

# Village Walk

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

**Pico Rivera  
Retail Leasing  
Opportunity**



# Village Walk



IN-N-OUT BURGER  
TACO BELL  
SUPERIOR GROCERS.  
ROSS DRESS FOR LESS  
Pollo Loco  
Burlington  
dd's DISCOUNTS  
DOLLAR TREE  
Shakey's

TARGET  
Food 4 Less  
CHIPOTLE MEXICAN GRILL  
Spectrum  
Burger King  
KFC

Raising Cane's  
CHICKEN FINGERS

PARAMOUNT BOULEVARD

WHITTIER BOULEVARD

HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

Domino's

Hertz

COLD STONE CREAMERY

Cinépolis



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.



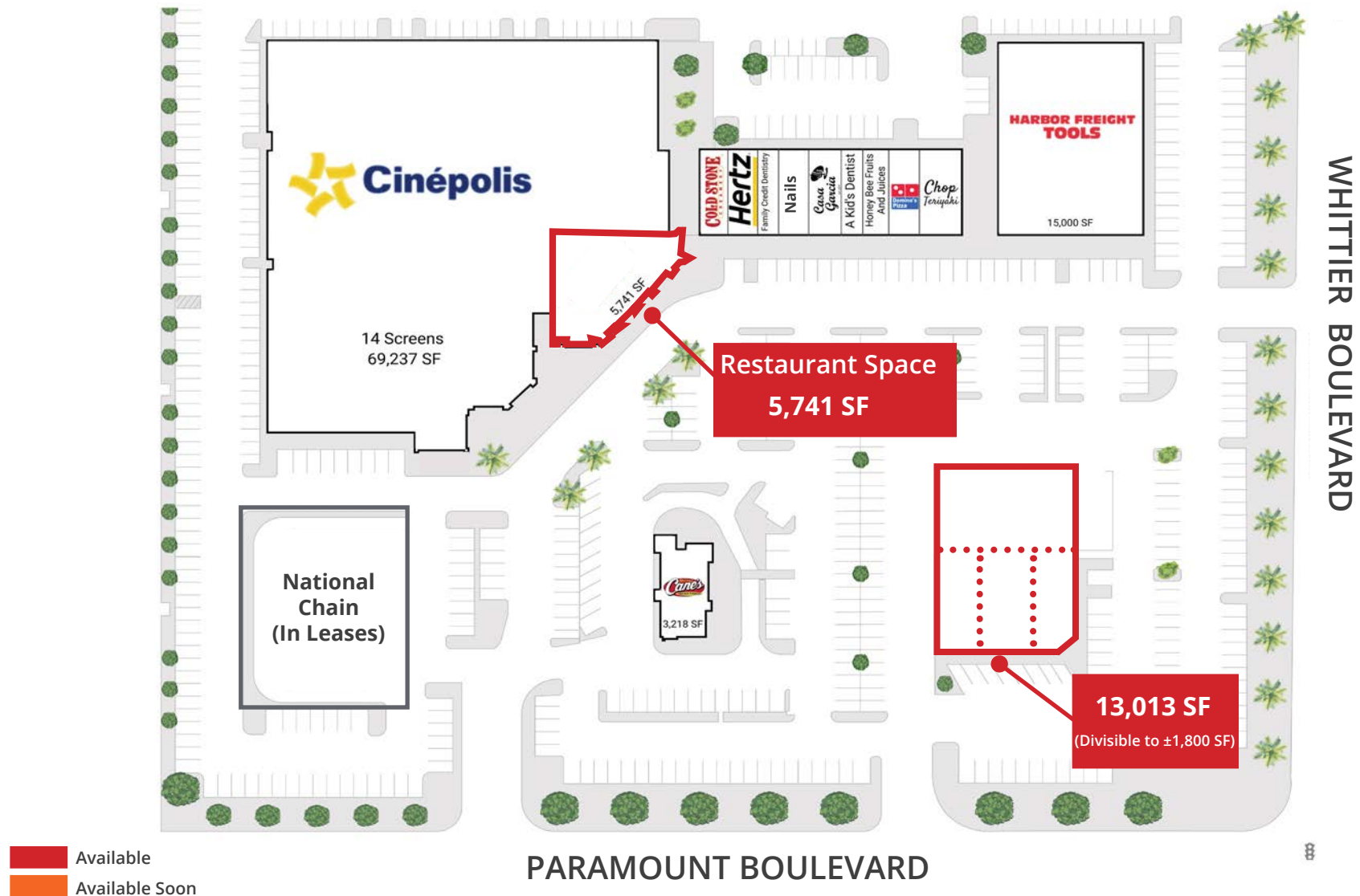
Nearby Tenants include: Target, Burlington, Ross, dd's Discounts, Cinepolis, Harbor Freight, Raising Cane's, Cold Stone Creamery, Chick Fil A, In N Out, Superior Grocers, Shakeys, Dollar Tree and more.



**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**

Total Population

**8,296**

Total Housing Units

**\$104,083**

Average Household Income

**24,699**

Daytime Population

**\$75,616**

Median Household Income

**38.6**

Median Age

### 3 Mile

**173,532**

Total Population

**54,869**

Total Housing Units

**\$109,622**

Average Household Income

**161,307**

Daytime Population

**\$84,144**

Median Household Income

**39.5**

Median Age

### 5 Mile

**515,009**

Total Population

**160,481**

Total Housing Units

**\$109,622**

Average Household Income

**527,927**

Daytime Population

**\$84,144**

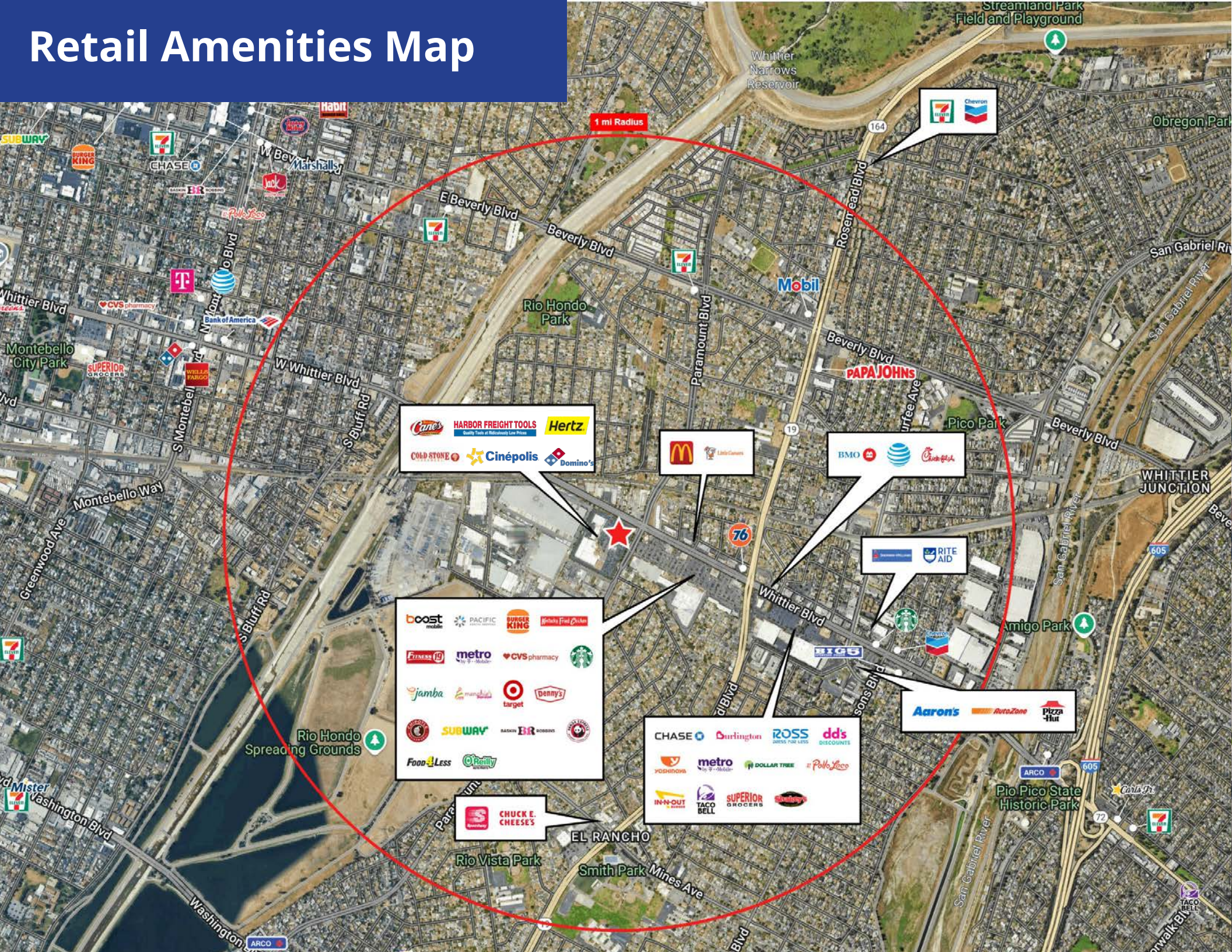
Median Household Income

**39.0**

Median Age



# Retail Amenities Map







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