

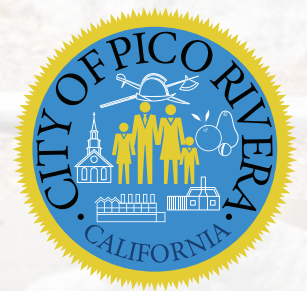
ROSEMEAD BLVD & BEVERLY BLVD DEVELOPMENT OPPORTUNITY

Vacant Infill Site



The City of Pico Rivera is pleased to announce the opportunity to purchase for development a vacant commercial property located at the intersection of California State Route 19 (Rosemead Boulevard) and Beverly Boulevard, which has a traffic count of over 29,600 vehicles per day.

Pico Rivera is located in the County of Los Angeles and is situated on the eastern edge of the Los Angeles basin and the southern edge of the San Gabriel Valley. The City has a population of over 64,300 with nearly 40% of households earning over \$75,000 per year



Prepared and
presented by



CalBRE Corporate Broker License #01930929

Address: 9003 Beverly Blvd

APN: 8121-003-900

Zoning: C-G (General Commercial)

Lot Size (sf): 25,637

Max Height: 42 ft

Max Lot Coverage: 60%



Significant Daily Traffic

29,600 vehicles per day pass Rosemead Blvd & Beverly Blvd



Retail Hub

6 major shopping centers within City limits



High Walk Score

Walkable neighborhood promotes healthy and sustainable lifestyle



Recent Developments

Office: 66,830
Retail: 215,806
Residential Units: 337

The Neighborhood.

Situated at the busy intersection of **Rosemead Blvd and Beverly Blvd**, the opportunity site is a premier location to attract visitors and shoppers. The site is centrally located near the 605 and 60 freeways and less than 4 miles from the **Montebello/Commerce Metrolink Station**. With a walk score of 77, this walkable area promotes a happy, healthy, and sustainable lifestyle.

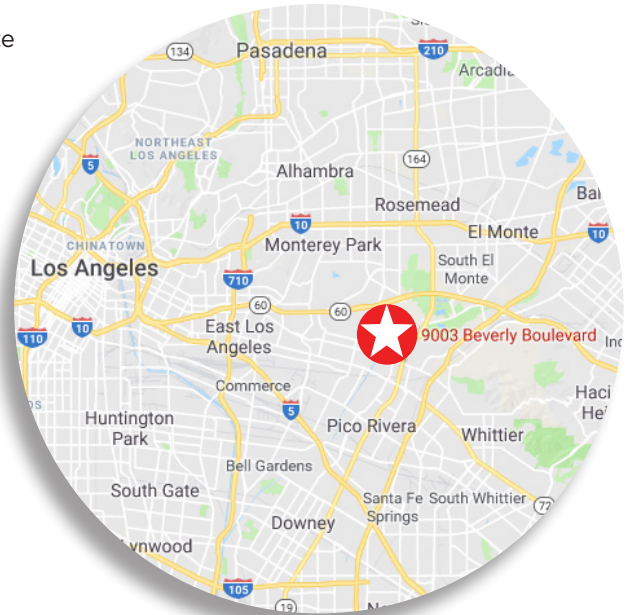
Numerous shopping centers, schools, and attractions neighbor the opportunity site. A large retail center anchored by **Target, Cinépolis, and Food 4 Less** is located approximately 1 mile from the property. Nearby attractions include **Rio Hondo College, Pico Rivera Sports and Event Arena, and Whittier Narrows Natural Area**.

Letters of Interest.

Qualified developers are asked to submit a letter of interest that shall include, but not be limited to, the following details:

- Terms and Conditions for acquiring the property
- Proposed Use with preliminary estimates of scaling/unit mix;
- Development Timeline from acquisition, to breaking ground, and completion of construction

Deadline: Responses due by Friday, January 31st, 2020.



If you are interested to learn more about this development opportunity, or would like to submit a Letter of Interest, please contact Alex Lawrence, Analyst with RSG, Inc. at alawrence@webrsg.com or **714.316.2104 (Direct)**.

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