

# 9950

MISSION MILL RD  
PICO RIVERA, CA 90601

## PRICE REDUCED!

NEW LEASE RATE: ~~\$1.35~~ \$1.20 PSF/MO GRS



# For Lease

±69,625 SQ. FT. INDUSTRIAL BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**IA IG** BACCI • TSAPARIAN • GORMLY  
INDUSTRIAL GROUP



# Building HIGHLIGHTS



**605 Freeway Visibility**  
Immediate Access to 605 Fwy Via  
Capitol Ave to Rose Hills Rd



**Fenced Secure Truck  
Loading Area and  
Car Parking**



**Modern  
Distribution Facility**



**15 Minutes from  
Downtown LA**



**Clear Height 24'**



**10 Dock High Positions  
1 Ground Level Door**



**New Skylights Throughout**

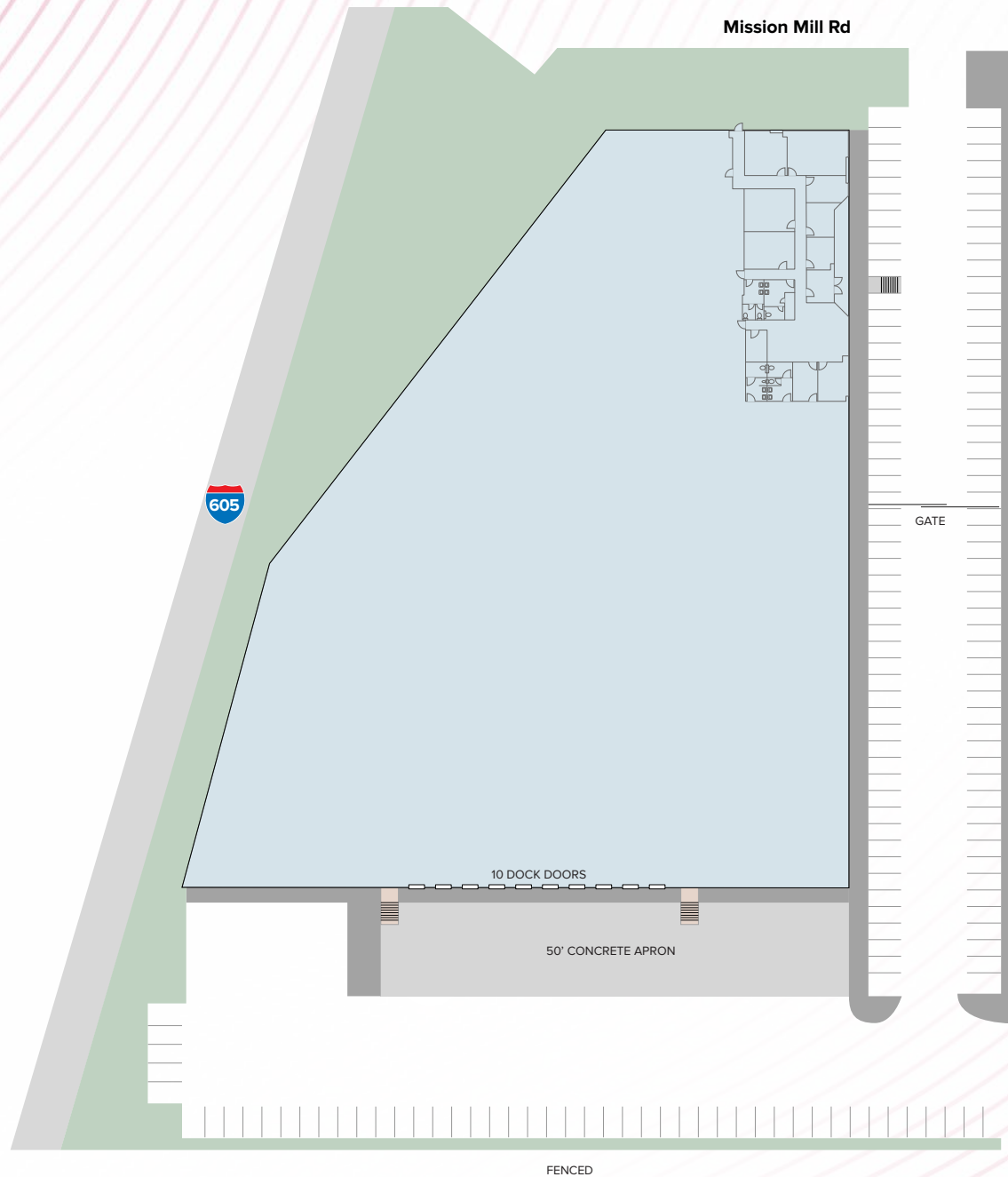


**New Roof Coating**



**Lease Rate:**

**\$1.20 PSF/Mo Gross  
OPEX: \$0.075 PSF**



**NOTE:** Drawing not to scale. All measurements and sizes are approximate.

**SITE PLAN**



# 9950

MISSION  
MILL RD

## *BUILDING SIZE*

±69,625 SF

## *LAND SIZE*

±152,052 SF / ±3.49 Ac

## *PARCEL NO*

8124-012-024

## *USE*

Warehouse/Distribution

## *ZONING*

M

## *YEAR BUILT*

1985





*Property*  
PHOTOS







*Property*  
PHOTOS



# LOCATION



# Q3 2025 LA BASIN MARKET SUMMARY & DRAYAGE MAP

## Central Los Angeles

Base: 246,100,606 SF  
 Vacancy Rate: 6.9%  
 Availability Rate: 8.4%  
 Direct Asking Rate: \$1.33 PSF  
 Overall Asking Rate: \$1.33 PSF  
 Median Price/Bldg SF: \$227.47  
 Median Price/Land SF: \$158.78

## San Gabriel Valley

Base: 177,713,919 SF  
 Vacancy Rate: 5.3%  
 Availability Rate: 6.5%  
 Direct Asking Rate: \$1.30 PSF  
 Overall Asking Rate: \$1.29 PSF  
 Median Price/Bldg SF: \$230.38  
 Median Price/Land SF: \$104.83

## Rancho Cucamonga

**\$611**

## San Bernardino

**\$756**

## Fontana

**\$636**

**Rialto  
\$650**

## Bloomington

**\$652**

## Ontario

**\$589**

## Chino

**\$576**

## Inland Empire West

Base: 374,350,461 SF  
 Vacancy Rate: 7.2%  
 Availability Rate: 11.1%  
 Direct Asking Rate: \$1.16 PSF  
 Overall Asking Rate: \$1.13 PSF  
 Median Price/Bldg SF: \$283.88  
 Median Price/Land SF: \$128.81

## Riverside

**\$655**

## Moreno Valley

**\$703**

## Inland Empire East

Base: 318,641,066 SF  
 Vacancy Rate: 10.6%  
 Availability Rate: 13.5%  
 Direct Asking Rate: \$0.99 PSF  
 Overall Asking Rate: \$0.95 PSF  
 Median Price/Bldg SF: \$251.00  
 Median Price/Land SF: \$77.17

## Commerce

**\$444**

## Vernon

**\$459**

## Mid Counties

Base: 114,824,282 SF  
 Vacancy Rate: 8.0%  
 Availability Rate: 10.0%  
 Direct Asking Rate: \$1.38 PSF  
 Overall Asking Rate: \$1.33 PSF  
 Median Price/Bldg SF: \$286.90  
 Median Price/Land SF: \$118.19

## City of Industry

**\$490**

## South Bay

Base: 196,755,737 SF  
 Vacancy Rate: 6.9%  
 Availability Rate: 9.3%  
 Direct Asking Rate: \$1.51 PSF  
 Overall Asking Rate: \$1.49 PSF  
 Median Price/Bldg SF: \$296.64  
 Median Price/Land SF: \$147.62

## Gardena

**\$409**

## Carson

**\$400**

10 Miles

## Santa Fe Springs

**\$447**

## La Mirada

**\$437**

## Orange County

## Orange County

Base: 233,933,869 SF  
 Vacancy Rate: 6.6%  
 Availability Rate: 8.8%  
 Direct Asking Rate: \$1.48 PSF  
 Overall Asking Rate: \$1.46 PSF  
 Median Price/Bldg SF: \$393.00  
 Median Price/Land SF: \$134.35

## Irvine

**\$507**

## Corona

**\$582**



# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
473,095	2,201,897	5,058,136	7,812,345



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$107,296	\$119,891	\$118,042	\$122,541



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
174,660	799,895	1,868,576	3,106,782

## DRIVING DISTANCE FROM PROPERTY

**DTLA: 17 MILES**

**KOREATOWN: 20 MILES**

**WEST HOLLYWOOD: 23 MILES**

**CULVER CITY: 24 MILES**

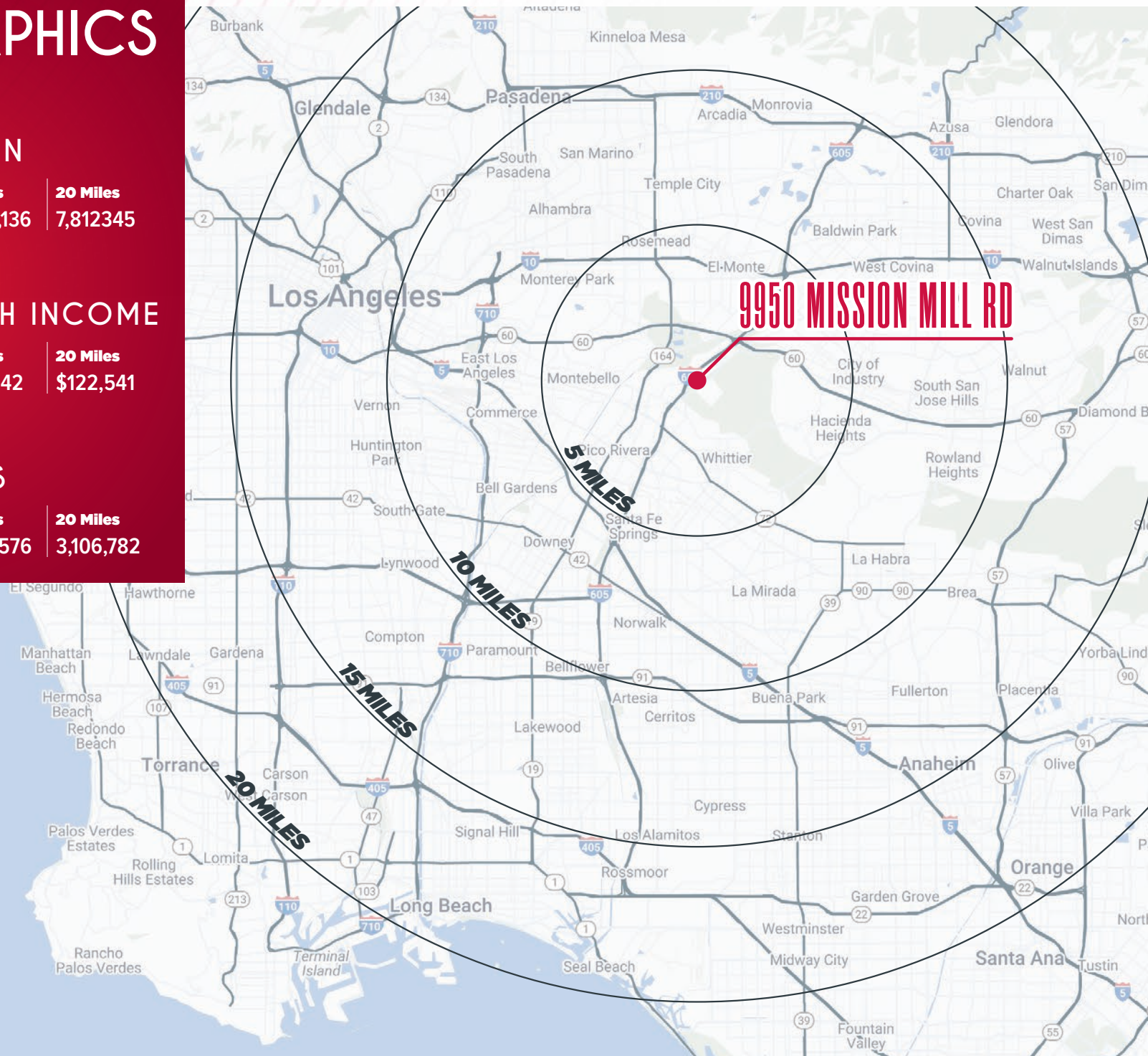
**PASADENA: 20 MILES**

**BEVERLY HILLS: 26 MILES**

**SANTA MONICA: 30 MILES**

**LAX: 27 MILES**

**LA & LB PORTS: 27 MILES**





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# 9950

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