

9333 WHITTIER BLVD

PICO RIVERA CA

FOR LEASE

FREESTANDING 18K SF FORMER RITE AID



epstein & associates

LEE ANN ROSENBLUM

310.451.8171 X249

LROSENBLUM@EPSTEEN.COM

BRE LIC: 01429915

VIC MONTALBO

310.451.8171 X230

VMONTALBO@EPSTEEN.COM

BRE LIC: 00927723



JASON EHRENPREIS

310.231.5213

JASON@CBM1.COM

BRE LIC: 1741961

9333

WHITTIER BLVD

PICO RIVERA



POPULATION

1 Mile
25,195

3 Mile
166,934

5 Mile
472,015



DAYTIME POPULATION

1 Mile
5,521

3 Mile
57,096

5 Mile
202,267



HOUSEHOLD

1 Mile
7,180

3 Mile
52,279

5 Mile
144,290



MEDIAN HH INCOME

1 Mile
\$93,405

3 Mile
\$91,603

5 Mile
\$91,644



AVERAGE HH INCOME

1 Mile
\$116,952

3 Mile
\$115,369

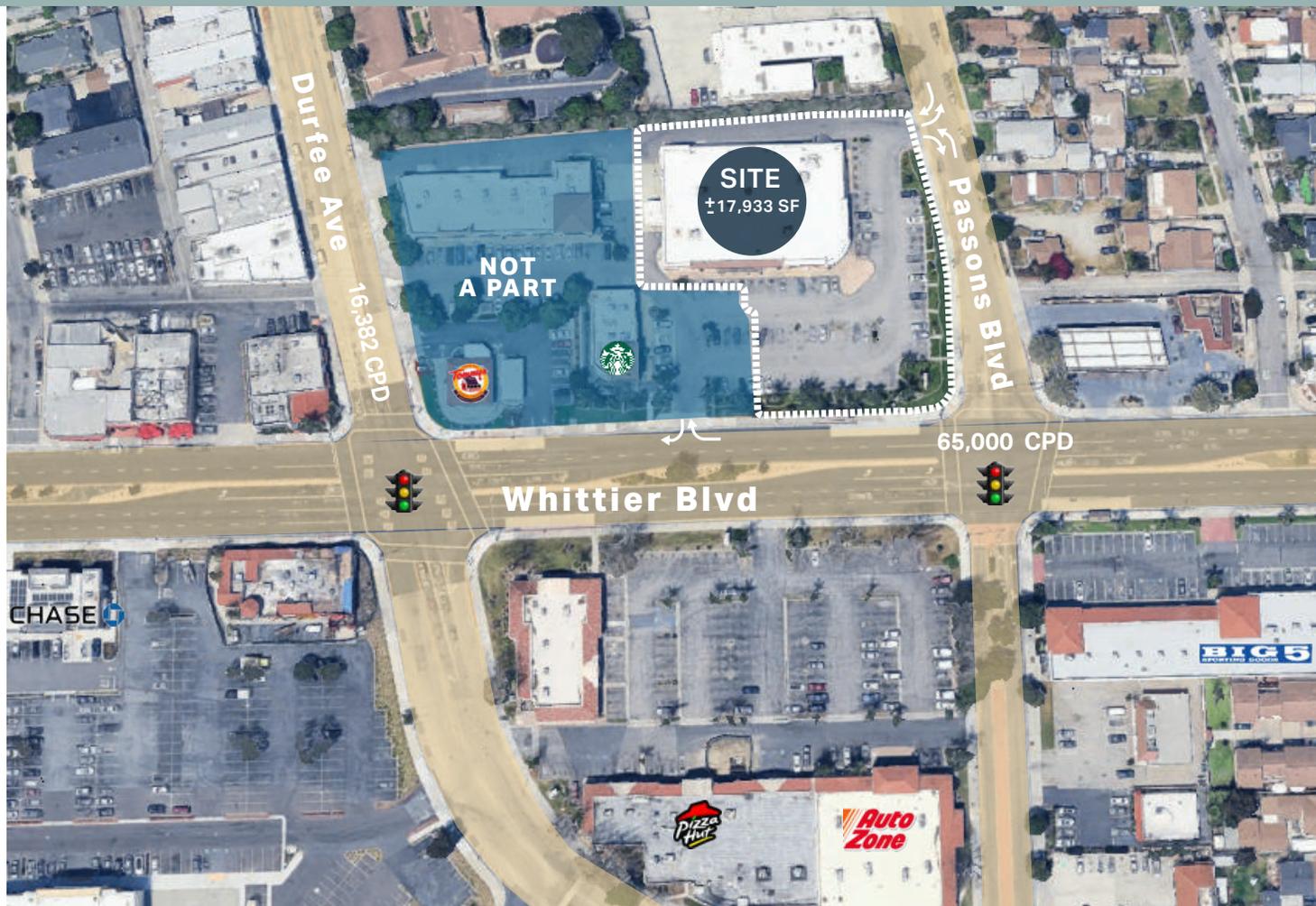
5 Mile
\$116,621



TRAFFIC COUNTS

WHITTIER BLVD
(West) 30,316 CPD &
(East) 36,564 CPD

DURFEE AVE
16,382 CPD



PROPERTY HIGHLIGHTS

- Former Rite Aid Location
- 17,933 SF Freestanding Building on 1.51 Acre Parcel
- Ample Parking (80 space)
- Ideal for Specialty Grocer, Soft Goods or Medical
- Situated at Signalized Intersection with Multiple Points of Ingress/Egress
- Adjacent to Countless National Tenants along Whittier Blvd

SITE PLAN



Pico Rivera Plaza

Village Walk

Crossroads Plaza



WHITTIER BLVD

SITE
17,933 SF



9333 WHITTIER BLVD

PICO RIVERA

