

# 3660 SAN GABRIEL PARKWAY

PICO RIVERA | CA

**QUALITY INDUSTRIAL SITE WITH OFFICE/MAINTENANCE BUILDING**

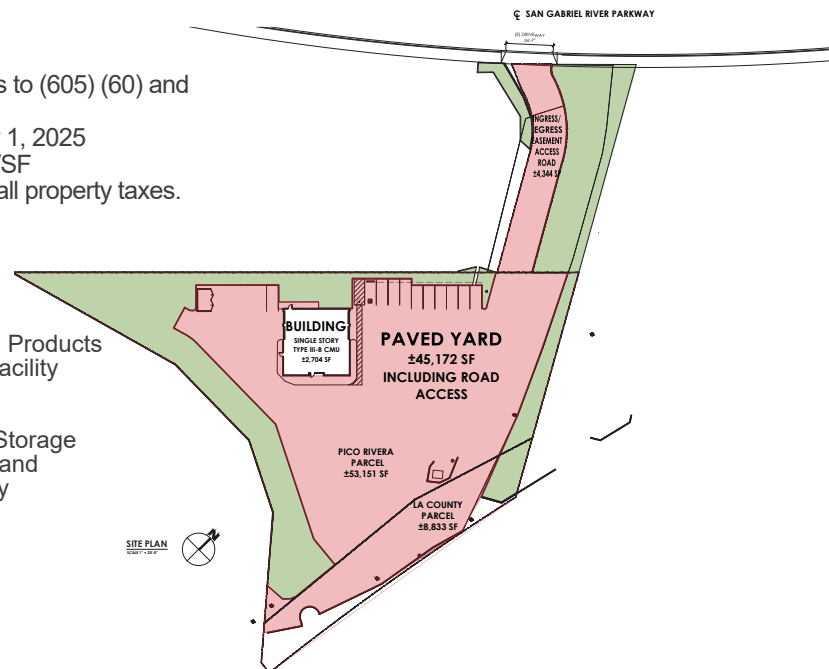


## PROPERTY HIGHLIGHTS

- 58,000 SF Industrial Site
- Pristine Concrete Site.
- Secured with Wrought Iron fence, Electronic Gate, and perimeter Lighting.
- 3,000 SF high-bay modern Industrial building.
- Immediate Access to (605) (60) and (5) Freeways.
- Available January 1, 2025
- Lease Rate: \$.58/SF
- Landlord will pay all property taxes.

## APPROVED USES

- Assembly and Packaging of Non-Hazardous Products
- Automobile Overhauling and Major or Minor Repairing
- Automotive Electronics/ Installation and Service
- Bottling Plants
- Building Materials Sales and Storage
- Electrical and Gas Appliance Assembly Plants
- Laundries and Cleaning Plants
- Machine Shops
- Manufacturing of Food Products
- Recycling Collection Facility
- Sheet Metal Shops
- Sign Shop
- Transfer, Moving and Storage Facilities for Furniture and Household Goods Only
- Wholesale Sales



## CONTACT US

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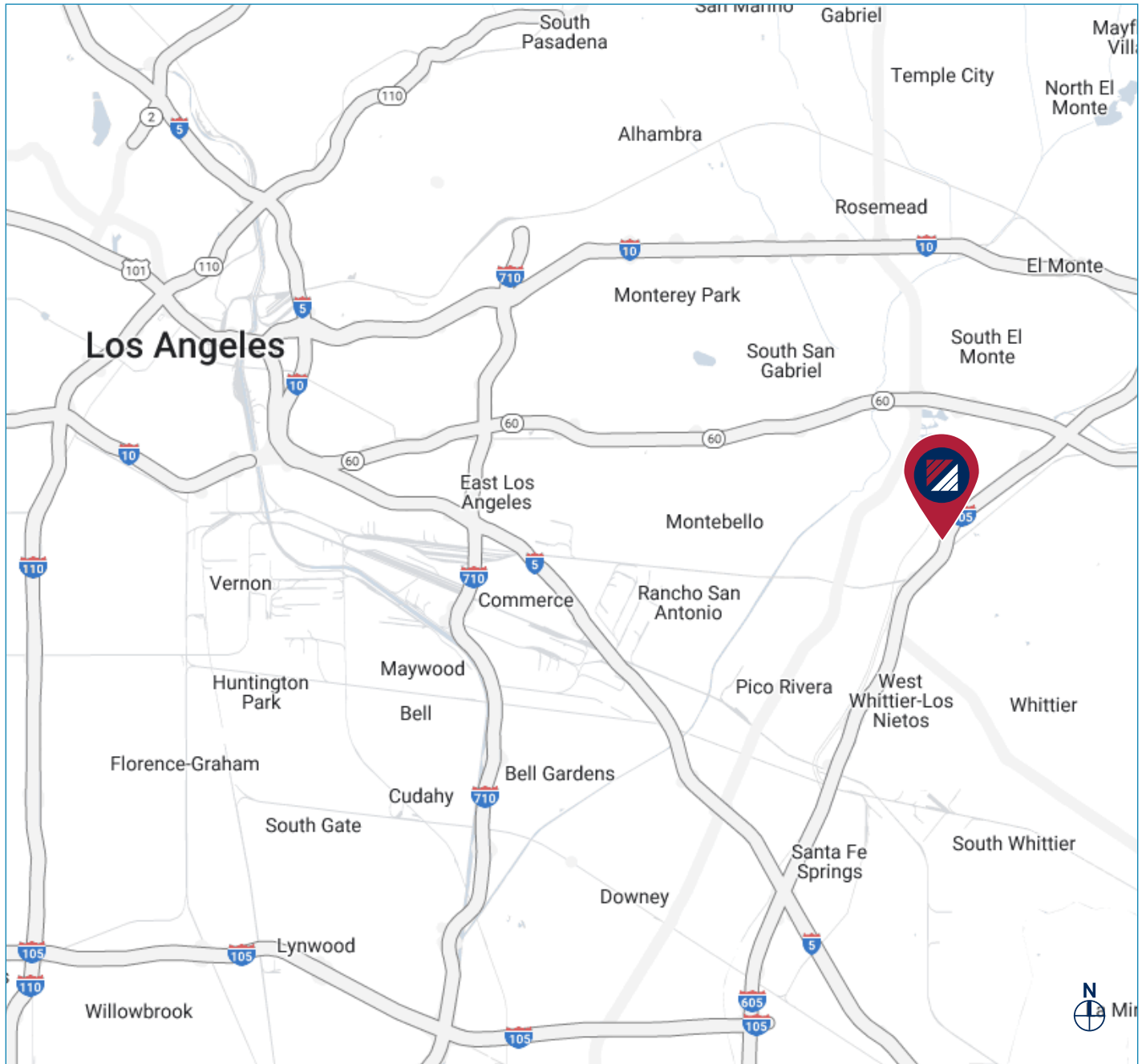
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## LOCATION MAP



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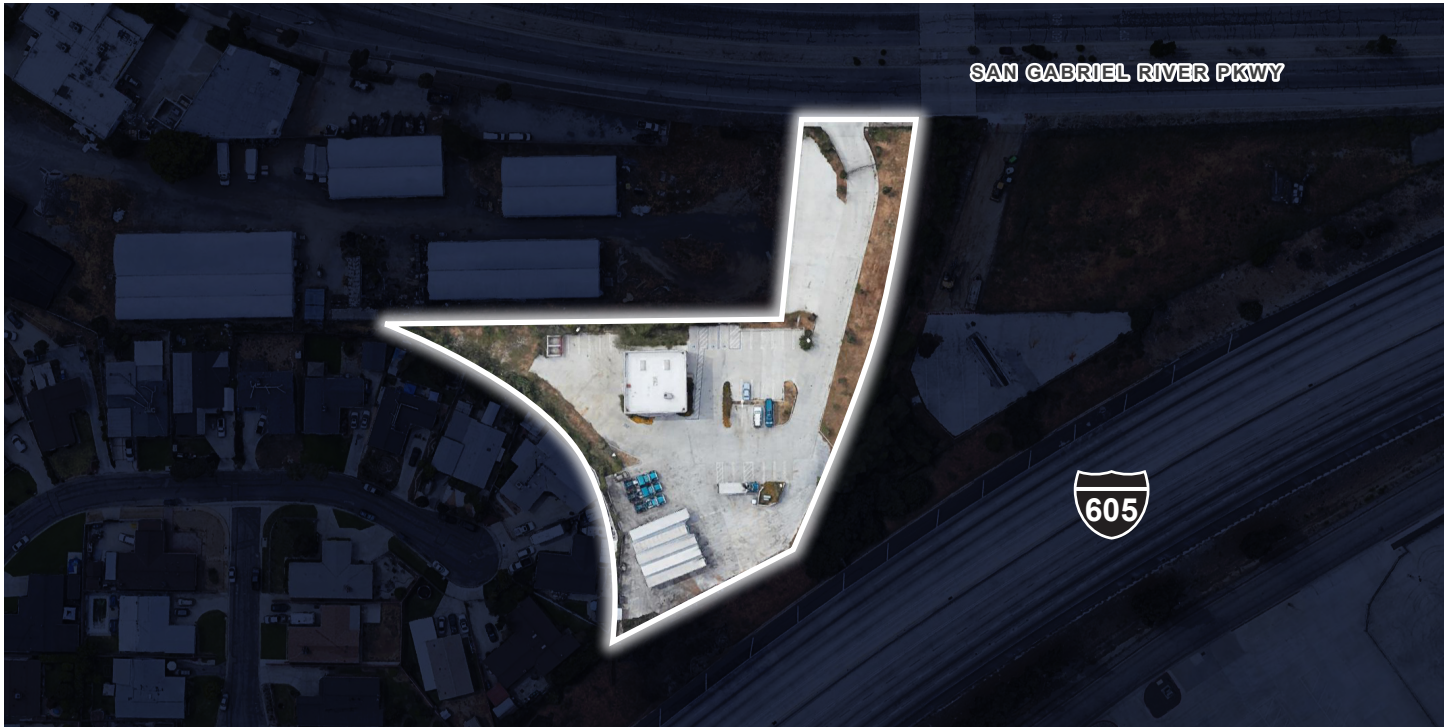
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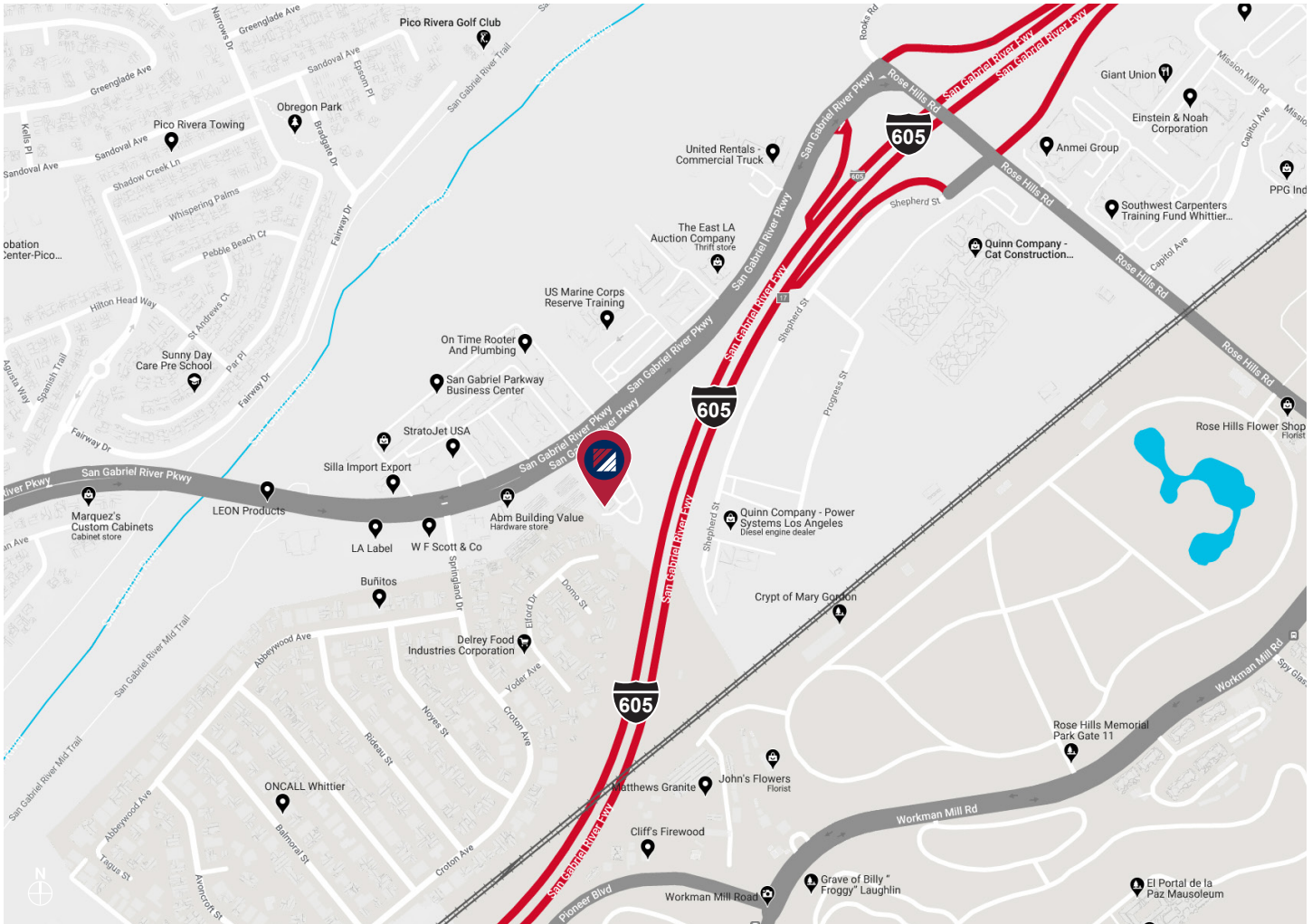
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Demographics	3 Miles	5 Miles	10 Miles
2010 Population	136,122	498,798	2,387,828
2022 Population	132,809	486,715	2,328,632
2027 Population Projection	130,138	476,945	2,281,983
2022 Households	38,585	133,753	660,837
2027 Household Projection	37,779	130,911	646,934
Avg Household Income	\$89,723	\$84,927	\$92,429
Total Specified Consumer Spending (\$)	\$1.4B	\$4.8B	\$24.1B

Traffic Counts				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
San Gabriel River Pkwy	Springland Dr SW	8,888	2022	0.17 mi
I- 605	Rose Hills Rd NE	271,364	2022	0.20 mi
Abbeywood Ave	Rideau St W	1,710	2022	0.23 mi
605	Noyes St SW	258,605	2022	0.24 mi
Croton Ave	Rideau St SW	1,009	2022	0.31 mi
Workman Mill Rd	Pioneer Blvd SW	26,610	2022	0.38 mi
Pioneer Blvd	Workman Mill Rd E	5,218	2022	0.38 mi
Workman Mill Rd	Pioneer Blvd NE	23,211	2022	0.41 mi
Abbeywood Ave	Avoncroft St SW	998	2022	0.41 mi

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