

# HIGHLY VISIBLE RETAIL OPPORTUNITY @ CIVIC PAVILION

## FOR LEASE



**9322 WASHINGTON BLVD.**  
PICO RIVERA, CA 90660

### PROPERTY DETAILS

Asking Rate:	\$2.25 PSF/NNN
Terms:	3-5 years
Suite Size:	±1,115 SF
Total Building SF:	±7,428 SF
Lot Size:	±24,050 SF
Year Built:	2013
Zoning:	C-G
APN:	6381-006-025

### PROPERTY HIGHLIGHTS

- Highly visible corner location with excellent street frontage on both Washington Blvd and Passons Blvd, maximizing exposure to passing traffic.
- Strong traffic counts with over 55,000 vehicles per day, plus steady foot traffic from the surrounding neighborhood.
- Ample Park with excellent Signage Opportunity.
- Tenants: 7-ELEVEN, BUFFALO STOP, BLUE BURRO, EVERSIDE HEALTH, LA CHIME BOBA
- Ideal Uses: Pizza, Pet Grooming/Retail, Mail Services, Florist, Mobile Phone Services, Insurance and Tax Office

**GREG KHO, CCIM** | Associate

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License ID 02033257

**DAN BACANI** | Principal

**626.240.2781**

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The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. [lee-pasadena.com](http://lee-pasadena.com)

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

## PROPERTY PHOTOS



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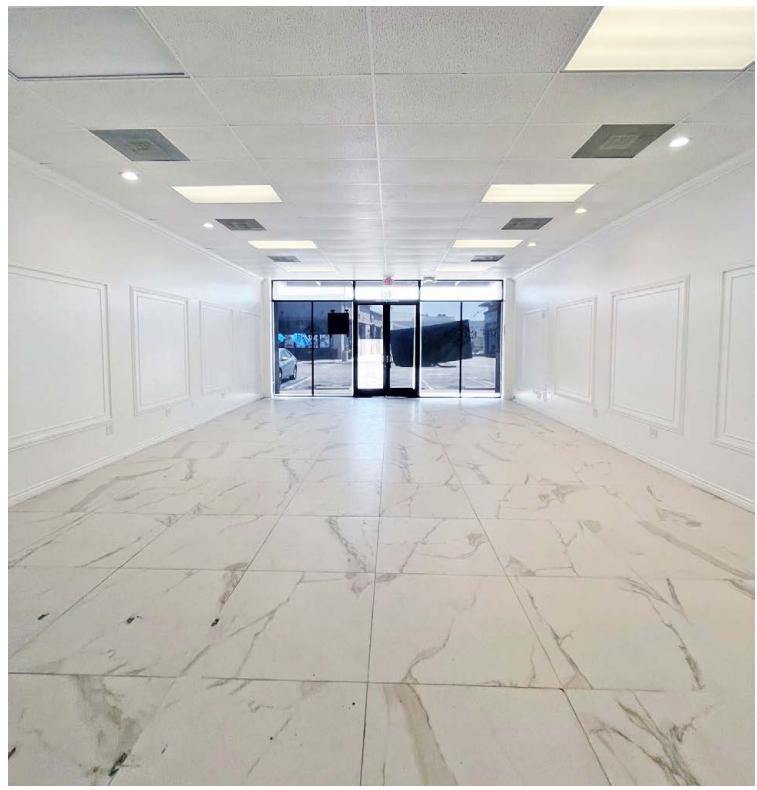
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## INTERIOR PHOTOS



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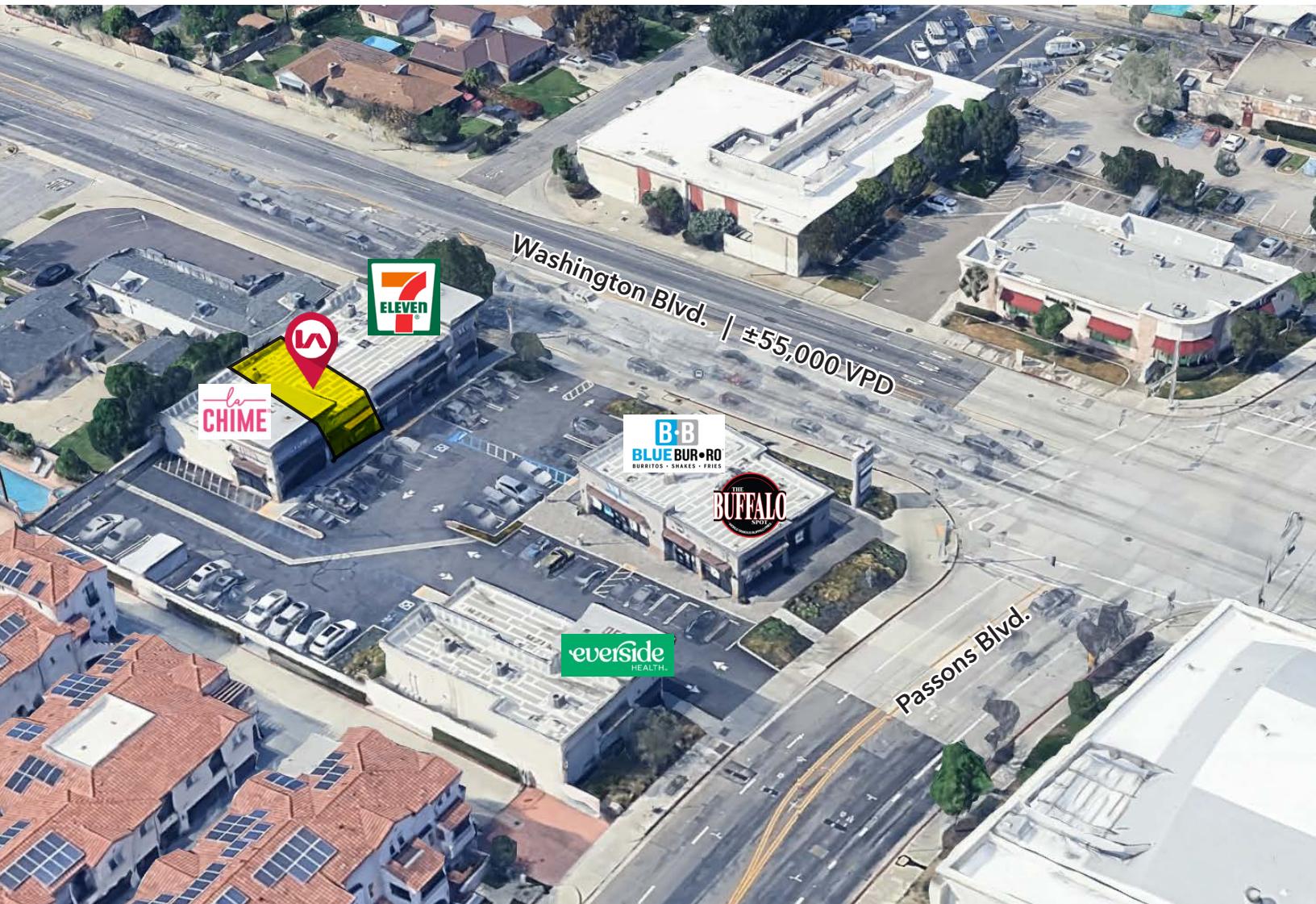
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## AERIAL VIEW



## AREA DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles	HOUSEHOLDS	1 mile	3 miles	5 miles
2024 Population	23,861	192,237	493,071	2024 Households	6,445	55,475	143,488
Median Age	39.2	38.6	38.1	Avg Household Size	3.6	3.4	3.3
Bachelor's Degree or Higher	12%	17%	18%	Avg Household Vehicles	3	2	2
				Total Specified Consumer Spending (\$)	\$252.4M	\$2.1B	\$5.2B

INCOME	1 mile	3 miles	5 miles	HOUSING	1 mile	3 miles	5 miles
Avg Household Income	\$97,138	\$98,666	\$95,202	Median Home Value	\$621,443	\$673,965	\$675,945

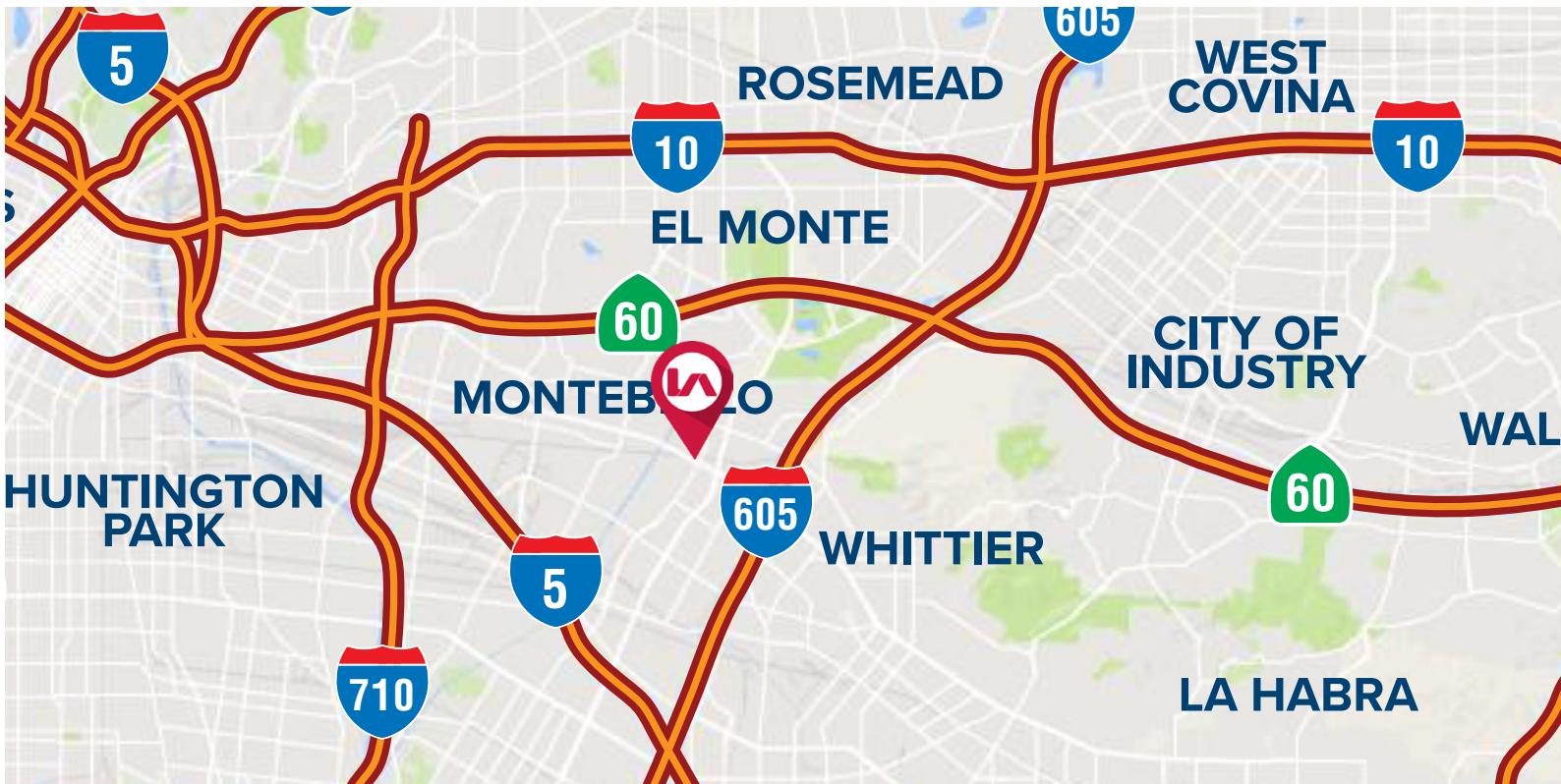
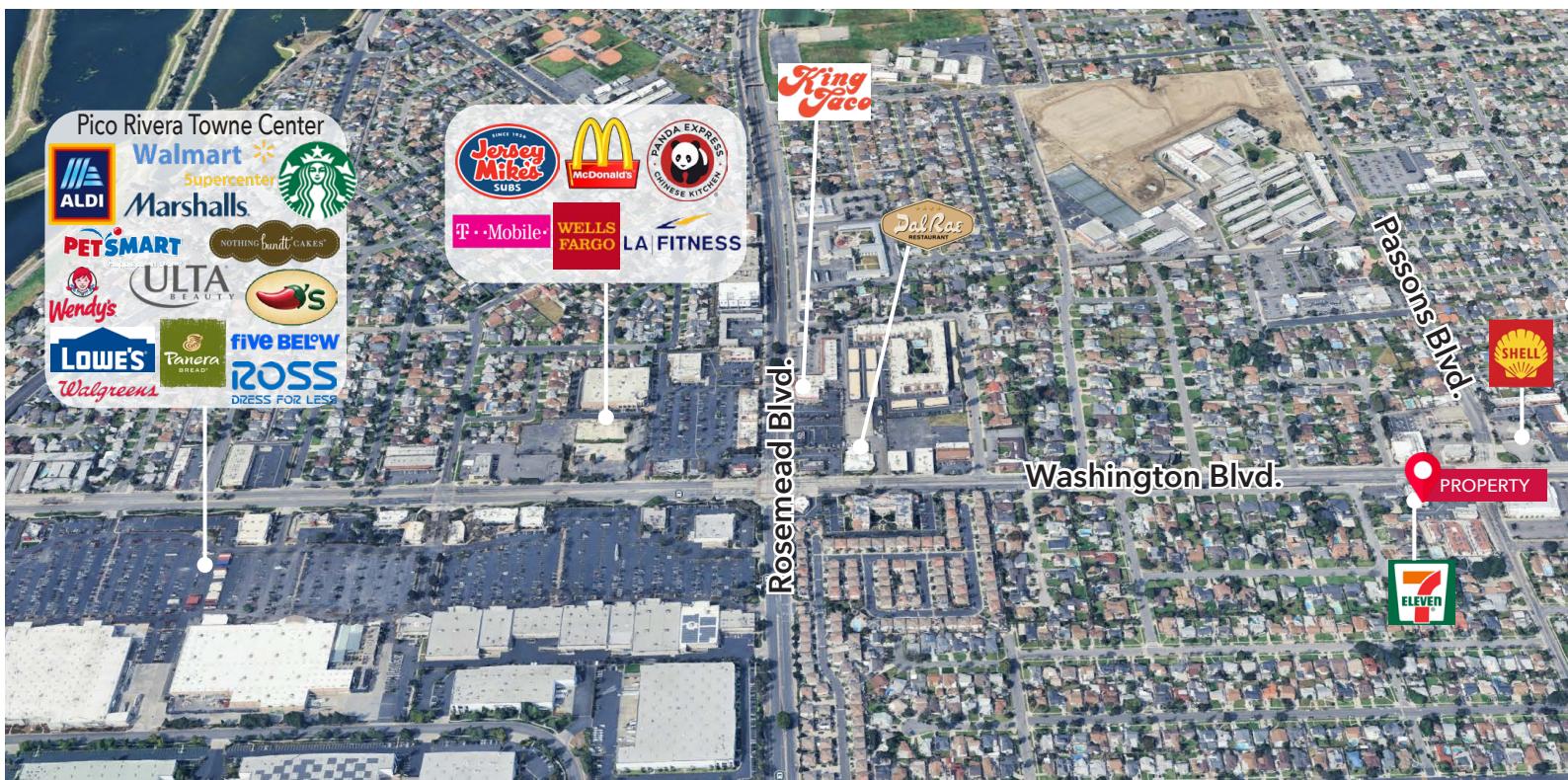
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## AMENITIES & MAP LOCATION



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