



Retail Space For Lease

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

Lease Rate:
Negotiable

Contact us:
(323) 609-3172

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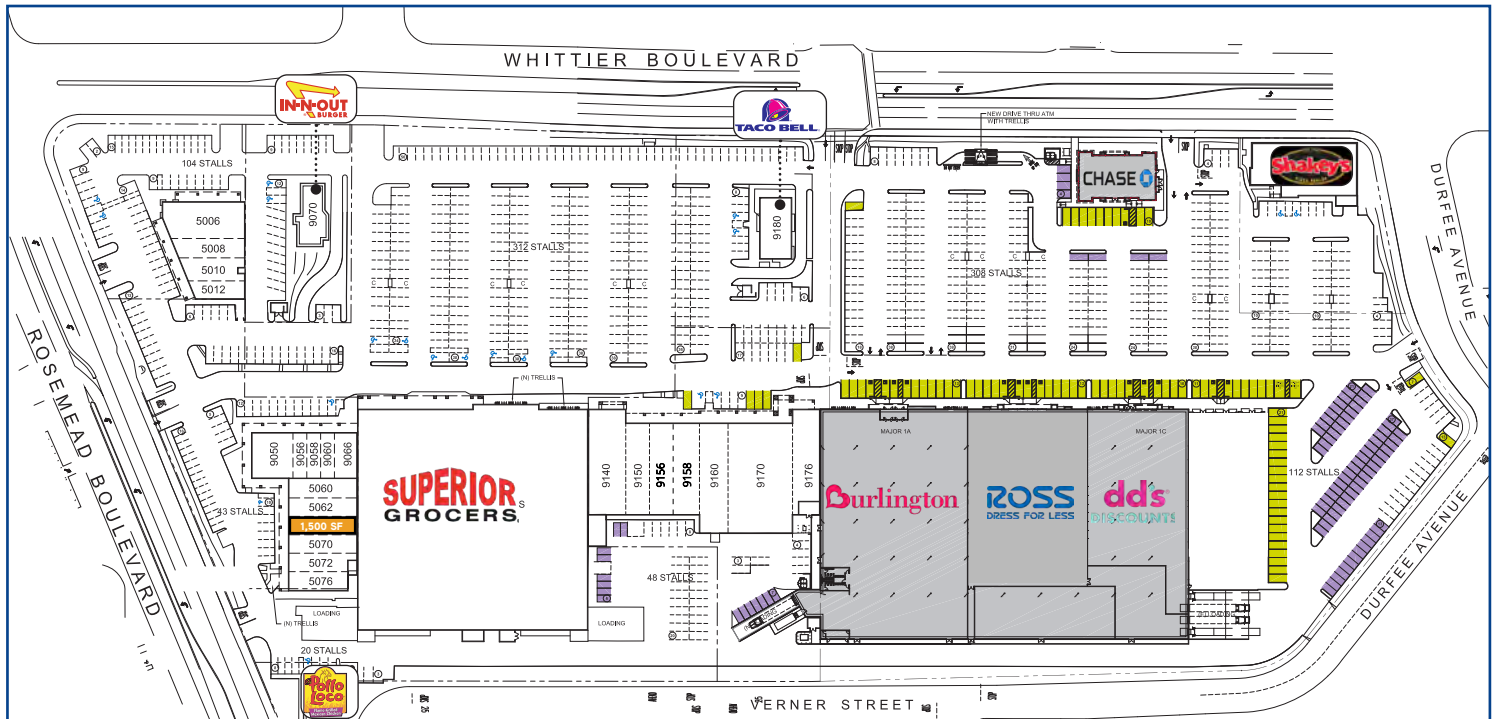
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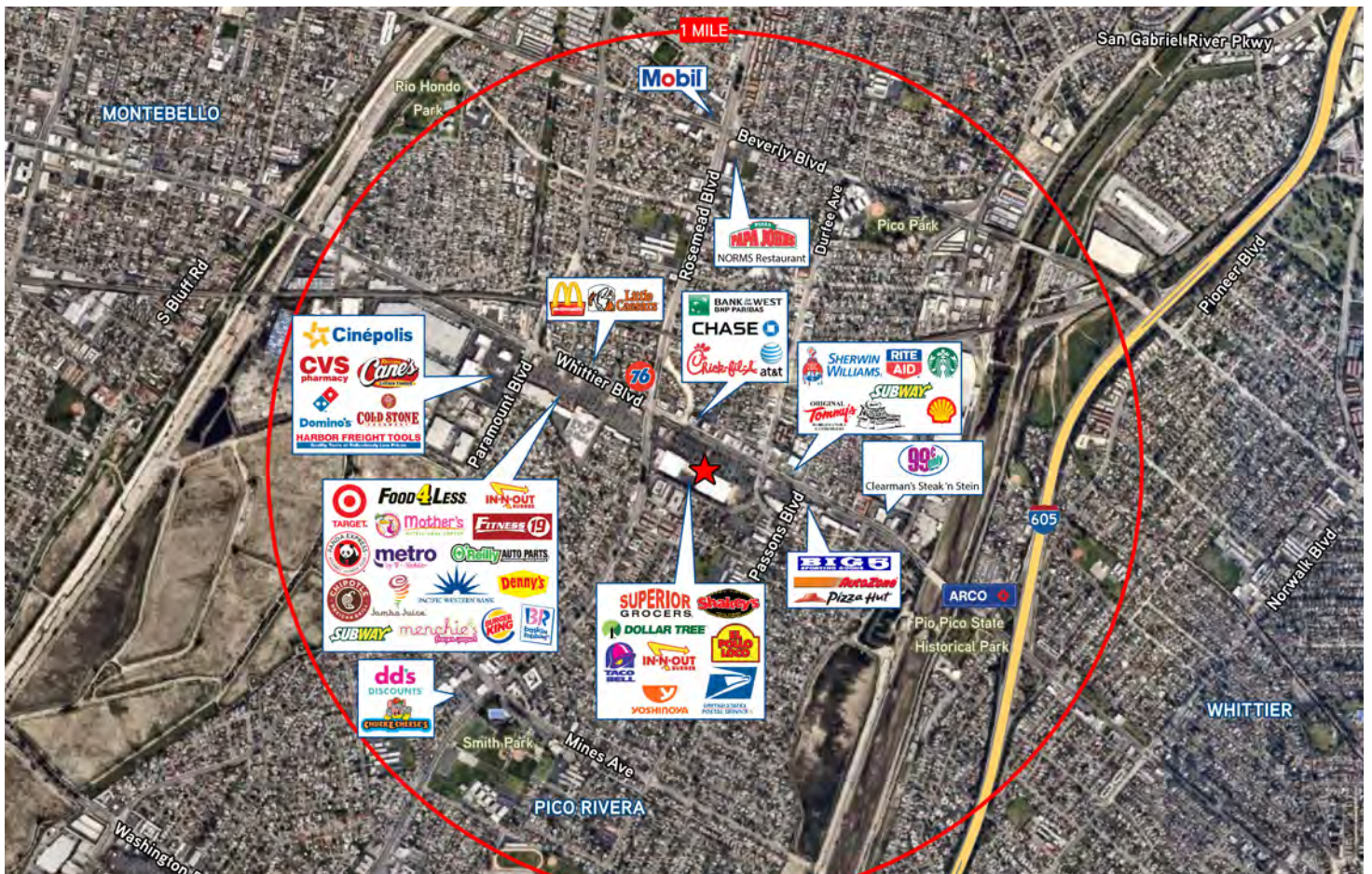
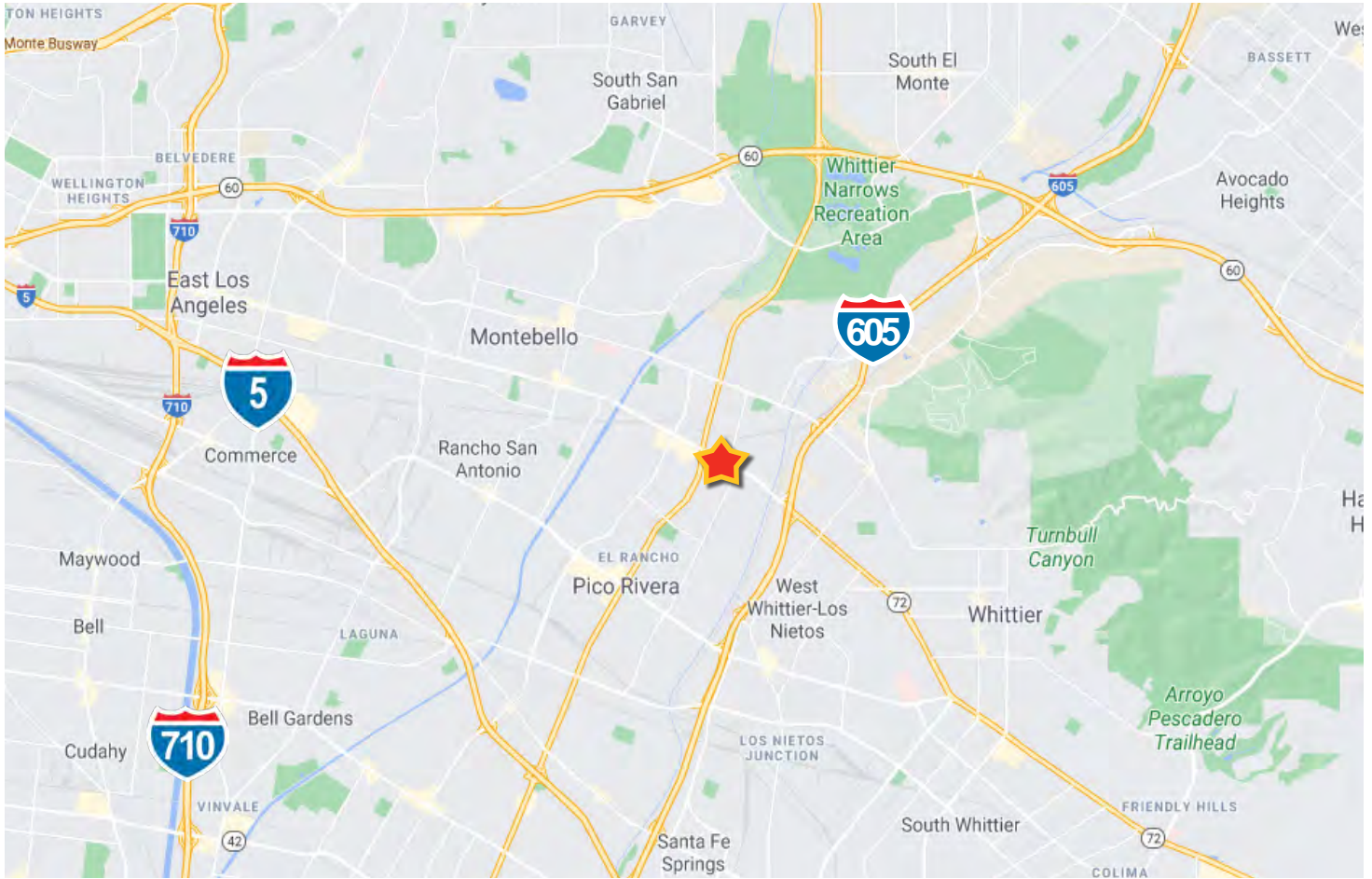
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Site Plan & Aerials



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	26,859	176,994	507,676
2010 Total Population	26,710	177,102	507,314
2020 Total Population	26,471	179,003	517,133
2020 Group Quarters	184	1,281	4,198
2025 Total Population	26,307	179,386	518,763
2020-2025 Annual Rate	-0.12%	0.04%	0.06%
2000 to 2010 Population Change	-1.0%	0.0%	0.0%
2000 to 2020 Population Change	-1.0%	1.0%	2.0%
2010 to 2025 Population Change	-2.0%	1.0%	2.0%
2020 to 2025 Population Change	-1.0%	0.0%	0.0%
2020 Total Daytime Population	23,650	175,274	524,255
Workers	7,796	68,487	214,279
Residents	15,854	106,787	309,976
2020 Employees % of Daytime Population	33.0%	39.0%	41.0%
2020 Residents % of Daytime Population	67.0%	61.0%	59.0%
Household Summary			
2000 Households	6,851	51,055	142,304
2010 Households	6,829	51,270	142,997
2020 Households	6,730	51,452	144,772
2020 Average Household Size	3.91	3.45	3.54
2025 Households	6,661	51,330	144,532
2020-2025 Annual Rate	-0.21%	-0.05%	-0.03%
2000 to 2010 Household Change	0.0%	0.0%	0.0%
2000 to 2020 Household Change	-2.0%	1.0%	2.0%
2010 to 2025 Household Change	-2.0%	0.0%	1.0%
2020 to 2025 Household Change	-1.0%	0.0%	0.0%
2010 Families	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%
Housing 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			
2020 Median Home Value	\$461,287	\$489,909	\$526,519
2025 Median Home Value	\$518,478	\$562,564	\$599,673
Income			
2020 Per Capita Income	\$20,523	\$24,071	\$23,106
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%

Source: Esri, U.S. Census

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	517,132
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	341,939
Less than 9th Grade	16.0%	12.0%	16.0%
9th - 12th Grade, No Diploma	12.0%	11.0%	11.0%
High School Graduate	30.0%	28.0%	26.0%
GED/Alternative Credential	3.0%	3.0%	2.0%
Some College, No Degree	18.0%	20.0%	18.0%
Associate Degree	7.0%	8.0%	7.0%
Bachelor's Degree	10.0%	13.0%	13.0%
Graduate/Professional Degree	3.0%	5.0%	6.0%

Contact

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