

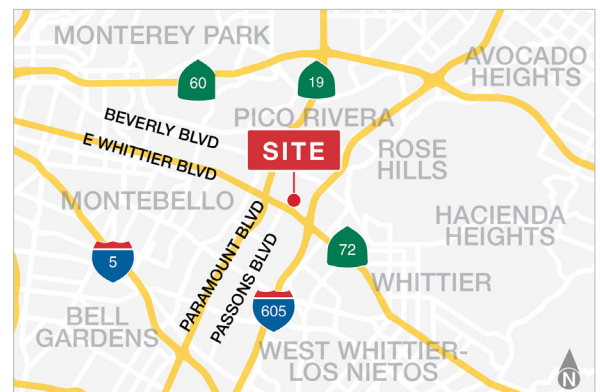


9308-9350 Whittier Blvd.

SEC Whittier Blvd. and Durfee Ave.
Pico Rivera, California

Property Highlights:

- Approximately 806-8800 SF (See Possible Demising Option on 2nd Page)
- Signalized Intersection
- Outstanding Visibility and Access
- Major Commercial Corridor Between The 605 Freeway and Rosemead Blvd. Adjacent Area Tenants Include Ross, DD's Discounts, Burlington Coats Superior Grocers, Food 4 Less, Target, In-N-Out Burger, Chic-fil-a, Big 5 and more.
- Monument Signage Available
- Parking Ratio of 6.44/1000
- Contact Broker Regarding Economics



Demographics	1 Mile	2 Mile	3 Mile
Total Population	25,471	93,960	175,888
Average HH Income	\$97,077	\$102,718	\$98,286
No. of Employees	6,441	20,002	70,597

Traffic Count

Whittier Blvd.	31,173 CPD
Passons Blvd.	12,755 CPD
Total	43,928 CPD

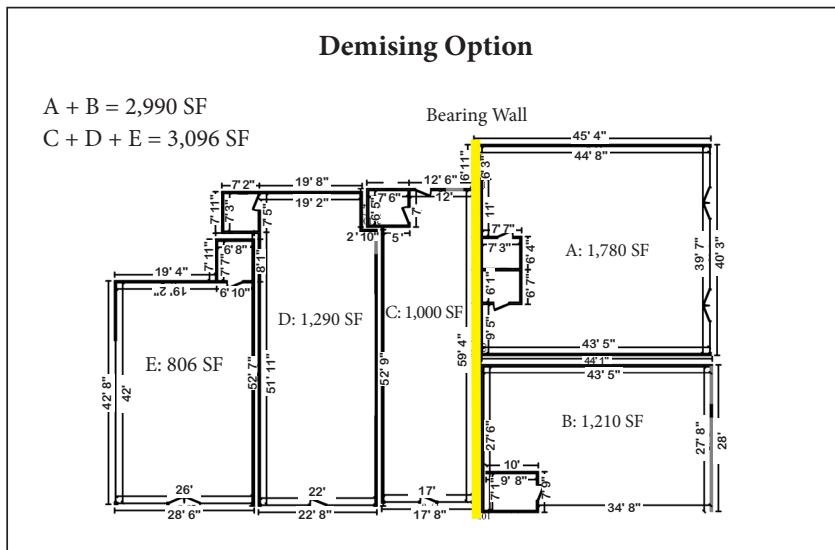
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Site Plan



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