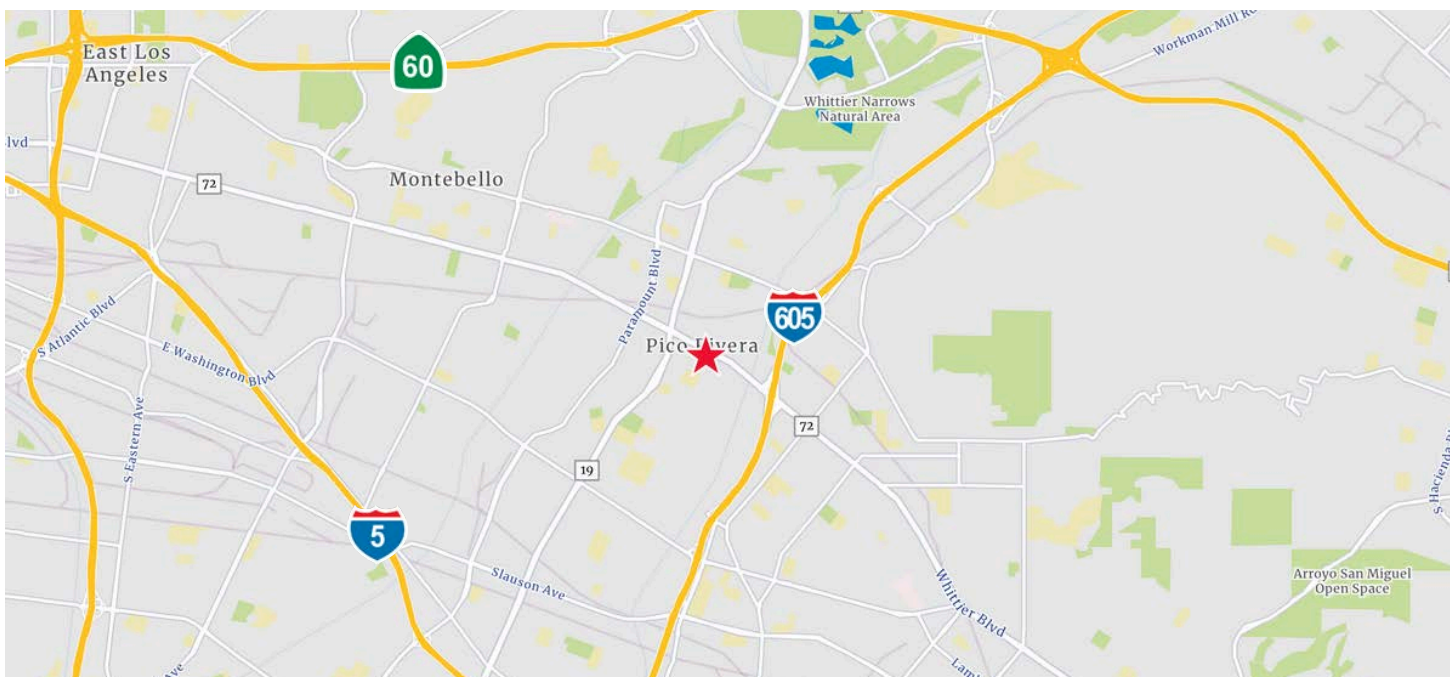
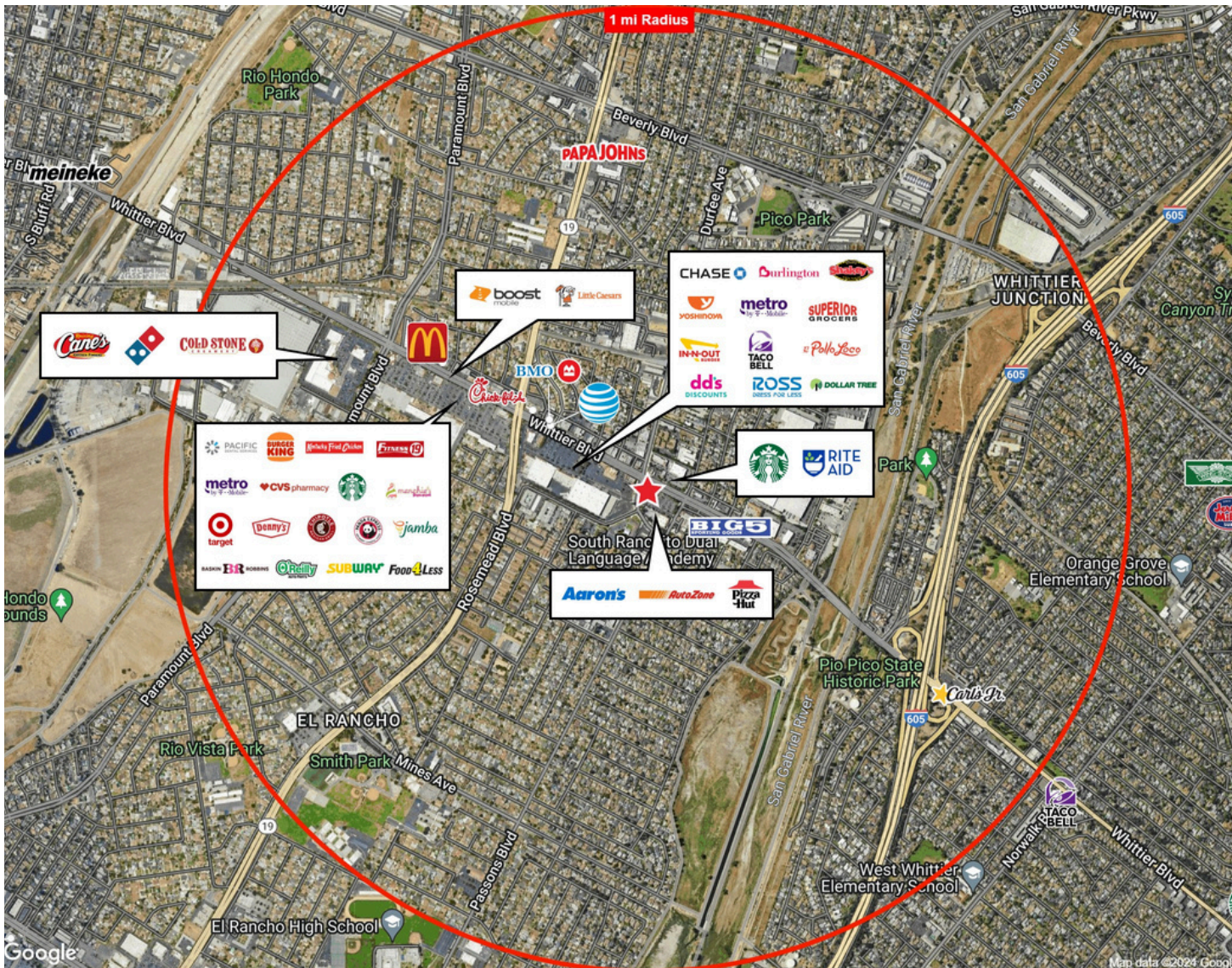
Bearing Wall



Whittier Blvd



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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