

OFFERING MEMORANDUM



Freestanding Building | For Sale

**9333 WHITTIER BLVD.**

**PICO RIVERA | CA | 90660**

EXCLUSIVE LISTING AGENT:

**MOON LIM**  
P: 213.270.2256  
MLIM@DAUMCOMMERCIAL.COM  
CADRE #01903050

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**±17,933 SQUARE FOOT BUILDING**  
ON A ±1.51 AC LOCATED IN PICO RIVERA, CA



± 1.51 ACRE  
OF LAND AREA



HARD SIGNAL  
CORNER



FREESTANDING  
BUILDING



AMPLE  
PARKING



NEWER BUILT  
(2008)

## PROPERTY HIGHLIGHTS

Address	9333 Whittier Blvd. Pico Rivera, CA 90660
Building GLA	± 17,933 SF
Lot Size	± 1.51 AC
Parking	80
Year Built	2008
Parcel Number	6375-018-018
Sale Price	\$5,590,000



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## AERIALS



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## AMENITIES MAP



DTLA

MONTEBELLO

156 APT. PLANNED

ROSEMEAD BLVD. | 32,232 CPD

DURFEE AVE. | 16,382 CPD

WHITTIER BLVD | 30,316 CPD

PASSONS BLVD. | 12,755 CPD

**SITE**

Google

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Pico Rivera is located in Los Angeles County, which has the largest population of any county in the nation - nearly 10 million residents who account for approximately 27 percent of California's population.

DEMOGRAPHICS	3 mile	5 mile	10 mile
2020 Population	176,709	499,531	2,535,965
2024 Population	164,632	460,997	2,356,077
2029 Population Projection	158,276	442,268	2,265,175
Annual Growth 2020-2024	-1.7%	-1.9%	-1.8%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.8%

HOUSEHOLD	3 mile	5 mile	10 mile
2020 Households	53,354	147,053	738,663
2024 Households	49,280	134,500	681,574
2029 Household Projection	47,256	128,696	653,927
Annual Growth 2020-2024	-0.4%	-0.4%	-0.2%
Annual Growth 2024-2029	-0.8%	-0.9%	-0.8%

HOUSEHOLD INCOME	3 mile	5 mile	10 mile
Avg Household Income	\$95,119	\$94,201	\$96,687
Median Household Income	\$75,689	\$73,322	\$74,456

HOUSING	3 mile	5 mile	10 mile
Median Home Value	\$661,210	\$687,946	\$708,691
Median Year Built	1957	1957	1958

## LOCATION

Los Angeles



5 MILES

10 MILES

15 MILES



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CADRE #01903050

DAUM Commercial Real Estate Services and Real Estate of Los Angeles (Broker) has been engaged as the exclusive agent for the sale of 9333 Whittier Blvd., Pico Rivera, CA by the owner of 9333 Whittier Blvd., Pico Rivera, CA. The property, is being offered for sale in an as-is, where-is condition and Seller and Broker make no representation or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions, contained therein. Neither the Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with the respect to 9333 Whittier Blvd., Pico Rivera, CA. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller and Broker reserve the right, as its sole and absolute discretion, 9333 Whittier Blvd., Pico Rivera, CA from being marketed for sale at any time and for any reason. Seller expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase 9333 Whittier Blvd., Pico Rivera, CA unless and until a binding written agreement for the purchase of Property, Type of Property has been fully executed, delivered, and approved by owner and any conditions to Lessor and Purchaser's obligations there under have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of 9333 Whittier Blvd., Pico Rivera, CA directly or indirectly regarding any aspect of the enclosed materials of 9333 Whittier Blvd., Pico Rivera, CA without the prior written approval of the Seller or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Broker.