
FOR LEASE

**8580 WHITTIER BLVD,
PICO RIVERA**

SWC Whittier Blvd + Paramount Blvd

8580 WHITTIER BLVD, PICO RIVERA

- Offering a 13,225 SF building on a 1.77-acre lot in a bustling commercial area with impressive visibility and access.
- The property is situated near major retail destinations, including Cinepolis Cinemas, Superior Grocers, Target, In-N-Out, Burlington, and many others.
- Positioned at the major intersection Whittier Blvd & Paramount Blvd with high visibility and nearly 48,000 cars per day combined.
- Surrounded by a dense residential population of nearly 175,000 people within a 3-mile radius, alongside a significant daytime workforce, providing strong market potential for various businesses.

SITE



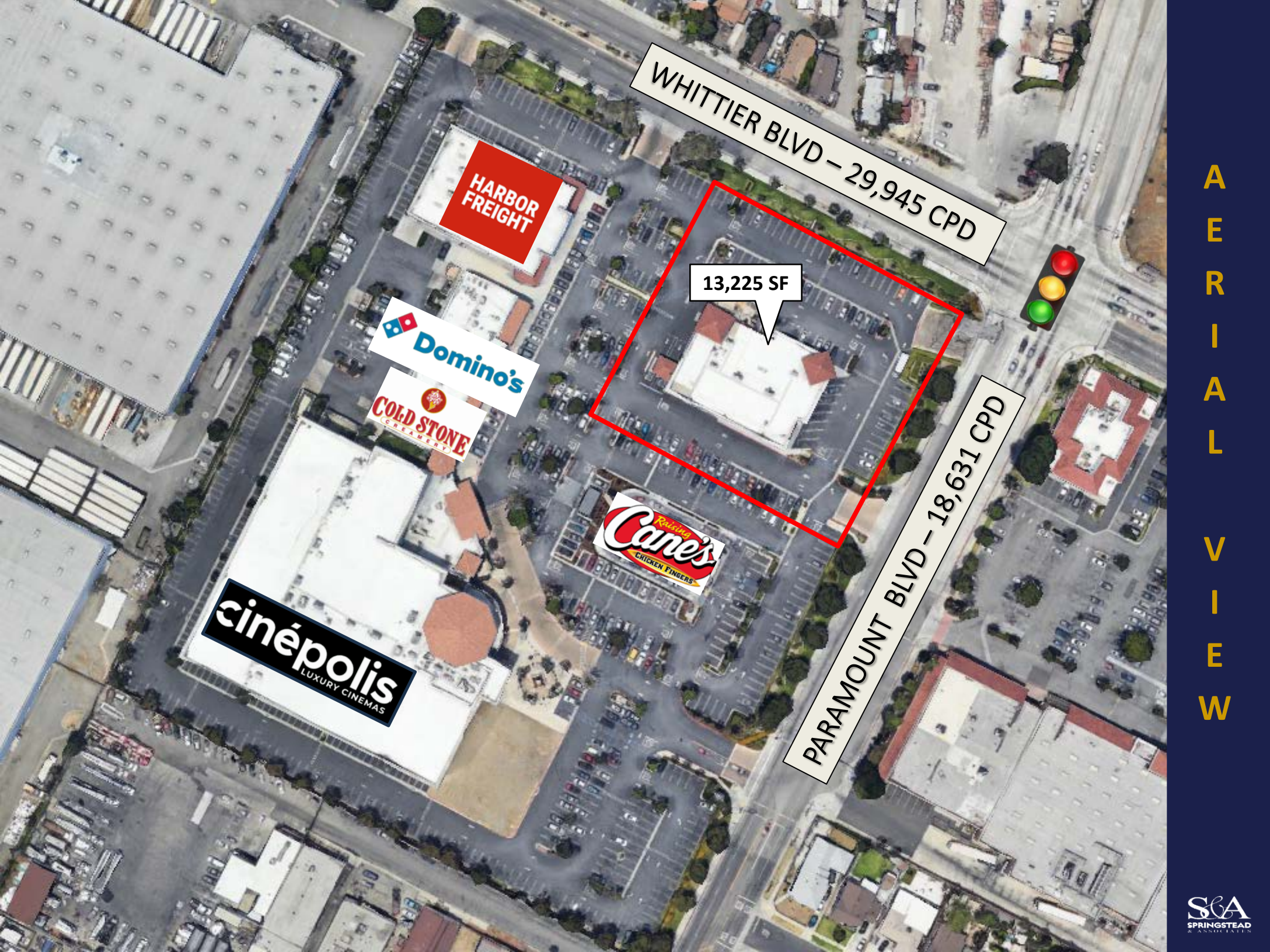
HARBOR FREIGHT
COLD STONE CREAMERY
Cane's CHICKEN FINGERS
cinépolis LUXURY CINEMAS
Domino's

target
FOOD 4 LESS
O'Reilly AUTO PARTS
jamba
BR bakery
DUNKIN' DONUTS
Denny's
BURGER KING
Starbucks
CHIPOTLE MEXICAN GRILL
PANDA EXPRESS CHINESE KITCHEN



Burlington out factory
SUPERIOR GROCERS
DOLLAR TREE
IN-N-OUT BURGER
Pollo Loco





WHITTIER BLVD – 29,945 CPD

13,225 SF

PARAMOUNT BLVD – 18,631 CPD

HARBOR
FREIGHT

Domino's

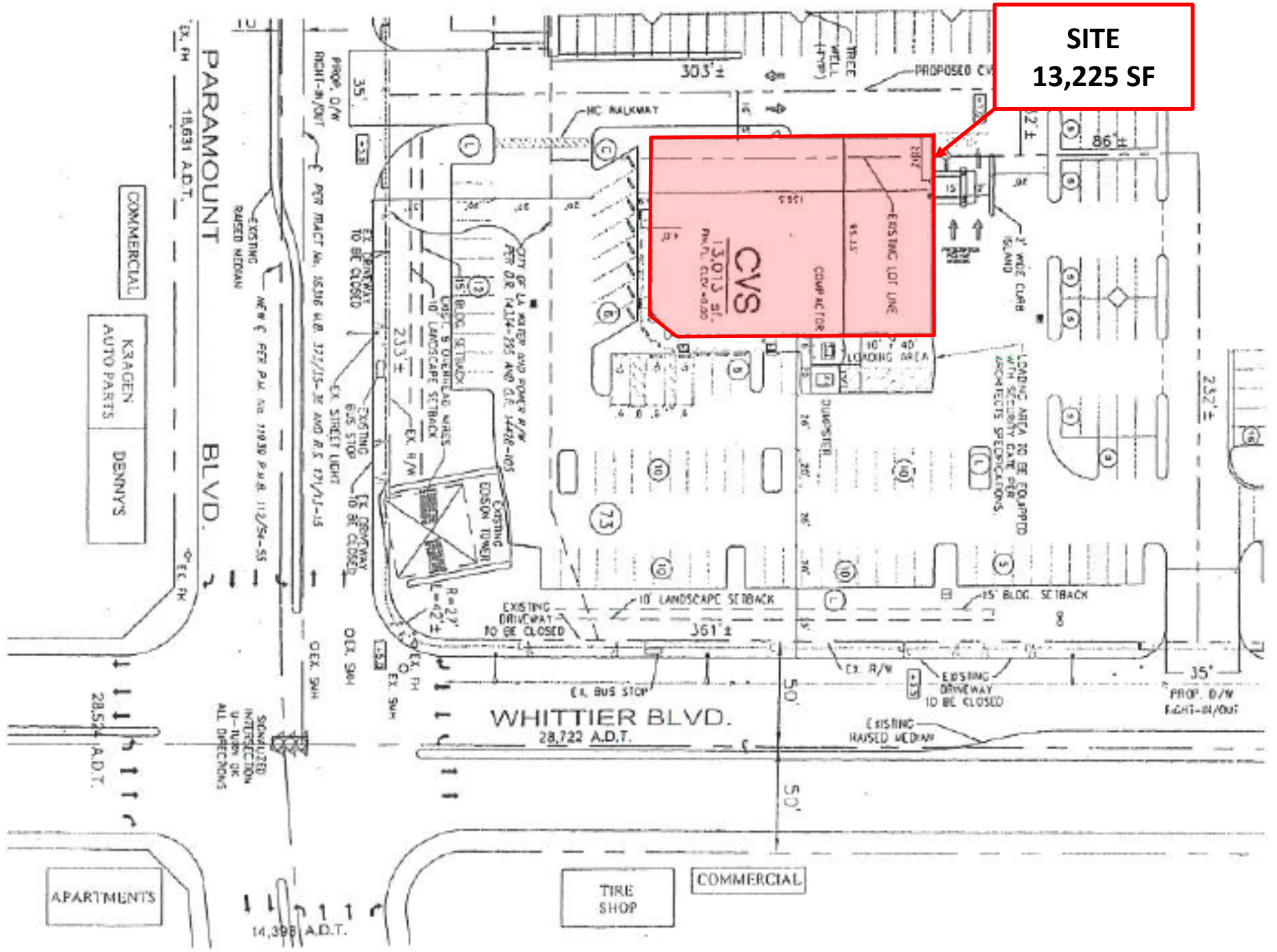
COLD STONE
CREAMERY

Raising
Cane's
CHICKEN FINGERS

cinépolis
LUXURY CINEMAS

S I T E P L A N

SITE
13,225 SF



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2024

8580 WHITTIER BLVD | PICO RIVERA , C A

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	28,631	174,887	518,952
Estimated Population (2029)	27,853	169,893	505,736
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	8,169	53,686	157,784
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$103,411	\$109,459	\$104,361
Estimated Average HH Income (2029)	\$126,154	\$131,851	\$124,826
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$75,021	\$84,081	\$78,703
Estimated Median HH Income (2029)	\$96,623	\$101,292	\$93,419
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$29,808	\$33,552	\$31,748
Estimated Per Capita Income (2029)	\$37,430	\$41,609	\$39,121

LEASING:



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