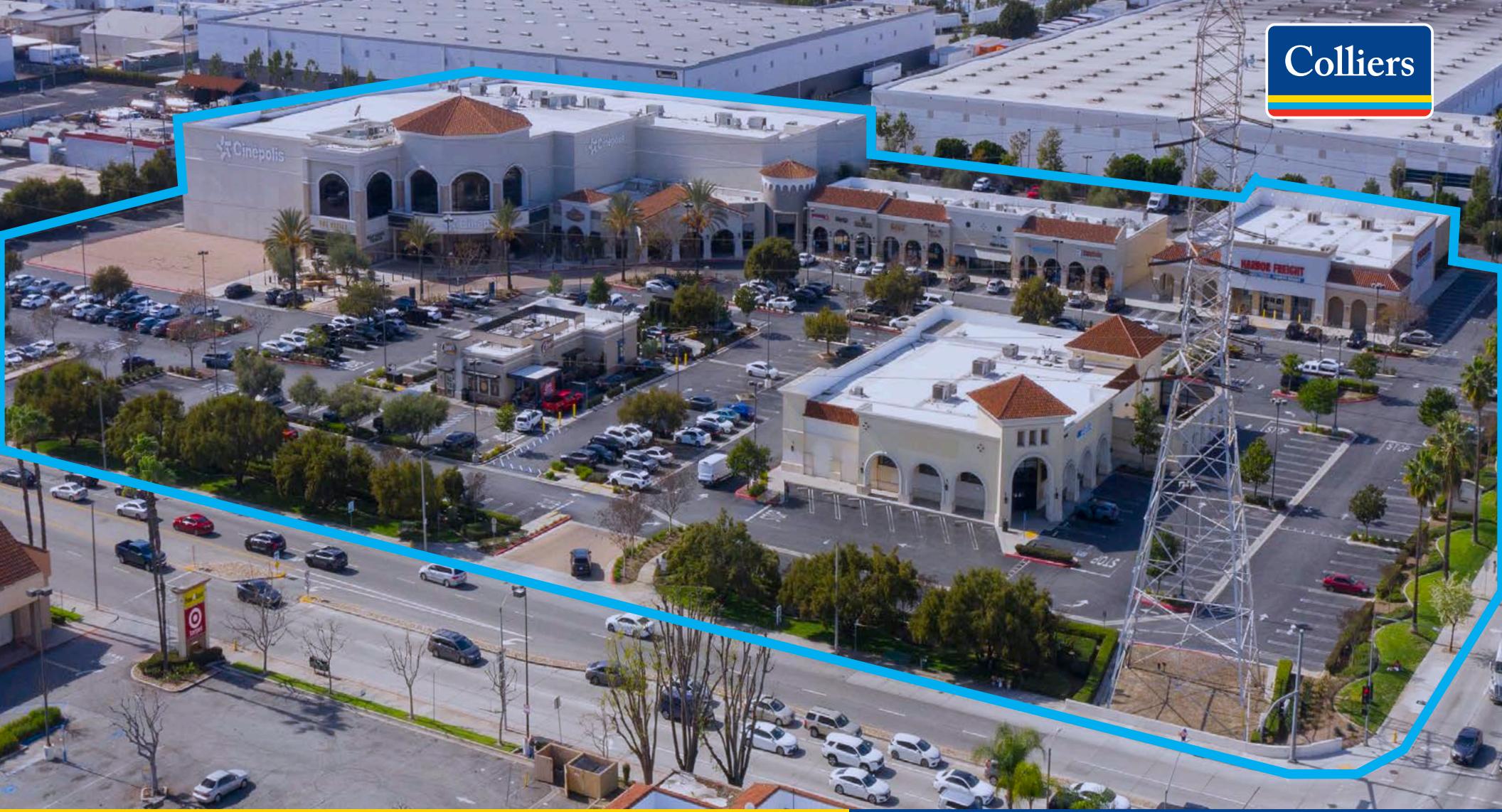


Colliers



Village Walk

8580-8540 E Whittier Blvd | Pico Rivera, CA 90660

Pico Rivera
Retail Leasing
Opportunity

Village Walk



Village Walk at Pico Rivera is a dynamic retail destination offering a rare opportunity for businesses. Spanning 129,640 square feet, it serves as a central community shopping center featuring a mix of entertainment, eateries, retail stores, and more, making it a key hub for residents and visitors alike.



±129,640 SF Community Shopping Center



Entertainment Center featuring the dominant theater in the trade area.



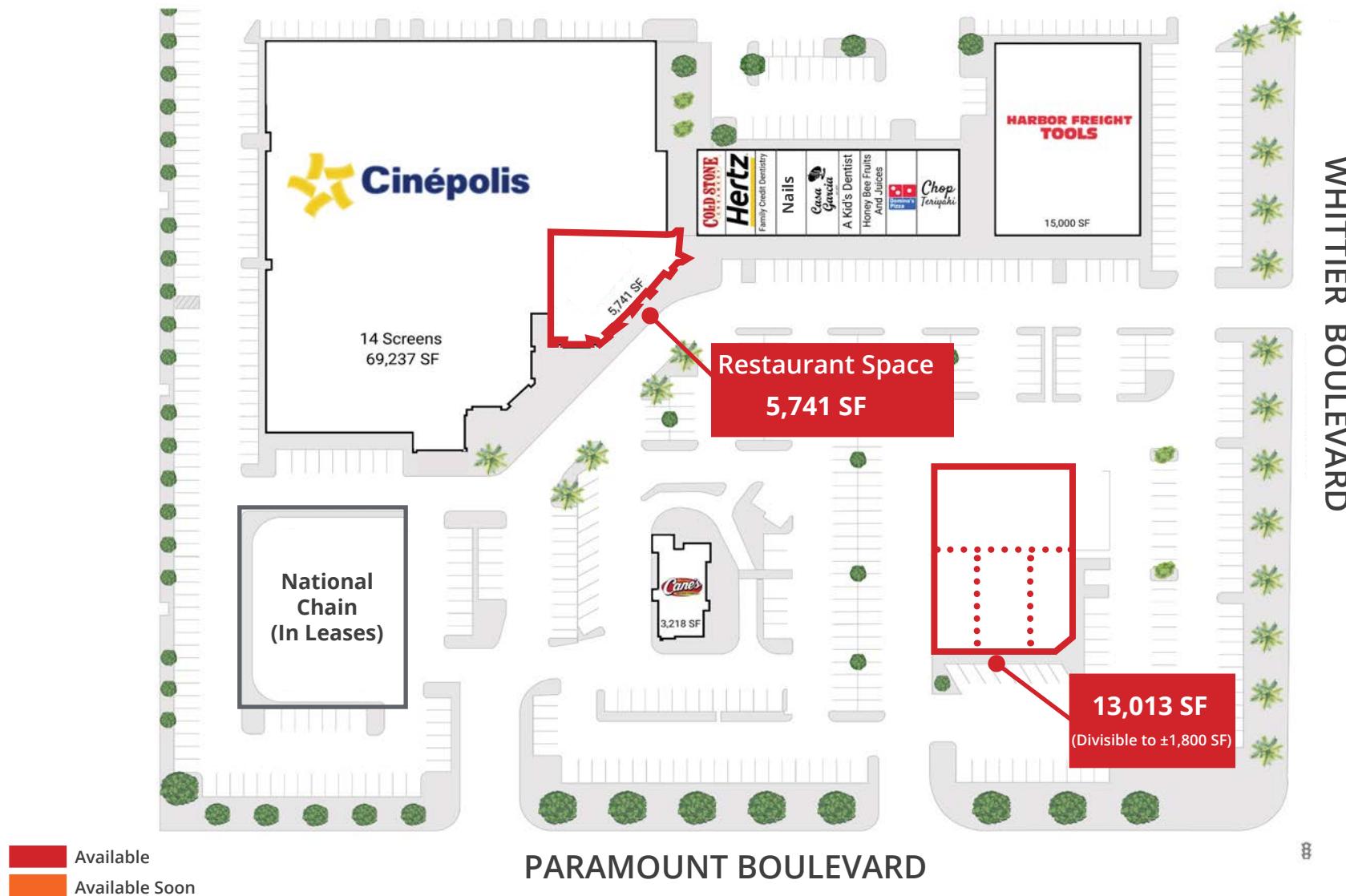
Nearby Tenants include: Target, Burlington, Ross, dd's Discounts, Cinepolis, Harbor Freight, Raising Cane's, Cold Stone Creamery, Chick Fil A, In N Out, Superior Grocers, Shakeys, Dollar Tree and more.



Traffic Counts | ±71,694 Cars/Day (Whittier Blvd & Paramount Blvd) Source: Regis

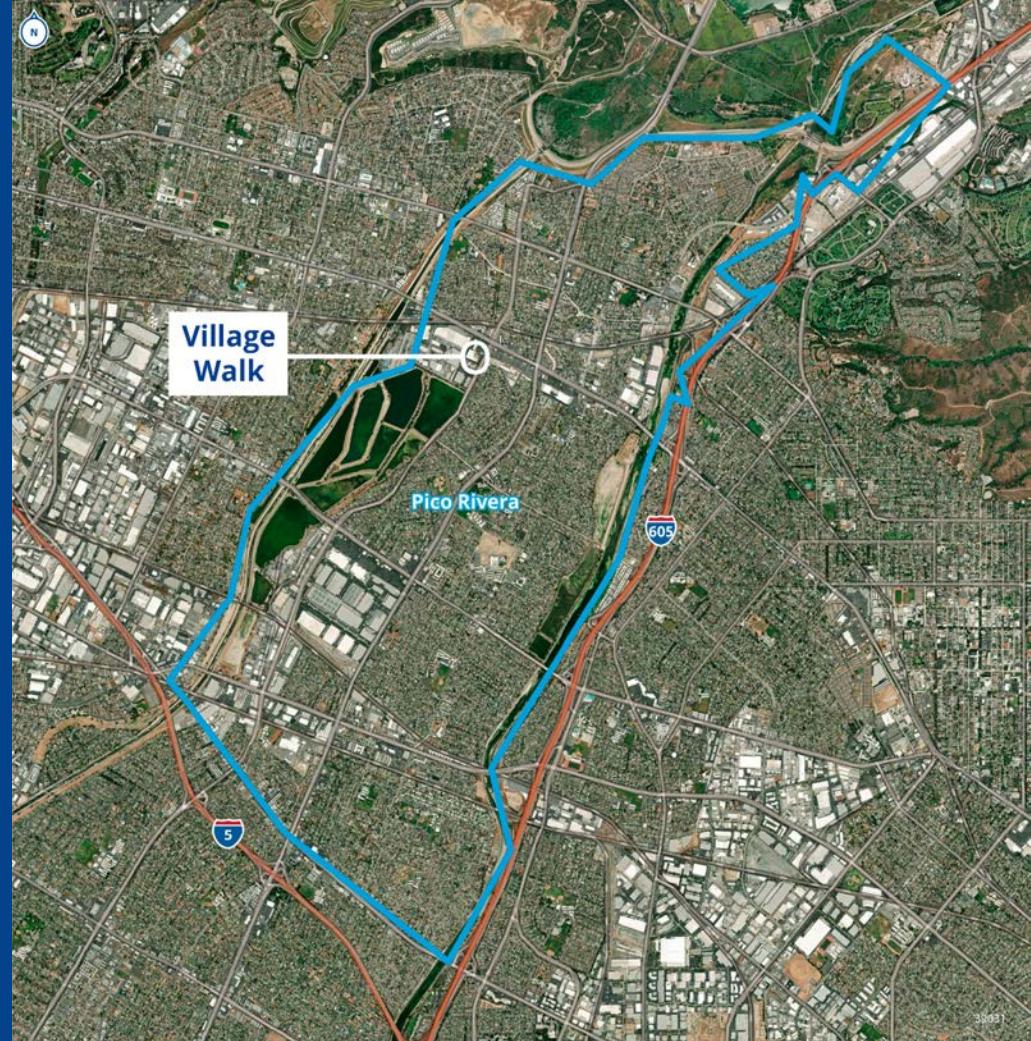
The Retail Opportunity

Village Walk features an entertainment-anchored center with strong co-tenancy, a high-traffic corridor, and plenty of parking.



The Pico Rivera Community

Pico Rivera is a vibrant community that provides opportunities for residents, workers, and visitors. Located on the eastern edge of the Los Angeles basin and the southern part of the San Gabriel Valley, it sits about 13 miles southeast of downtown Los Angeles. The community offers walkable streets, a reliable transportation line, and a range of housing options near retail and eateries.



Demographics

1 Mile

28,178	8,296
Total Population	Total Housing Units
\$104,083	24,699
Average Household Income	Daytime Population

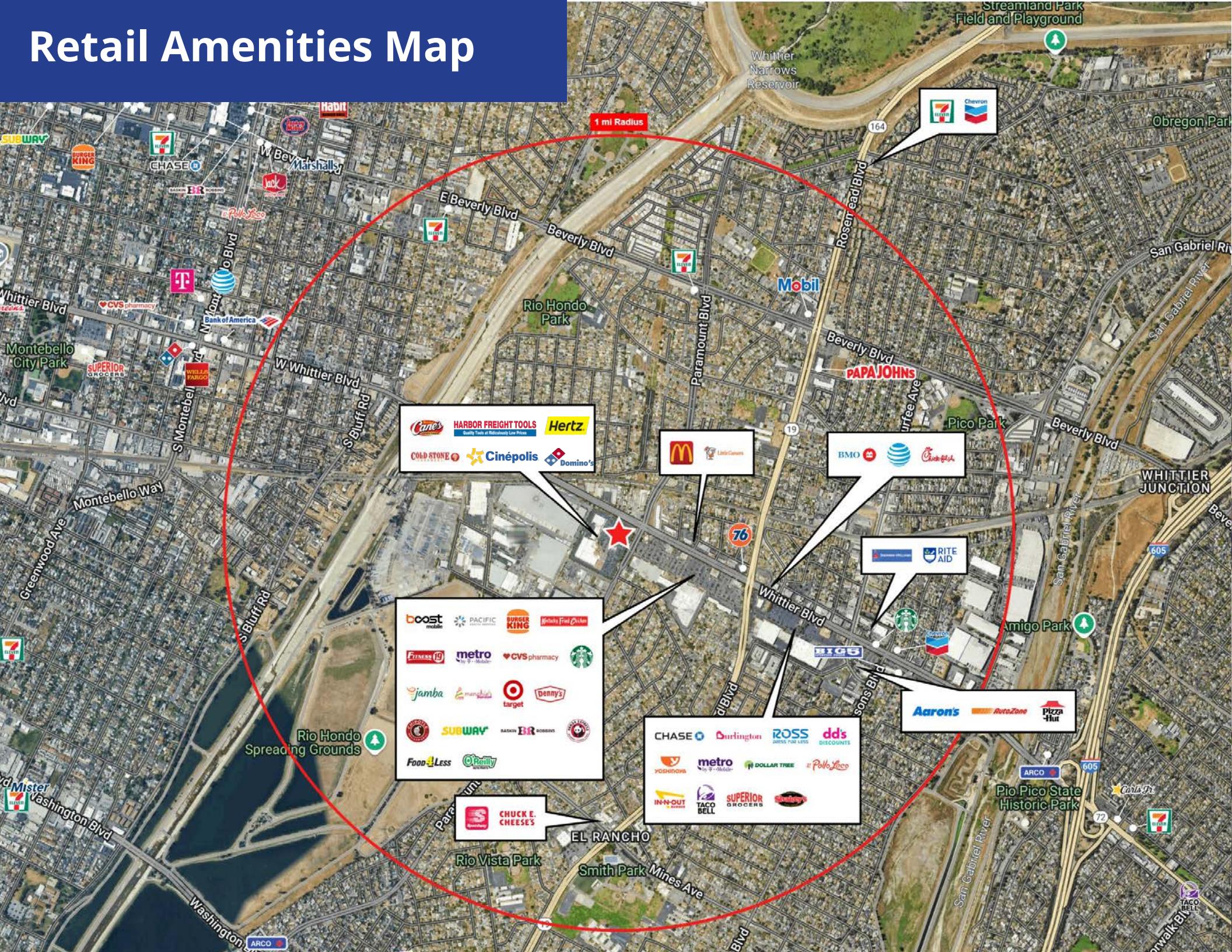
3 Mile

173,532	54,869
Total Population	Total Housing Units
\$109,622	161,307
Average Household Income	Daytime Population

5 Mile

515,009	160,481
Total Population	Total Housing Units
\$109,622	527,927
Average Household Income	Daytime Population

Retail Amenities Map





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