

FOR LEASE NEWLY REMODELED

TWO BUILDINGS WITH MULTIPLE UNITS AVAILABLE FOR IMMEDIATE MOVE-IN



8337

TELEGRAPH RD
PICO RIVERA
CA 90660





Property Highlights

**8337 TELEGRAPH RD
PICO RIVERA, CA 90660**

**BUILDING
TYPE**

OFFICE

**BUILDING A
SIZE**

±13,253 SQ. FT.

**BUILDING B
SIZE**

±4,692 SQ. FT.

**NUMBER
OF BLDGS**

2

**NUMBER
OF STORIES**

3

EASY ACCESS
TO PUBLIC
TRANSPORTATION

LOCATED ALONG
BUS ROUTE

IMMEDIATE ACCESS
TO INTERSTATE 5



YEAR
BUILT

1980

PROPERTY
ZONING

PA

PARKING
STALLS

166 SPACES

WALK
SCORE

77

TRAFFIC
COUNTS

52,092 CPD
(ON TELEGRAPH RD)

Availability

Space	Size	Term	Rental Rate	Space Use	Condition	Available
1st Floor, Ste 100	2,114 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
1st Floor, Ste 104	2,554 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
1st Floor, Ste 106	766 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
1st Floor, Ste 108	597 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
1st Floor, Ste 110	1,000 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
1st Floor, Ste 125	1,244 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 200	1,601 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 202	1,559 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 206	1,167 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 208	913 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 211	472 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 214	2,519 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 217	1,374 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 222	1,367 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 223	1,081 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 225	1,029 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 226	442 SF	Negotiable	Upon Request	Office	Full Build-Out	Now
2nd Floor, Ste 227	593 SF	Negotiable	Upon Request	Office	Full Build-Out	Now

SANTA FE SPRINGS

NORWALK



ROSEMEAD BLVD 19

234,000 CARS/DAY

19

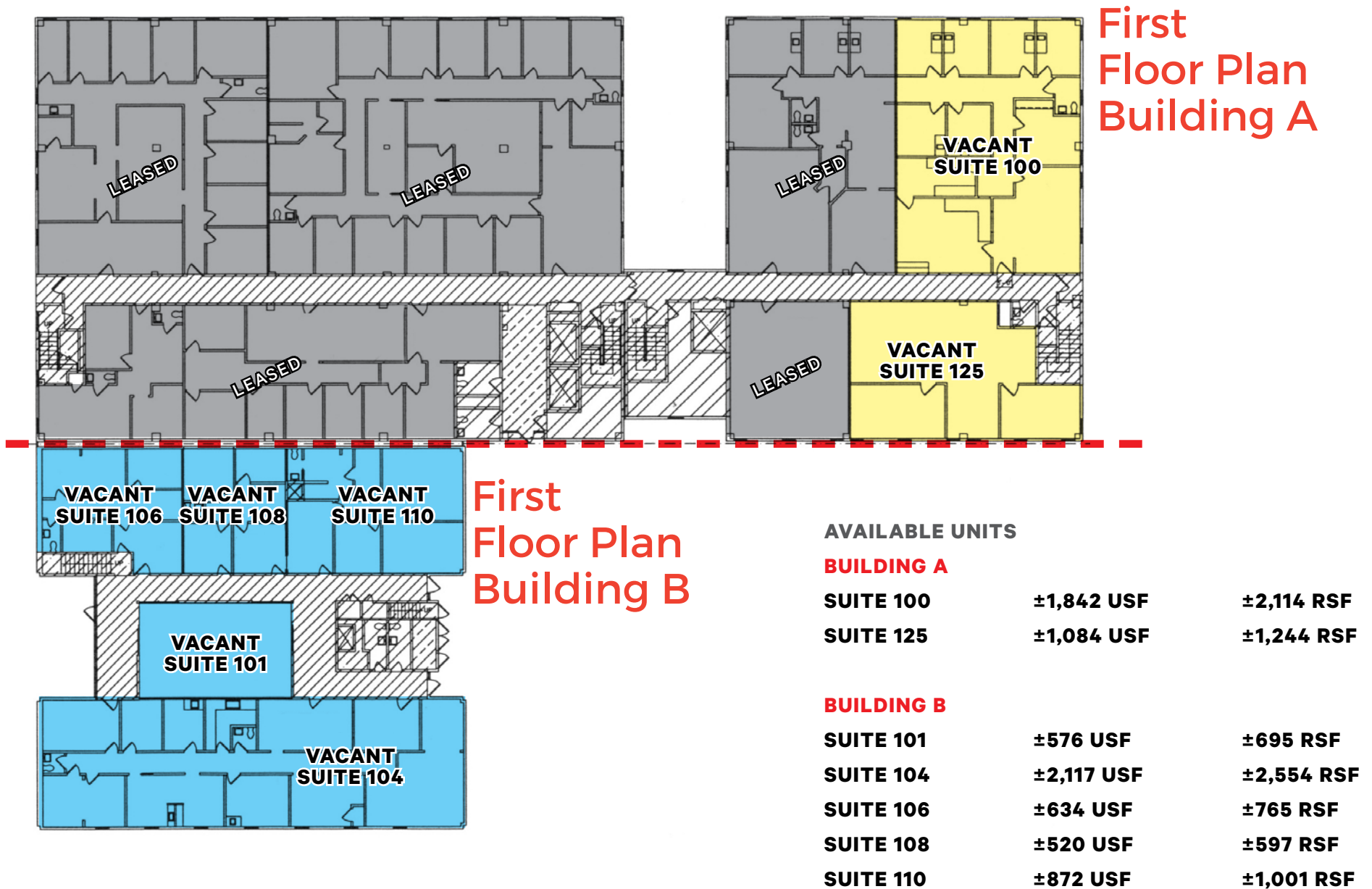
52,092 CARS/DAY

BIRCHBARK AVE

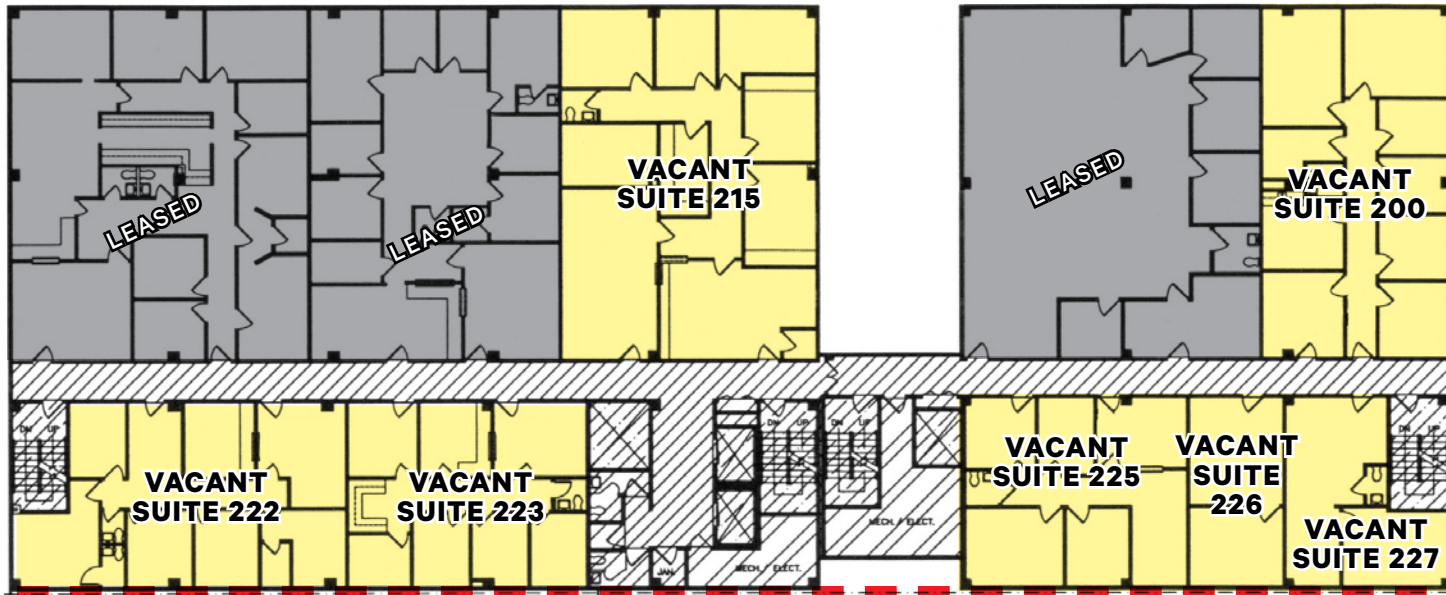
TELEGRAPH RD

FERNADEL AVE

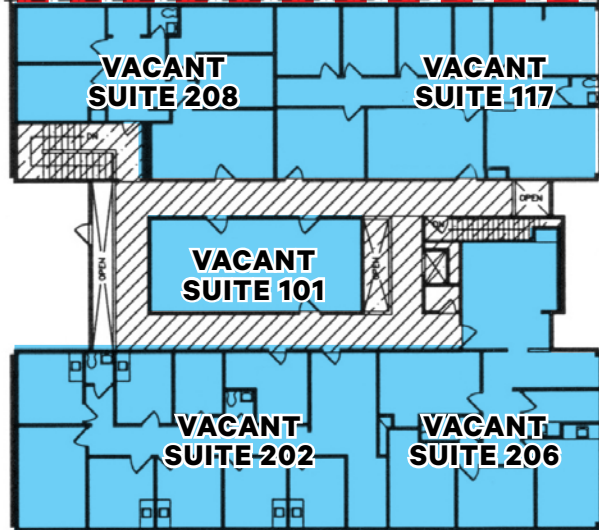
Floor Plans



Second Floor Plan Building A



Second Floor Plan Building B



AVAILABLE UNITS

BUILDING A

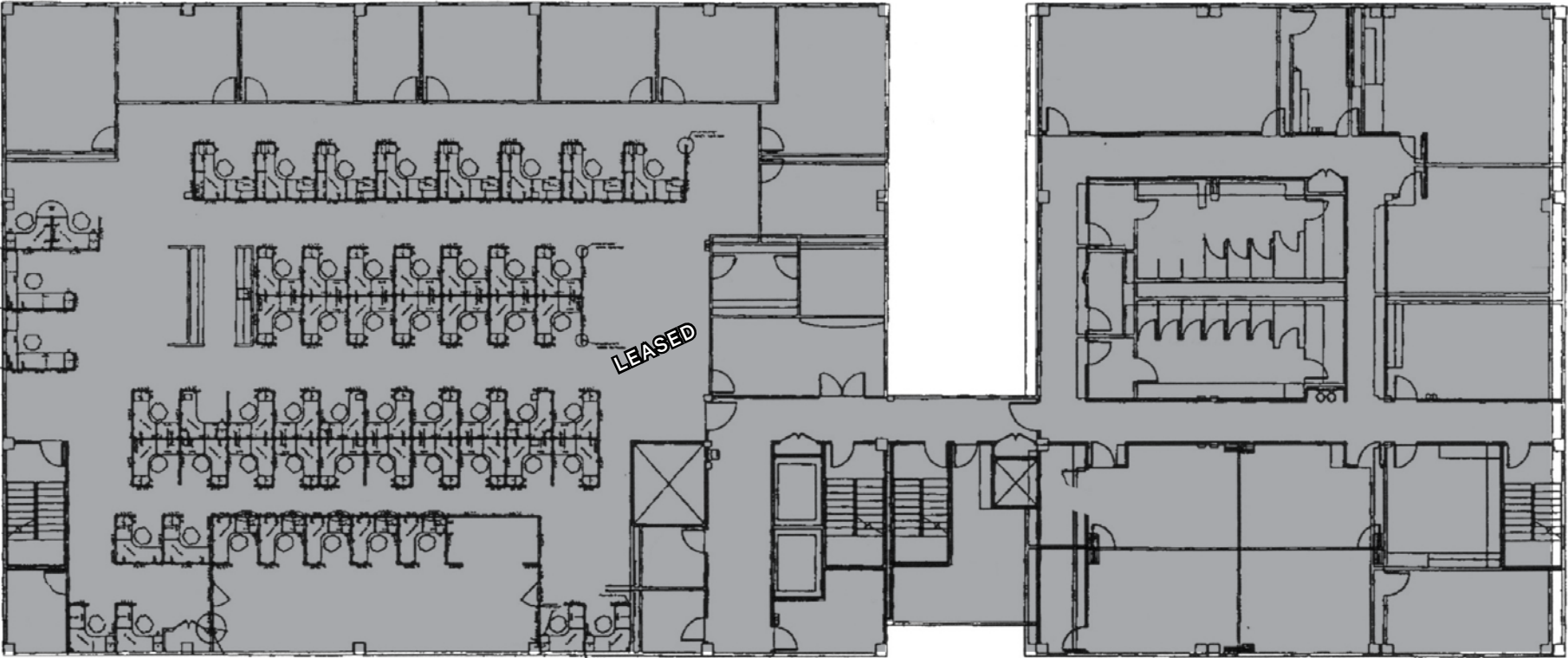
SUITE 200	±1,368 USF	±1,601 RSF
SUITE 215	±1,862 USF	±2,179 RSF
SUITE 222	±1,168 USF	±1,367 RSF
SUITE 223	±924 USF	±1,081 RSF
SUITE 225	±879 USF	±1,029 RSF
SUITE 226	±378 USF	±442 RSF
SUITE 227	±507 USF	±593 RSF

BUILDING B

SUITE 202	±1,333 USF	±1,559 RSF
SUITE 206	±998 USF	±1,167 RSF
SUITE 208	±781 USF	±913 RSF
SUITE 211	±404 USF	±562 RSF
SUITE 217	±1,175 USF	±1,374 RSF

Floor Plans

Third Floor Plan Building A





Area Overview

PICO RIVERA, CA



Pico Rivera is a city located in southeastern Los Angeles County, California. The city is situated approximately 11 miles southeast of downtown Los Angeles, on the eastern edge of the Los Angeles basin, and on the southern edge of the area known as the San Gabriel Valley. As of the 2020 United States census, the city has a population of 62,088. Pico Rivera is bordered by Montebello to the west, Downey to the south, Santa Fe Springs to the southeast, and Whittier to the east. Northrop Grumman's Advanced Systems Division developed the B-2 Spirit bomber here.



11 MILES

to downtown Los Angeles, Staples Center and the Ontario Airport



13.5 MILES

to Union Station and Dodger Stadium, home of the Los Angeles Dodgers



13.4 MILES

to Knott's Berry Farm, Santa Anita Racetrack, Disneyland, USC and the Los Angeles Coliseum



TOP 10 EMPLOYERS

#	Employer	# of Employees
1	El Rancho Unified School District	1,225
2	Wal-Mart	497
3	Target	191
4	Feit Electric Co Inc	189
5	Lowe's	187
6	Rivera Nursing & Convalescent	182
7	Bay Cities Container	160
8	Aurora World, Inc	136
9	El Rancho Vista Healthcare Center	112
10	Anastasia Beverly Hills Inc	100



20 MILES

to Pasadena, the Rose Bowl, and Burbank Airport



18 MILES

to the Hollywood Bowl, John Wayne Airport, and the beaches of Orange County



22.5 MILES

to Beverly Hills and Universal Studios

Area Demographics

POPULATION	MILE 1	MILE 3	MILE 5	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Population 2010	25,310	212,403	679,621	2010 Households	7,211	58,584	185,620
Population 2023	25,004	206,131	650,386	2023 Households	7,087	56,434	175,752
Population Projection 2028	24,441	200,776	631,684	2028 Household Projection	6,914	54,834	170,158
Annual Growth 2010-2023	-0.10%	-0.20%	-0.30%	Annual Growth 2010-2023	0.3%	0.2%	0.1%
Annual Growth 2023-2028	-0.50%	-0.50%	-0.60%	Annual Growth 2023-2028	-0.5%	-0.6%	-0.6%
Median Age	37	36.2	35.9	Owner Occupied Households	4,194	28,527	84,689
Bachelor's Degree or Higher	17%	16%	15%	Renter Occupied Households	2,721	26,307	85,468
U.S. Armed Forces	16	57	279	Avg Household Size	3.4	3.6	3.6
				Avg Household Vehicles	2	2	2



CONSUMER SPENDING DETAILS

	1 MILE		3 MILE		5 MILE	
Expand All	Total Spending	Avg Household	Total Spending	Avg Household	Total Spending	Avg Household
Apparel	\$14,900,389	\$2,102	\$116,446,043	\$2,063	\$359,788,824	\$2,047
Entertainment, Hobbies & Pets	\$37,057,636	\$5,229	\$273,917,583	\$4,854	\$820,043,797	\$4,666
Food & Alcohol	\$73,626,961	\$10,389	\$570,287,635	\$10,105	\$1,747,464,344	\$9,943
Household	\$45,232,744	\$6,382	\$315,028,067	\$5,582	\$926,973,359	\$5,274
Transportation & Maintenance	\$75,205,335	\$10,612	\$562,003,010	\$9,959	\$1,673,342,515	\$9,521
Health Care	\$11,923,264	\$1,682	\$90,276,718	\$1,600	\$273,425,713	\$1,556
Education & Daycare	\$19,080,119	\$2,692	\$132,341,909	\$2,345	\$386,199,375	\$2,197
Total Specified Consumer Spending (\$)	\$277,026,448	\$39,089	\$2,060,300,965	\$36,508	\$6,187,237,927	\$35,204

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$105,104	\$92,214	\$86,433
Median Household Income	\$85,026	\$72,901	\$69,076
< \$25,000	905	7,481	27,101
\$25,000 - 50,000	1,213	11,315	36,066
\$50,000 - 75,000	974	10,260	32,045
\$75,000 - 100,000	1,127	7,717	24,474
\$100,000 - 125,000	938	7,259	20,988
\$125,000 - 150,000	410	3,816	12,145
\$150,000 - 200,000	777	4,798	13,561
\$200,000+	744	3,787	9,371

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$669,416	\$591,890	\$540,646
Median Year Built	1956	1957	1958





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