

FOR SALE

Freestanding Office Building

9049 Washington Blvd., Pico Rivera, CA 90660



PROPERTY HIGHLIGHTS

- ◆ 6800 SQUARE FOOT BUILDING CONSISTING OF 2 UNITS.
- ◆ 3000 AND 3800 SQUARE FOOT UNITS.
- ◆ AMPLE PARKING SPACES IN THE REAR.
- ◆ FRONTAGE ON WASHINGTON BLVD.
- ◆ APPROXIMATELY 0.55 ACRES LOT.
- ◆ POSSIBLE REDEVELOPMENT OPPORTUNITY.



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9055 Washington Blvd., Pico Rivera, CA 90660

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Property Description

9049 Washington Blvd., Pico Rivera, CA 90660

PROPERTY OVERVIEW

This fabulous freestanding office building consisted of two medical office/retail units. One unit is approximately 3,000 square foot, built out as medical office, and the adjacent unit is a cold shell approximately 3,800 square foot. In addition, there are ample parking in the rear. This building sits on a 0.55 acres lot with the frontage on Washington Blvd. This property may be a possibility of a redevelopment project. Check with the city planner for verification.

LOCATION OVERVIEW

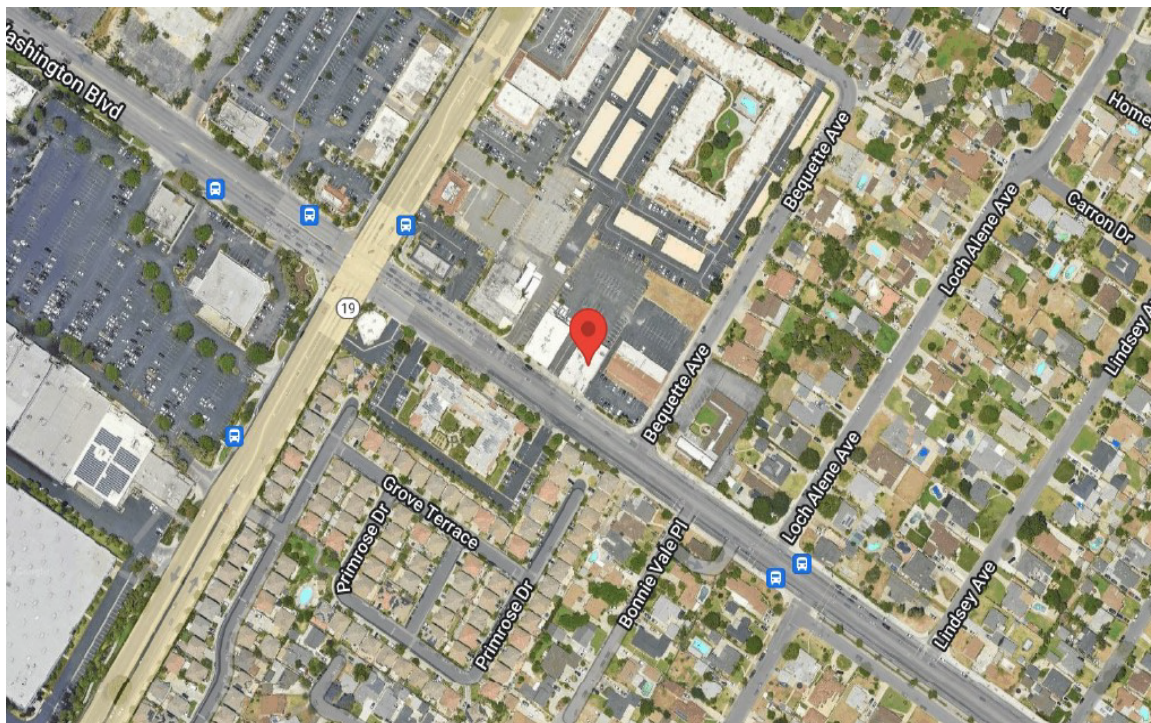
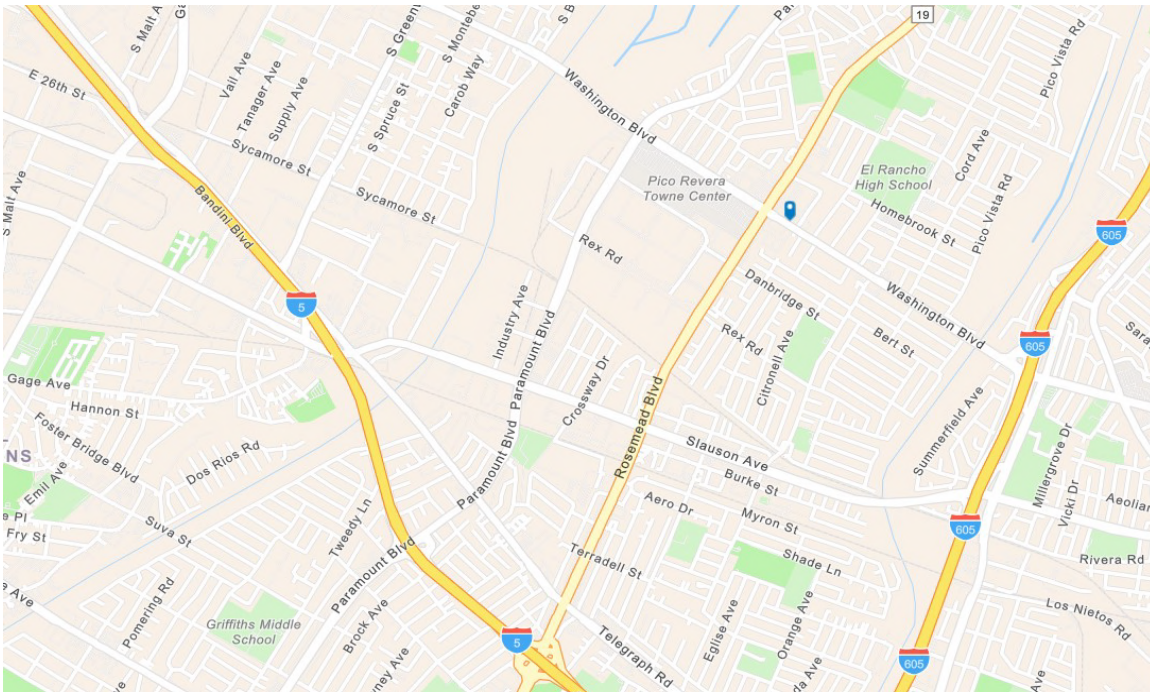
This property is located on the busy thoroughfare of Washington Boulevard. The major cross street is Rosemead Blvd. It is walking distance to Pico Rivera Town Center Shopping Mall. It is approximately one mile west of the Interstate 605 Highway. Close to El Rancho High School and the Smith Park.



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Location Maps

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Real Estate Services

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Infographics

9049 Washington Blvd., Pico Rivera, CA 90660

2020 Census Summary

9049 Washington Blvd, Pico Rivera, California, 90660
Ring band of 0 - 3 miles

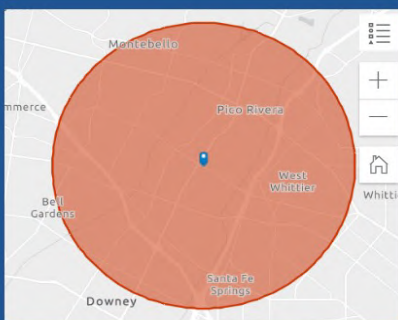


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

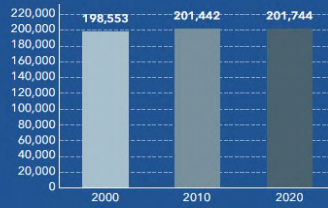
203,566 Total Population **60,218** Housing Units **7,201.3** Population Density **3.43** Average Household Size **58,776** Total Households **77.5** Diversity Index

2010-2020 ANNUAL GROWTH RATE

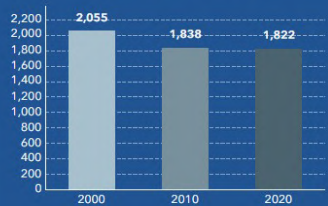


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

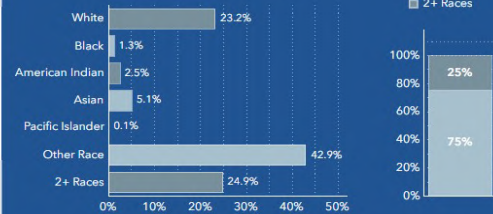
HOUSEHOLD POPULATION



GROUP QUARTERS



TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	44,494	159,072
1 Race	33,387	119,525
White	9,455	37,725
Black	564	2,015
American Indian/Alaska Native	1,022	4,109
Asian	1,417	8,971
Pacific Islander	76	219
Some Other Race	20,852	66,485
2 or More Races	11,107	39,547

2020 Census Summary

9049 Washington Blvd, Pico Rivera, California, 90660
Ring band of 0 - 3 miles



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KEY FACTS

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Households by Size	Number	Percent
Total Households	58,776	-
1-Person Household	8,967	15%
2-Person Household	12,910	22%
3-Person Household	11,022	19%
4-Person Household	11,178	19%
5-Person Household	7,165	12%
6-Person Household	3,798	6%
7+ Person Household	3,736	6%
Average Household Size	3.43	-

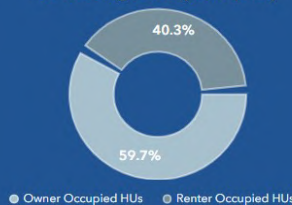
Households by Type



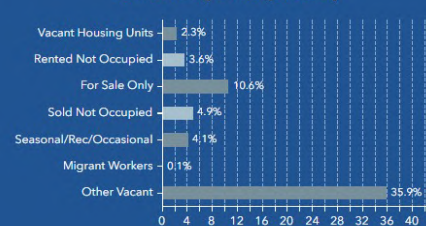
Married Couple (49%)
Cohabiting Couple (7%)
Male Householder: No Spouse (16%)
Female Householder: No Spouse (28%)

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

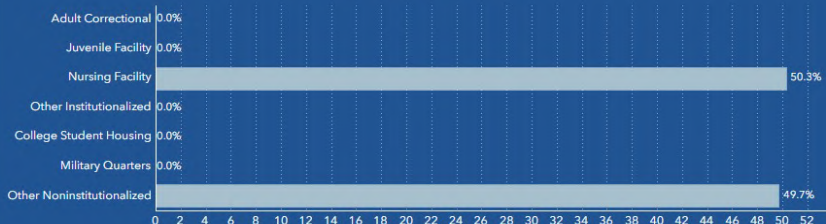
Total Housing Units by Occupancy



Total Housing Units by Vacancy



Group Quarters Population



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Aerial & Parcel Maps

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