

RETAIL / FOOD USE / MEDICAL SPACE FOR LEASE



8961 WASHINGTON BLVD
PICO RIVERA, CA 90660



COMMERCIAL
ASSET GROUP

- NEW CONSTRUCTION CENTER WITH EXCELLENT CURB APPEAL
- AMPLE PARKING & EXCELLENT STREET EXPOSURE & SIGNAGE
- JOIN: LA FITNESS, STAR CRAB, JERSEY MIKE'S, T-MOBILE, MCDONALD'S, PANDA EXPRESS, WING STOP, BRIGHT NOW DENTAL, BOBA TIME, SHOE PALACE, LA CARNICERIA
- SEEKING BANKS, RESTAURANT OR BAR, MEDICAL USER, RETAIL, HAIR SALON, BEAUTY SUPPLY, BAKERY, DESSERT, JUICE BAR

- MAIN & MAIN CORNER LOCATION WITH SIGNALIZED INTERSECTION
- HEAVY AUTO TRAFFIC -- 118,000 CPD
- DENSE POPULATION DEMOGRAPHICS
- EASY FWY ACCESS
- POPULATION: 2 MILE RADIUS 100,000
- INCOME -- 1 MILE RADIUS \$67,000



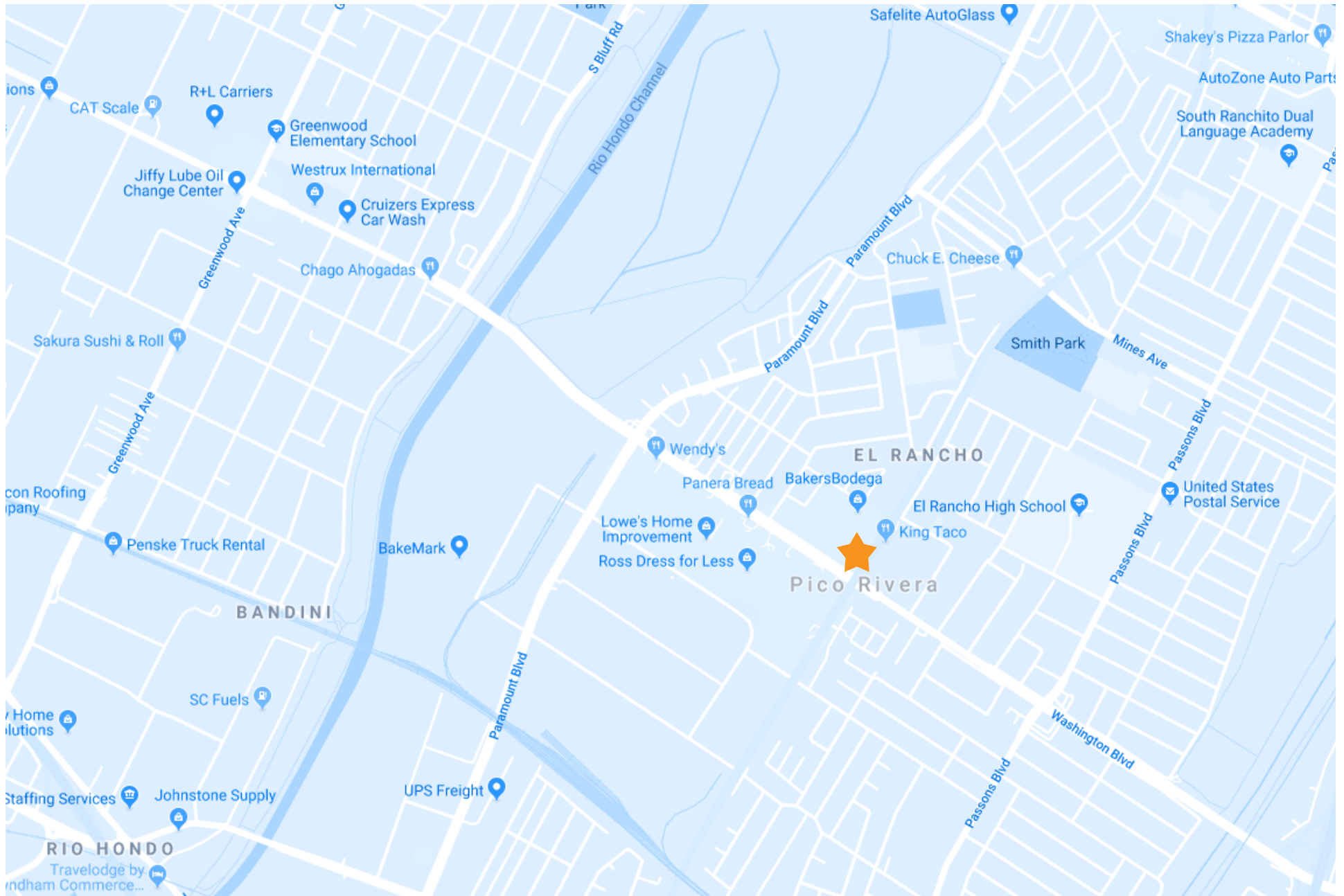
SPACE SIZE

±1,750 SQFT

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ADDITIONAL PHOTOS



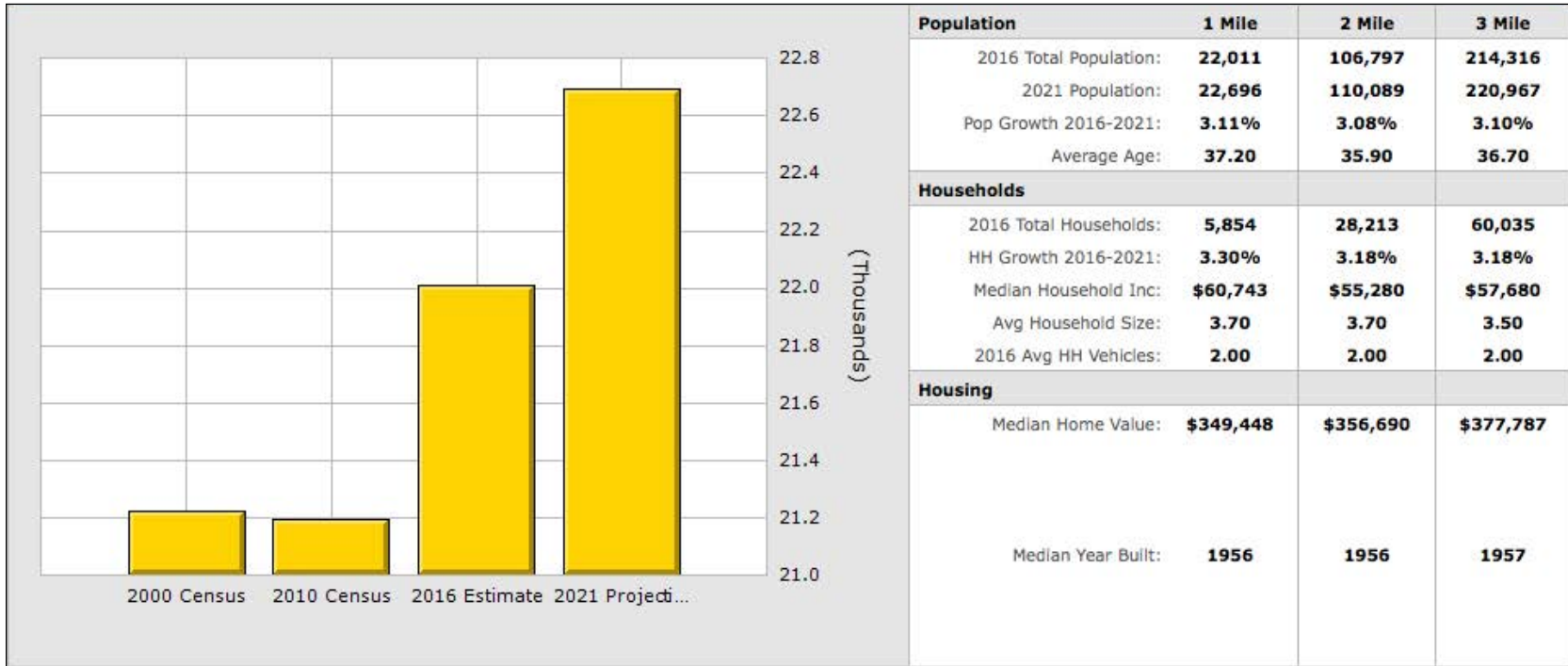
MAP



NEIGHBORING TENANTS



NEIGHBORING TENANTS

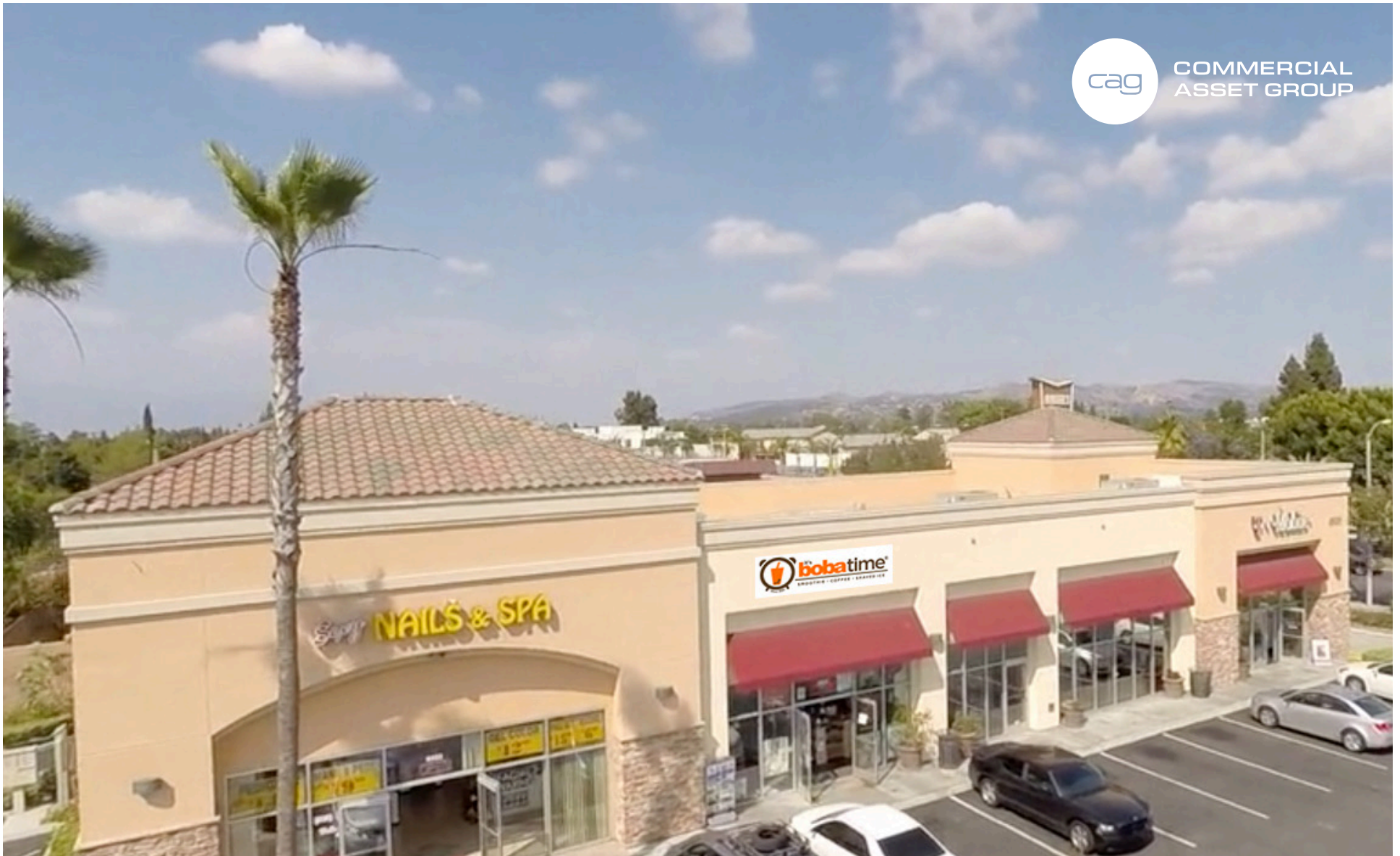


% American Indian or Alaska Native Population	1.73%	1.24%	1.13%
% Asian Population	1.76%	4.37%	7.18%
% Black Population	1.08%	1.25%	1.64%
% Hawaiian or Pacific Islander Population	0.09%	0.13%	0.14%
% Multirace Population	3.45%	3.88%	3.91%
% Other Race Population	30.80%	31.56%	32.42%
% White Population	61.09%	57.58%	53.59%
% Hispanic Population	91.94%	85.22%	81.47%
% Non Hispanic Population	8.06%	14.78%	18.53%

DEMOGRAPHICS



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