



FOR LEASE

8745 Whittier Blvd,

Pico Rivera, CA 90660



real

POWERED BY



PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE
Retail



SIZE
3,000 SF



RATE
\$1.25 MG



TERM
Negotiable



YEAR BUILT
1991



ZONING
PRCG

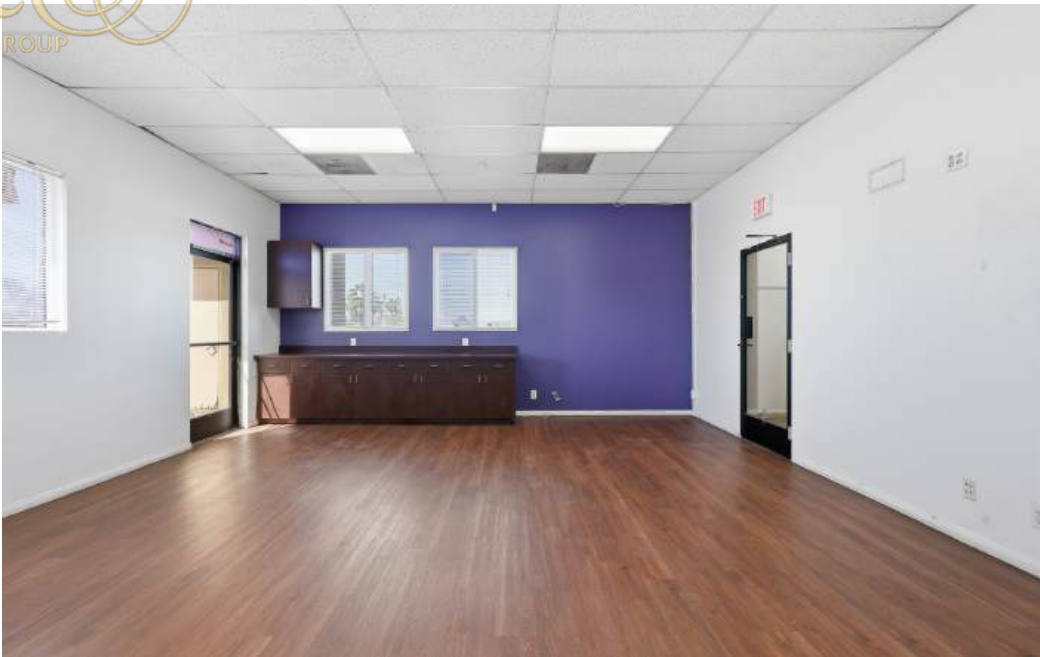
Rose & Co.
COMMERCIAL GROUP



PROPERTY PHOTOS



Rose & Co
COMMERCIAL GROUP



PROPERTY PHOTOS



Rose & Co.
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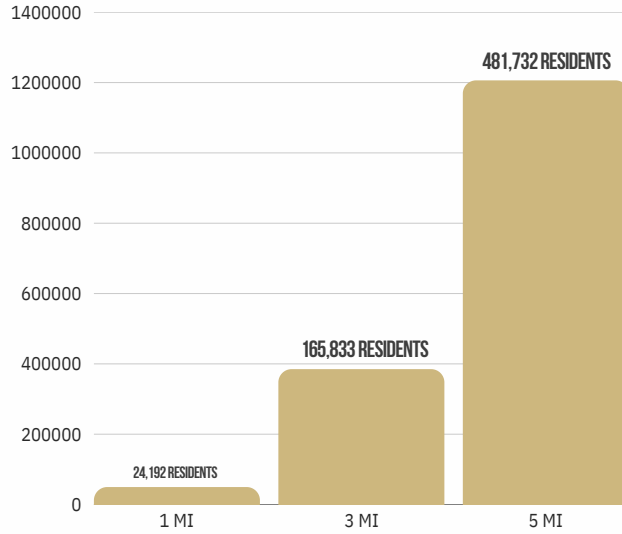
PROPERTY SHOWCASE



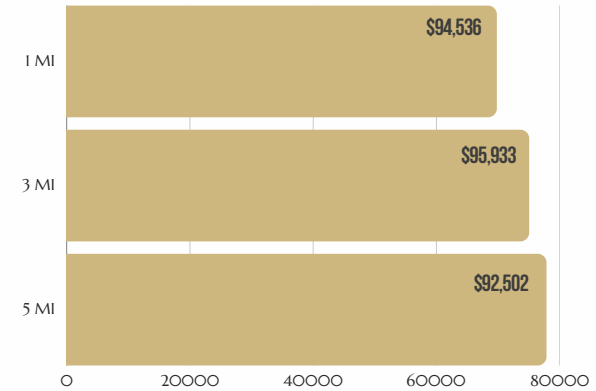
- **Located on Whittier Blvd:** This office space is perfectly positioned on the bustling Whittier Boulevard, right in the heart of a vibrant commercial corridor surrounded by well-known national tenants. The location offers unmatched visibility and exposure, making it easy for clients and customers to find you.
- **Versatile & Customizable Spaces:** With approximately 3,000 square feet of ready-to-use office space, this property offers flexibility to suit your needs, complete with A/C and the freedom to customize the space exactly how you envision.
- **Exceptional Visibility & Foot Traffic:** The property sits on a busy, transitory stretch of Whittier Boulevard, ensuring a steady stream of local and commuter traffic. This is a prime opportunity to showcase your business to thousands of potential customers every day.
- **Additional Features:** The space is accessible via stairs only and is thoughtfully designed with central air conditioning for year-round comfort. It includes two private restrooms and a convenient kitchenette, perfect for staff and clients. There is also an outdoor balcony and on-site parking for easy convenience.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Whittier Blvd	Columbia Ave	26,804 vehicles/day	.05miles
Whittier Blvd	Columbia Ave	27,214 vehicles/day	.05miles
Rosemead Blvd	Speedway Aly	29,751 vehicles/day	.12miles
Rosemead Blvd	Speedway Aly	30,280 vehicles/day	.12miles
Whittier Blvd	Rosemead Blvd	32,232 vehicles/day	.13miles
Waverly Dr	Underwood St	32,340 vehicles/day	.15miles
Waverly Dr	Underwood St	31,776 vehicles/day	.15miles
Paramount Blvd	Whittier Blvd	18,813 vehicles/day	.19miles
Paramount Blvd	Whittier Blvd	15,641 vehicles/day	.20miles
Whittier Blvd	Paramount Blvd	27,805 vehicles/day	.23miles



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