

## 9200 Whittier Blvd Pico Rivera, CA

Availability	±1,500 SF
Traffic Counts	±63,411 CPD (Whittier Blvd & Rosemead Blvd)
Cross Streets	Whittier Blvd & Rosemead Blvd. (Southeast Corner)
Join	Superior Grocers, Burlington, Ross, dd's Discounts, Dollar Tree, In-N-Out, Shakey's, El Pollo Loco, Yoshinoya, U.S Postal Service, America's Best Contacts & Eyeglasses.
Parking	±950 stalls

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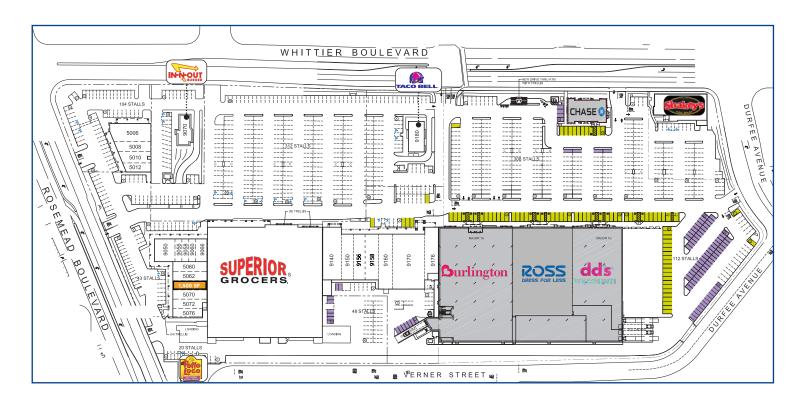
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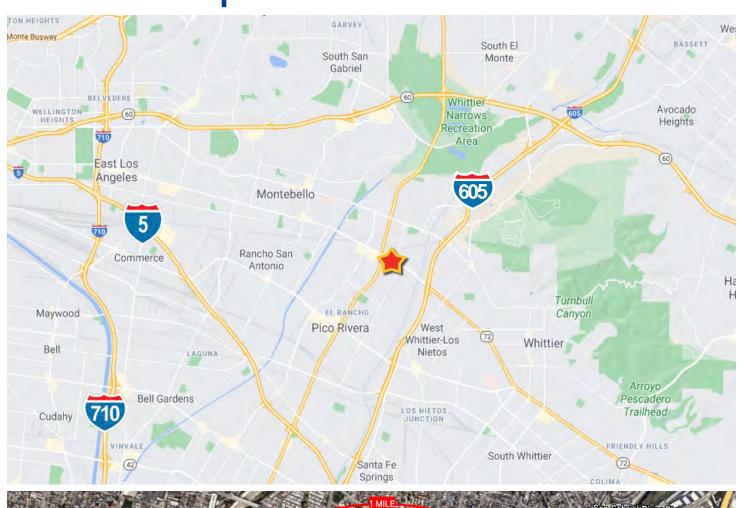
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### Site Plan & Aerials





# Location Maps





# Demographics

Population Summary  2000 Total Population 2010 Total Population 2020 Total Population 2020 Group Quarters 2025 Total Population 2020-2025 Annual Rate  2000 to 2010 Population Change 2000 to 2020 Population Change 2010 to 2025 Population Change 2010 to 2025 Population Change 2020 Total Daytime Population Workers Residents 2020 Employees % of Daytime Population 2020 Residents % of Daytime Population Household Summary  2000 Households 2010 Households 2020 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change	26,859 26,710 26,471 184 26,307 -0.12%  -1.0% -1.0% -2.0% -1.0%  23,650 7,796 15,854 33.0% 67.0%  6,851 6,829 6,730 3.91 6,661	176,994 177,102 179,003 1,281 179,386 0.04% 0.0% 1.0% 1.0% 0.0% 175,274 68,487 106,787 39.0% 61.0% 51,055 51,270	517,13 4,19 518,76 0.06% 0.0% 2.0% 0.0% 524,25 214,27 309,97 41.0% 59.0%
2010 Total Population 2020 Total Population 2020 Group Quarters 2025 Total Population 2020-2025 Annual Rate  2000 to 2010 Population Change 2000 to 2020 Population Change 2010 to 2025 Population Change 2020 to 2025 Population Change 2020 Total Daytime Population Workers Residents 2020 Employees % of Daytime Population 2020 Residents % of Daytime Population Household Summary 2000 Households 2010 Households 2020 Households 2020 Average Household Size 2025 Households 2020 Total Daytime Population Households 2020 Households 2020 Households 2020 Households 2020 Households 2020 Households 2020 Households	26,710 26,471 184 26,307 -0.12% -1.0% -1.0% -2.0% -1.0% 23,650 7,796 15,854 33.0% 67.0% -6,851 6,829 6,730 3.91	177,102 179,003 1,281 179,386 0.04% 0.0% 1.0% 1.0% 0.0% 175,274 68,487 106,787 39.0% 61.0%	507,314 517,133 4,198 518,763 0.06% 0.0% 2.0% 0.0% 2.1% 214,279 309,976 41.0% 59.0%
2020 Total Population 2020 Group Quarters 2025 Total Population 2020-2025 Annual Rate  2000 to 2010 Population Change 2000 to 2020 Population Change 2010 to 2025 Population Change 2020 to 2025 Population Change 2020 Total Daytime Population Workers Residents 2020 Employees % of Daytime Population 2020 Residents % of Daytime Population 10usehold Summary 2000 Households 2010 Households 2020 Households 2020 Average Household Size 2025 Households 2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2025 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	26,471 184 26,307 -0.12% -1.0% -1.0% -2.0% -1.0% 23,650 7,796 15,854 33.0% 67.0% 	179,003 1,281 179,386 0.04% 0.0% 1.0% 1.0% 0.0% 175,274 68,487 106,787 39.0% 61.0%	517,13: 4,198 518,76: 0.06%  0.0% 2.0% 2.0% 0.0% 524,25: 214,273 309,976 41.0% 59.0%
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2020 Total Daytime Population Workers Residents 2020 Employees % of Daytime Population 2020 Residents % of Daytime Population Household Summary 2000 Households 2010 Households 2020 Households 2020 Average Household Size 2025 Households 2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	23,650 7,796 15,854 33.0% 67.0% 6,851 6,829 6,730 3.91	175,274 68,487 106,787 39.0% 61.0%	524,25 214,27 309,97 41.0% 59.0%
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Residents 2020 Employees % of Daytime Population 2020 Residents % of Daytime Population  tousehold Summary  2000 Households 2010 Households 2020 Households 2020 Average Household Size 2025 Households  2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	15,854 33.0% 67.0% 6,851 6,829 6,730 3.91	106,787 39.0% 61.0% 51,055	309,976 41.0% 59.0%
2020 Employees % of Daytime Population 2020 Residents % of Daytime Population  lousehold Summary  2000 Households 2010 Households 2020 Households 2020 Average Household Size 2025 Households  2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	33.0% 67.0% 6,851 6,829 6,730 3.91	39.0% 61.0% 51,055	41.0% 59.0%
2020 Residents % of Daytime Population  ousehold Summary  2000 Households 2010 Households 2020 Households 2020 Average Household Size 2025 Households  2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	67.0% 6,851 6,829 6,730 3.91	61.0% 51,055	59.0%
2000 Households 2010 Households 2020 Households 2020 Average Household Size 2025 Households 2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	6,851 6,829 6,730 3.91	51,055	
2000 Households 2010 Households 2020 Households 2020 Average Household Size 2025 Households  2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	6,829 6,730 3.91	,	
2010 Households 2020 Households 2020 Average Household Size 2025 Households  2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	6,829 6,730 3.91	,	
2020 Households 2020 Average Household Size 2025 Households  2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	6,730 3.91	51.270	142,304
2020 Average Household Size 2025 Households  2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	3.91	,	142,997
2025 Households  2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change		51,452	144,772
2020-2025 Annual Rate  2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	6,661	3.45	3.54
2000 to 2010 Household Change 2000 to 2020 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change		51,330	144,532
2000 to 2020 Household Change 2010 to 2025 Household Change 2020 to 2025 Household Change	-0.21%	-0.05%	-0.03%
2010 to 2025 Household Change 2020 to 2025 Household Change	0.0%	0.0%	0.0%
2020 to 2025 Household Change	-2.0%	1.0%	2.0%
	-2.0%	0.0%	1.0%
2010 Families	-1.0%	0.0%	0.0%
	5,656	40,371	114,433
2020 Families	5,581	40,607	115,921
2025 Families	5,533	40,611	115,989
2020-2025 Annual Rate	-0.17%	0.00%	0.01%
lousing Unit Summary			
2020 Housing Units	7,194	54,056	151,890
Owner Occupied Housing Units	57.0%	53.0%	49.0%
Renter Occupied Housing Units	36.0%	42.0%	46.0%
Vacant Housing Units	6.0%	5.0%	5.0%
Owner Occupied Median Home Value	\$461,287	\$489,909	\$526,519
2020 Median Home Value 2025 Median Home Value	\$518,478	\$562,564	\$599,673
Income			
2020 Per Capita Income	\$20,523	\$24,071	\$23,100
2020 Median Household Income	\$67,870	\$65,648	\$63,210
2020 Average Household Income	\$79,793	\$83,754	\$82,493
Household Income Base	6,730	51,452	144,772
<\$15,000	8.0%	8.0%	8.0%
\$15,000 - \$24,999	8.0%	8.0%	9.0%
\$25,000 - \$34,999	8.0%	8.0%	9.0%
\$35,000 - \$49,999	13.0%	12.0%	13.0%
\$50,000 - \$74,999	18.0%	19.0%	18.0%
\$75,000 - \$99,999	16.0%	15.0%	14.0%
\$100,000 - \$149,999	21.0%	18.0%	17.0%
\$150,000 - \$199,999	6.0%	7.0%	7.0%
\$200,000+	3.0%	5.0%	5.0%

## **Demographics**

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	33.4	34.3	34.2
2020	34.5	35.3	35.2
2025	36.6	37.0	36.9
2020 Population by Age			
Total	26,472	179,003	517,133
0 - 4	7.0%	6.0%	6.0%
5 - 9	7.0%	7.0%	7.0%
10 - 14	7.0%	7.0%	7.0%
15 - 24	14.0%	14.0%	14.0%
25 - 34	16.0%	16.0%	16.0%
35 - 44	13.0%	13.0%	13.0%
45 - 54	12.0%	12.0%	12.0%
55 - 64	11.0%	11.0%	11.0%
65 - 74	7.0%	8.0%	8.0%
75 - 84	4.0%	4.0%	4.0%
85 +	2.0%	2.0%	2.0%
18 +	75.0%	76.0%	76.0%
2020 Population by Race/Ethnicity			
Total	26,471	179,004	517,13
White Alone	57.0%	56.0%	49.0%
Black Alone	1.0%	1.0%	1.0%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	2.0%	6.0%	15.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	35.0%	31.0%	29.0%
Two or More Races	4.0%	4.0%	4.0%
Hispanic Origin	93.0%	84.0%	75.0%
Diversity Index	71.5	76.4	83.2
2020 Population 25+ by Educational Attainment			
Total	17,409	118,615	341,93
Less than 9th Grade	16.0%	12.0%	16.0%
9th - 12th Grade, No Diploma	12.0%	11.0%	11.09
High School Graduate	30.0%	28.0%	26.0%
GED/Alternative Credential	3.0%	3.0%	2.09
Some College, No Degree	18.0%	20.0%	18.00
Associate Degree	7.0%	8.0%	7.00
Bachelor's Degree	10.0%	13.0%	13.00
Graduate/Professional Degree	3.0%	5.0%	6.0%

## Contact

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