

# HIGHLY VISIBLE RETAIL OPPORTUNITY @ CIVIC PAVILION

## FOR LEASE



# 9322 WASHINGTON BLVD.

PICO RIVERA, CA 90660

### PROPERTY DETAILS

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

### 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

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**DAN BACANI** | Principal  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

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## PROPERTY PHOTOS



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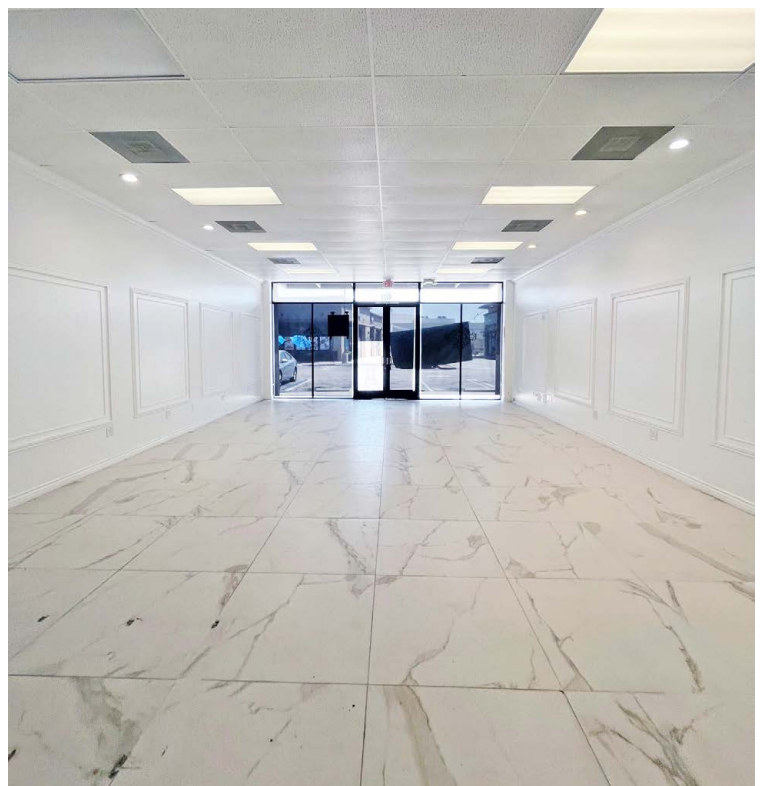
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## INTERIOR PHOTOS



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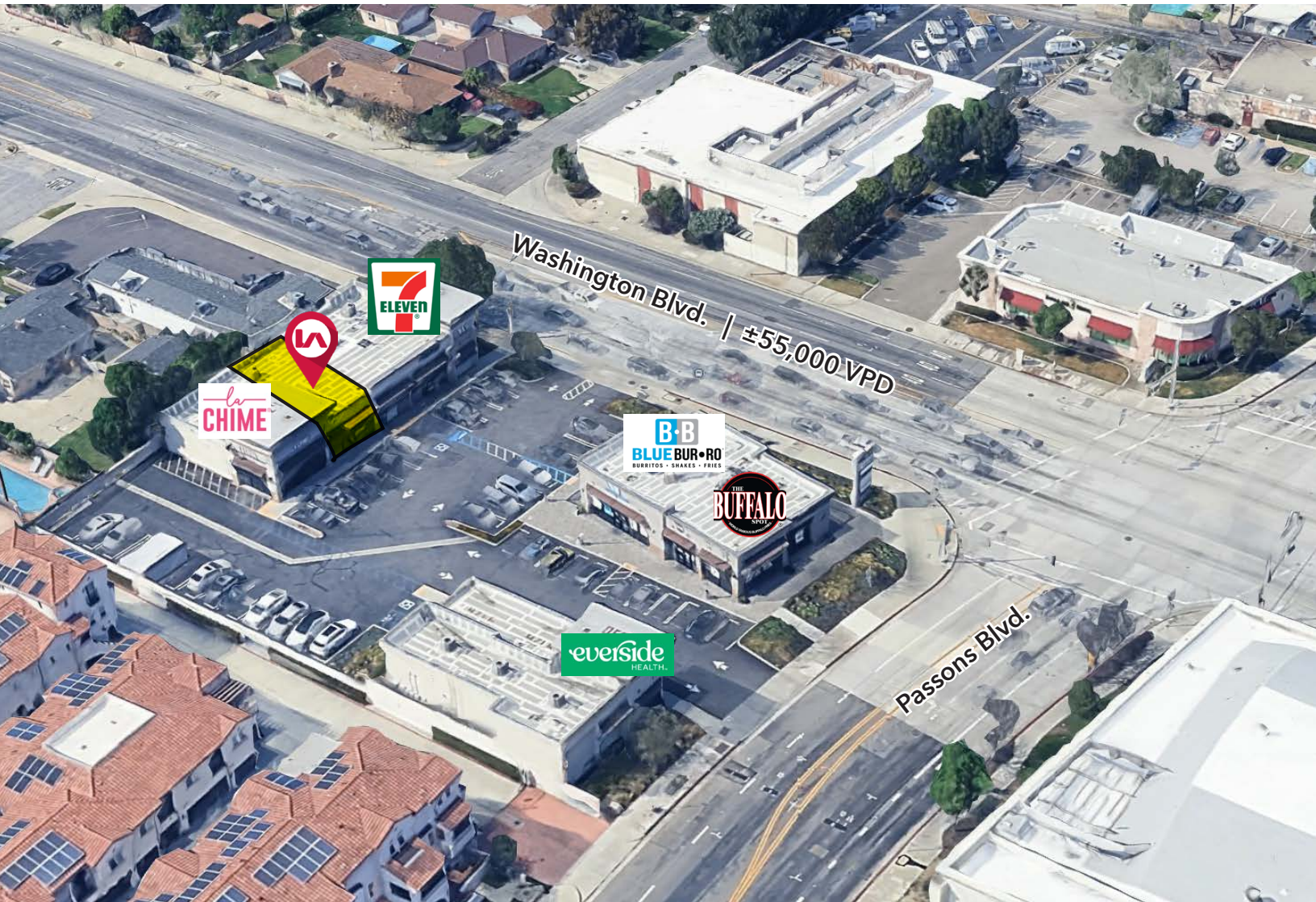


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## AERIAL VIEW



## 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
				Median Year Built	1955	1956	1957

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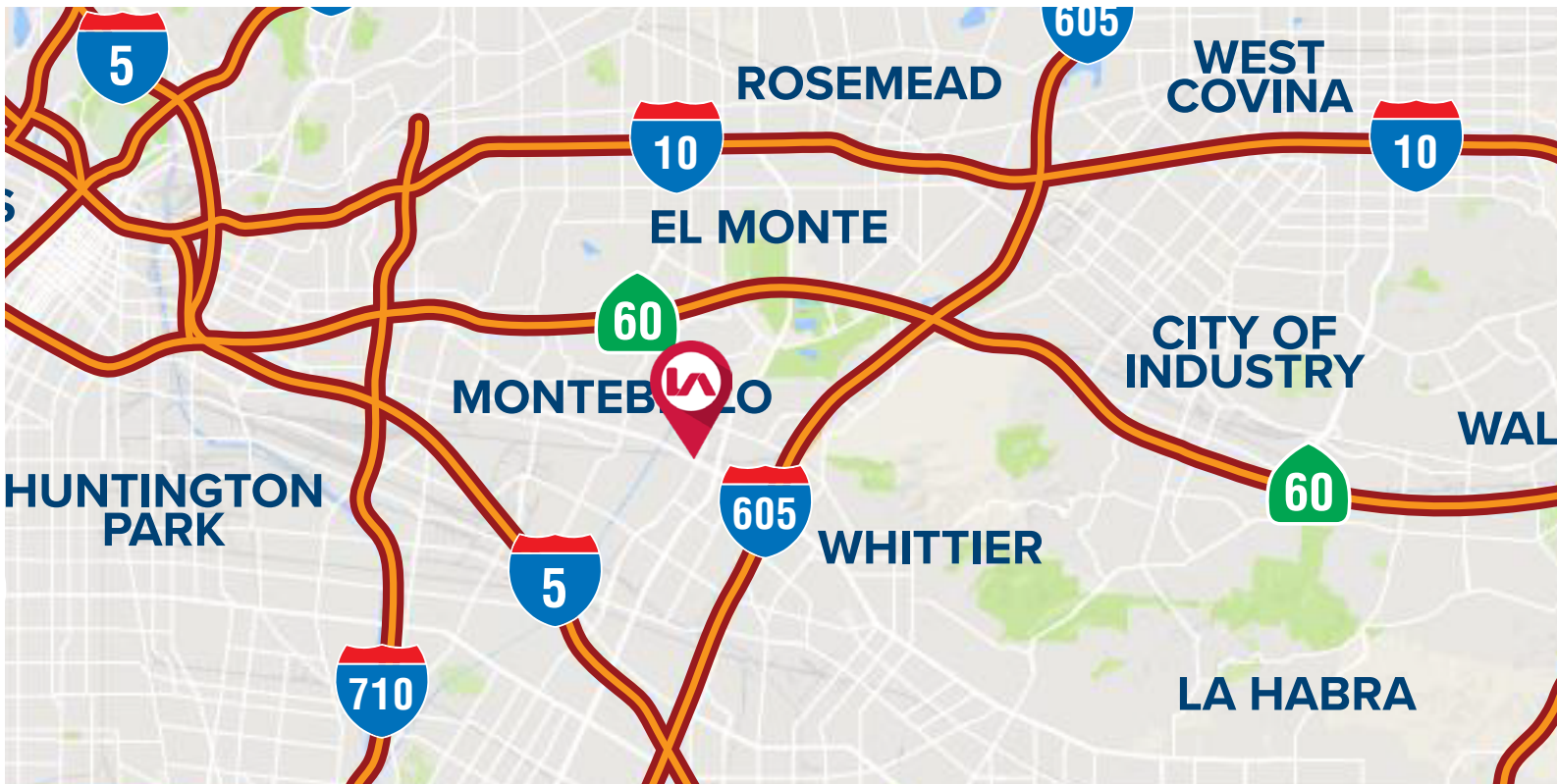
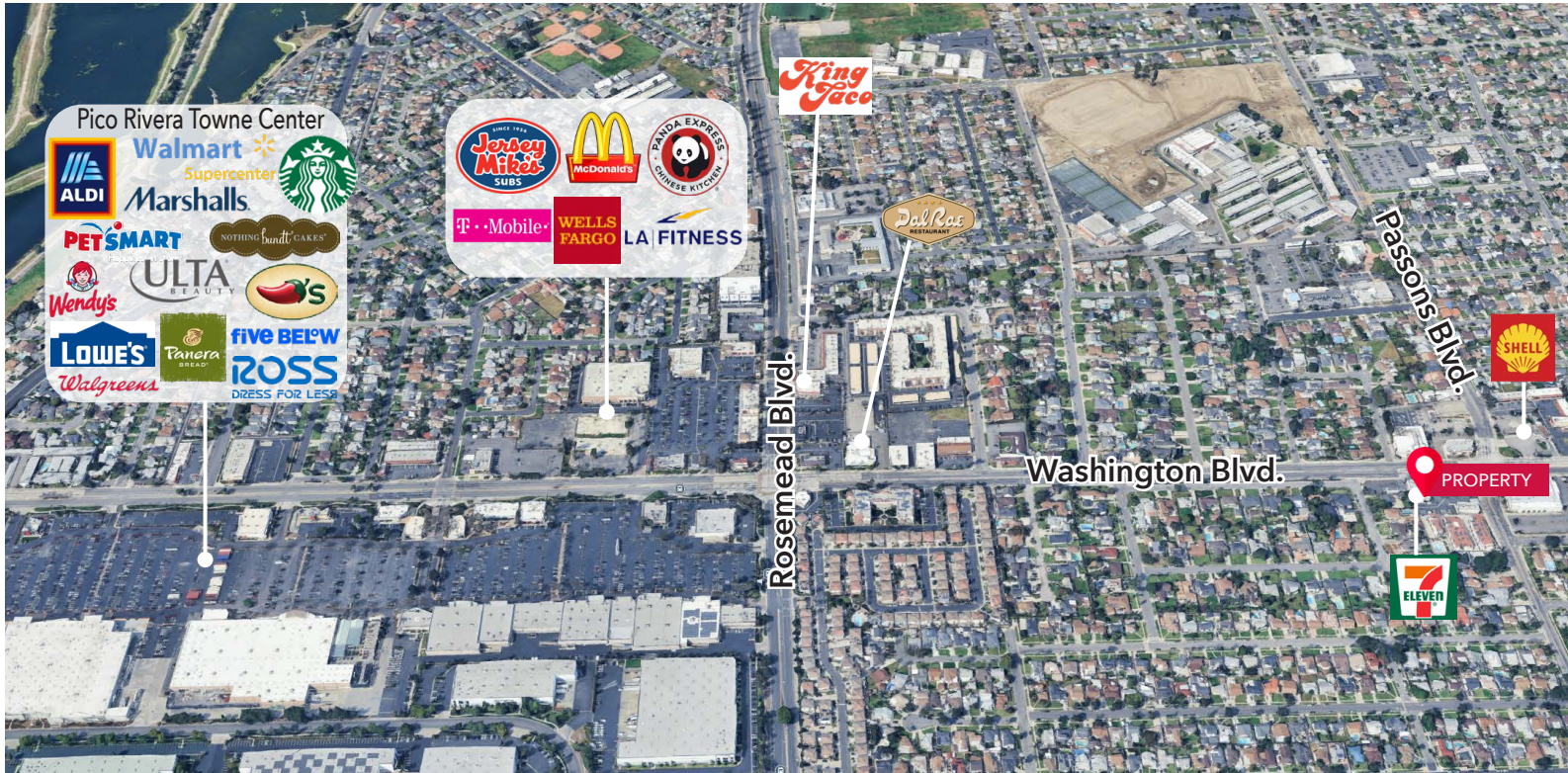
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## AMENITIES & MAP LOCATION



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