



2ND GENERATION QSR AVAILABLE FOR LEASE

9345 SLAUSON AVENUE, PICO RIVERA, CA 90660

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PROPERTY HIGHLIGHTS

- Located in the heart of Pico Rivera, this space offers high visibility and easy access to major roads, shopping centers, and local traffic. The area is a bustling hub with plenty of foot traffic, making it an ideal spot for a restaurant or food service operation.
- Fully built-out restaurant space: already equipped with kitchen and dining areas, minimizing the need for costly build-outs
- Ample parking with pole signage
- Fully equipped commercial kitchen: includes stoves, ovens, refrigerators, etc.
- Ventilation & hood systems in place, grease interceptor available
- End-cap space on a freestanding pad building
- Strategic location: near major retailers, residential areas, and major transportation routes

SPACE SIZE
±1,500 SF

PREMIER END-CAP POSITION ON A PAD
FRONTING THE MAIN STREET

CPD
50,000

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ADDITIONAL PHOTOS

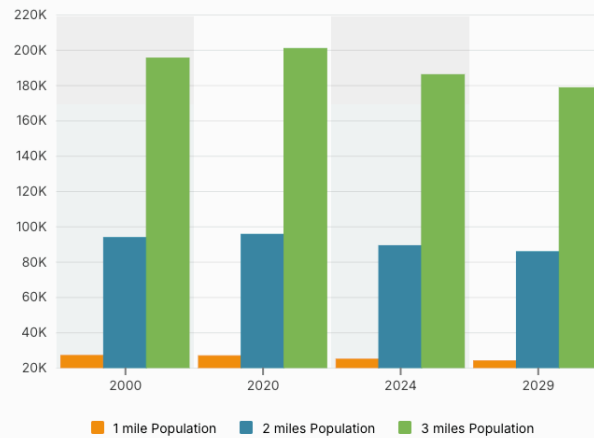


AERIAL

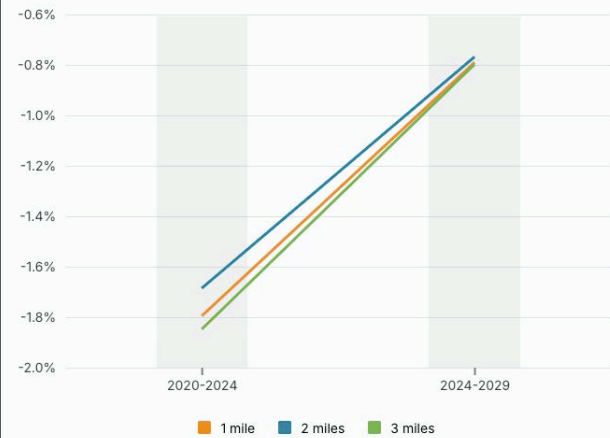


DEMOGRAPHICS

Population



Annual Population Growth



Population

	1 mile	2 miles	3 miles
2020 Population	26,751	95,532	200,794
2024 Population	24,829	89,089	185,961
2029 Population Projection	23,849	85,666	178,547
Annual Growth 2020-2024	-1.8%	-1.7%	-1.8%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.8%
Median Age	38.8	38.8	38.4
Bachelor's Degree or Higher	13%	16%	18%
U.S. Armed Forces	2	19	64

Households

	1 mile	2 miles	3 miles
2020 Households	7,294	26,647	58,035
2024 Households	6,715	24,623	53,208
2029 Household Projection	6,433	23,611	50,938
Annual Growth 2020-2024	-0.4%	-0.3%	-0.5%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.9%
Owner Occupied Households	4,329	15,832	29,321
Renter Occupied Households	2,104	7,978	21,617
Avg Household Size	3.6	3.5	3.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$262.3M	\$974.5M	\$2B

Population By Race

	1 mile	2 miles	3 miles
White	3,860	15,356	32,157
Black	277	1,320	2,949
American Indian/Alaskan Native	541	1,942	4,002
Asian	678	3,604	8,478
Hawaiian & Pacific Islander	24	124	320
Two or More Races	19,449	66,743	138,056
Hispanic Origin	22,606	77,055	158,879

Income

	1 mile	2 miles	3 miles
Avg Household Income	\$100,128	\$105,226	\$99,897
Median Household Income	\$77,587	\$83,923	\$80,272
< \$25,000	933	3,196	7,431
\$25,000 - 50,000	1,054	3,644	8,793
\$50,000 - 75,000	1,272	4,211	8,777
\$75,000 - 100,000	952	3,530	7,601
\$100,000 - 125,000	778	2,988	6,334
\$125,000 - 150,000	508	2,001	4,096
\$150,000 - 200,000	564	2,481	5,619
\$200,000+	654	2,571	4,557



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