

EndCap



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LEASING

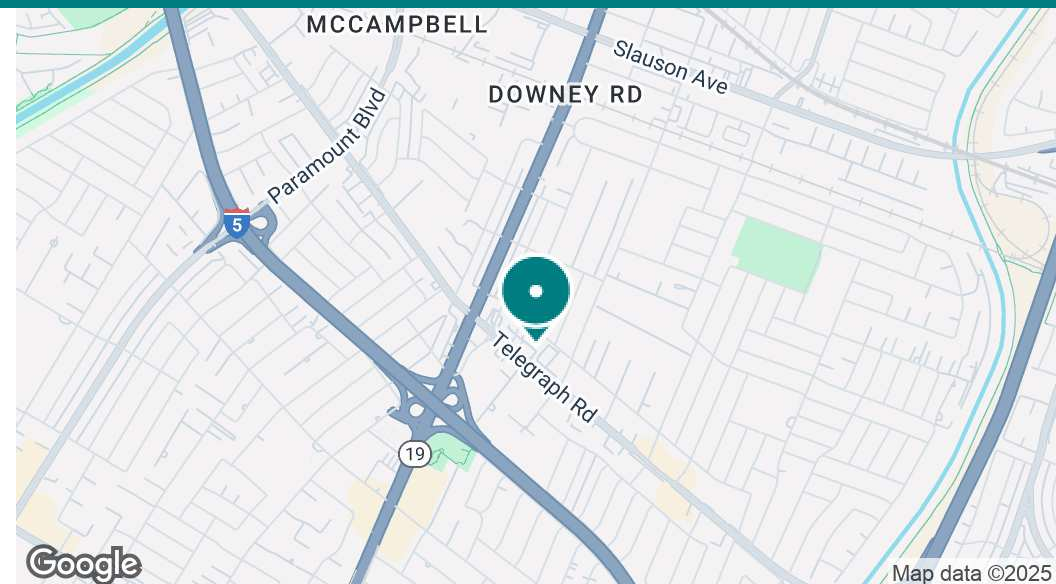
BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

NORTHGATE ANCHORED SHOPPING CENTER | 9125-9133 TELEGRAPH RD, PICO RIVERA, CA 90660

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PROPERTY DESCRIPTION

End Cap retail shop space available next to an active, high-volume sales Northgate Market outlet. Superbly located, the spaces offer customizable options to maximize visibility and exposure to foot traffic. With flexible floor plans, modern facilities, and a thriving community hub, incoming tenants step into the perfect setting to showcase their products and services. The property's strategic positioning, combined with the consistent consumer traffic generated by Northgate Market, creates an ideal environment for a variety of retail uses. Don't miss this opportunity to elevate your business within this dynamic commercial development situated amid a flourishing retail market.

LOCATION DESCRIPTION

Welcome to the bustling Northgate Market grocery center, in Pico Rivera, on the busy intersection of Telegraph and Arrington. The area surrounding the property offers a vibrant mix of amenities, including the Pico Rivera Towne Center for shopping, dining, and entertainment. For outdoor enthusiasts, the Rio Hondo Golf Club and Rivera Park are just a short drive away. Additionally, the location provides easy access to a variety of dining options such as Dal Rae, El Atacor, and Steamers Bakery & Cafe. With close proximity to major highways and public transportation, the area offers a convenient and welcoming environment for small businesses.

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FEATURES & AMENITIES

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END CAP SPACE NEXT TO:



FEATURES & AMENITIES

- End-Cap Space Available
- Spaces Immediate Adjacent to Northgate Market
- Onsite Parking in a Sizable Lot With Multiple Entry Points
- Strategically Positioned, Ensuring High Street Visibility and Convenient Access
- Close to Major Transportation Routes, Including the 19 + 5 Freeways

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,226	56,554	187,848
Total Population	28,234	194,457	649,492
Average HH Income	\$129,664	\$108,968	\$101,229

EXCLUSIVELY REPRESENTED BY

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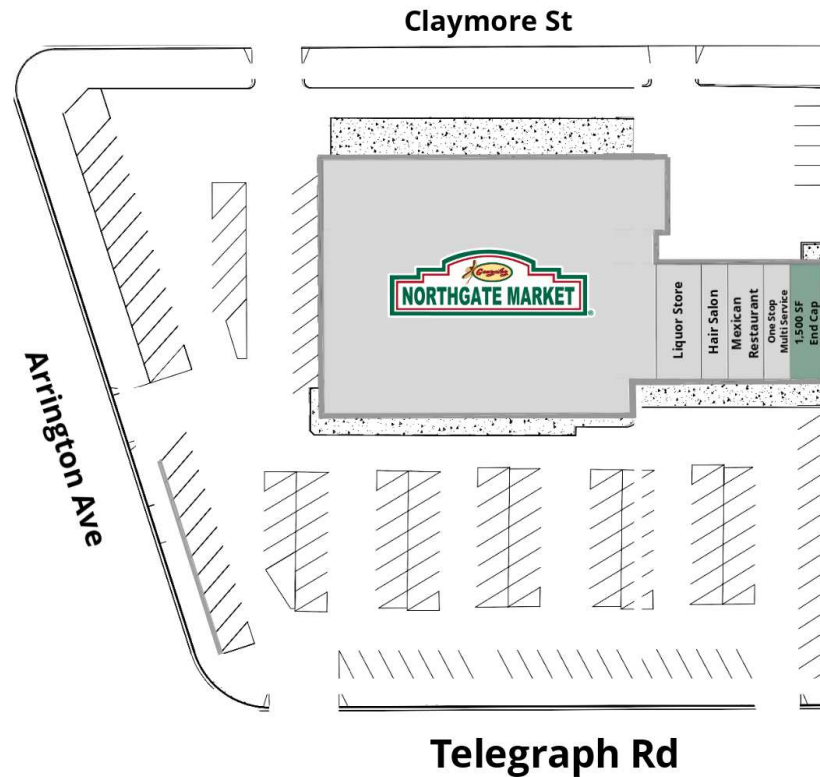
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PLANS

NORTHGATE ANCHORED SHOPPING CENTER | 9125-9133 TELEGRAPH RD, PICO RIVERA, CA 90660

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
9133	Available	1,500 - 6,000 SF	NNN	\$2.00 SF/month	1,500 SF End Cap space next to Northgate Market

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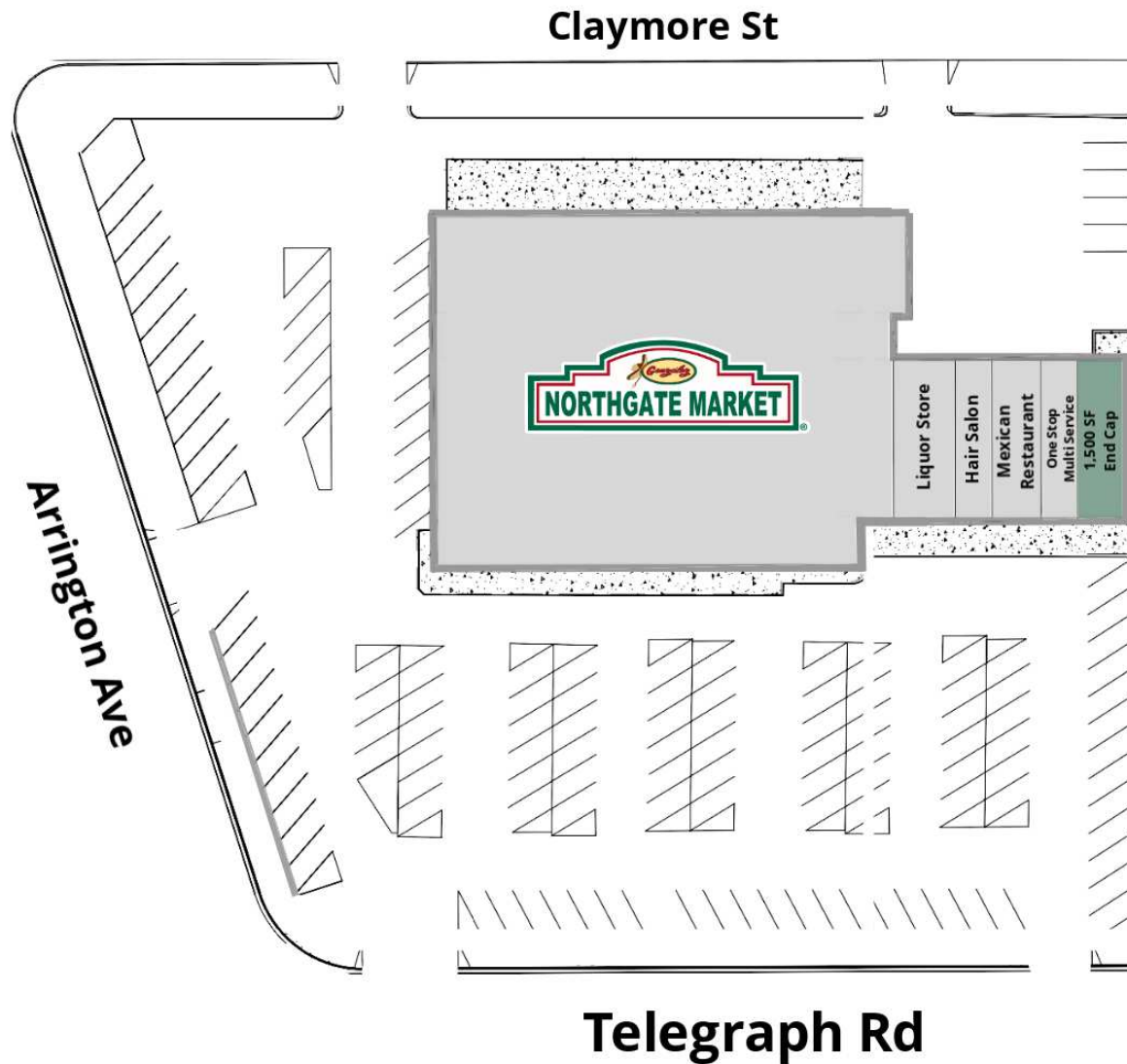
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SITE PLAN

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ADDITIONAL PHOTOS

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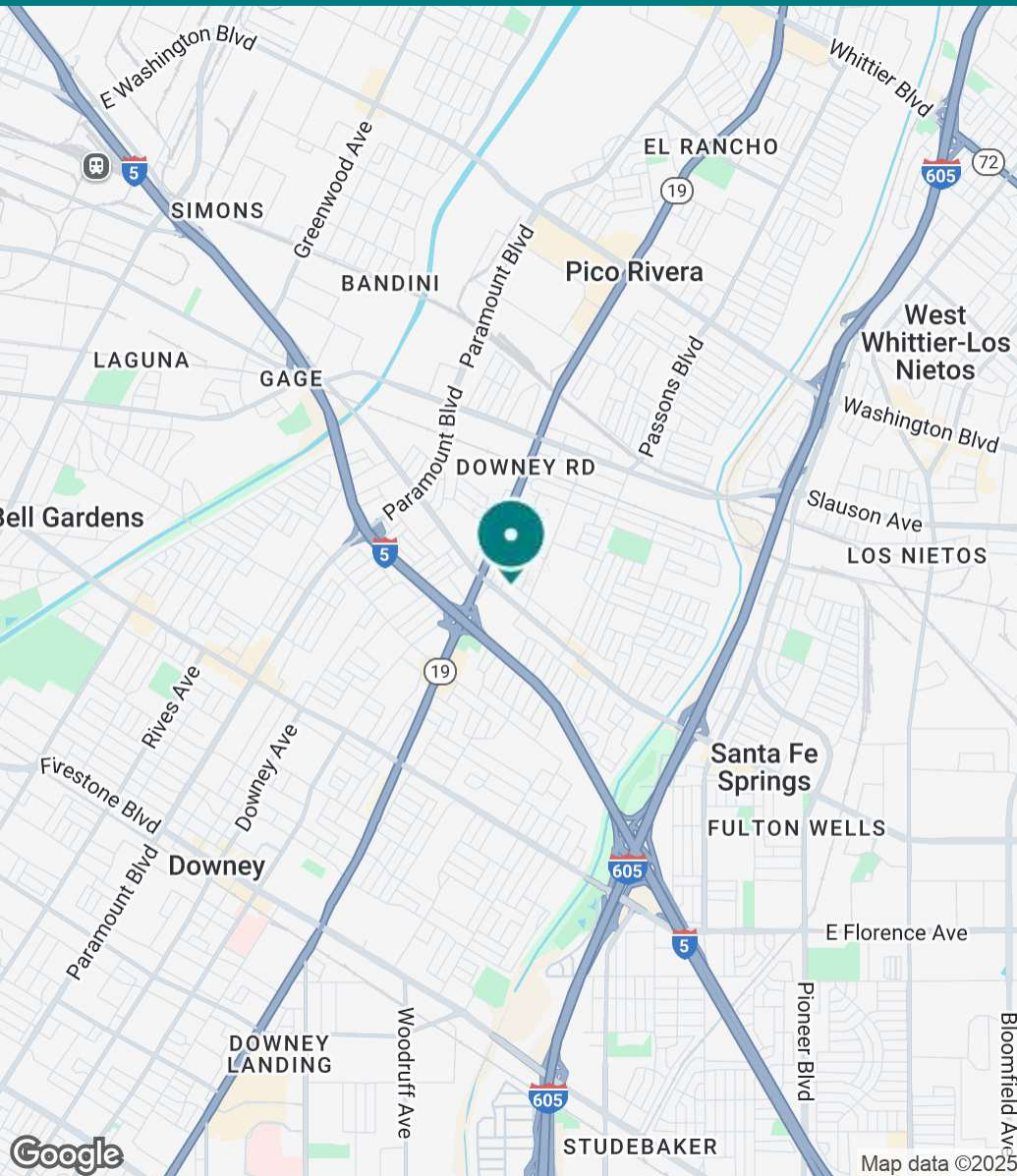
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LOCATION MAP

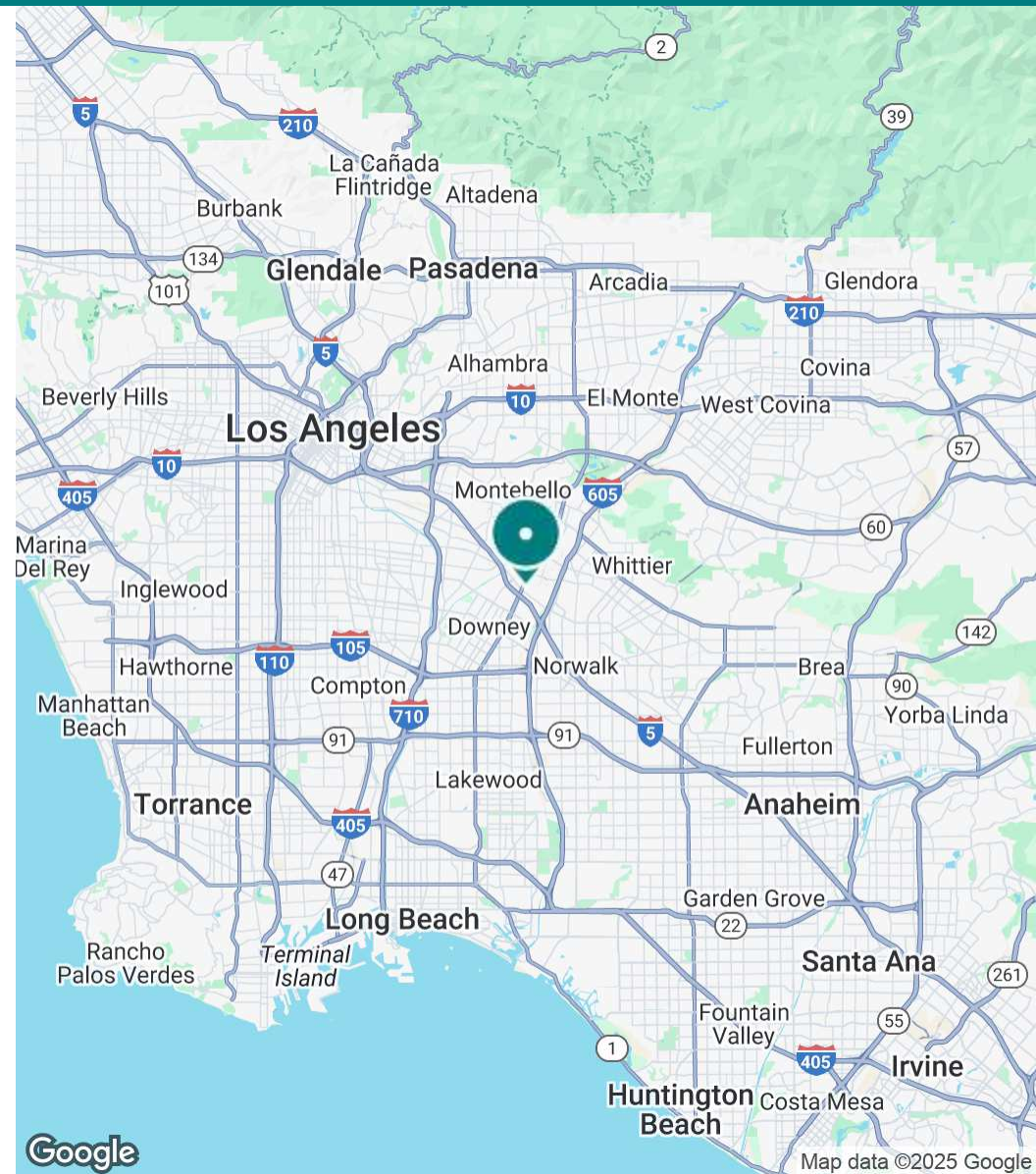
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,234	194,457	649,492
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,226	56,554	187,848
# of Persons per HH	3.4	3.4	3.5
Average HH Income	\$129,664	\$108,968	\$101,229
Average House Value	\$846,236	\$750,353	\$709,631
RACE	1 MILE	3 MILES	5 MILES
% White	21.0%	20.3%	19.8%
% Black	2.0%	2.3%	2.6%
% Asian	5.3%	5.1%	5.7%
% Hawaiian	0.2%	0.2%	0.2%
% American Indian	2.1%	2.5%	2.6%
% Other	42.2%	44.6%	45.6%

Demographics data derived from AlphaMap

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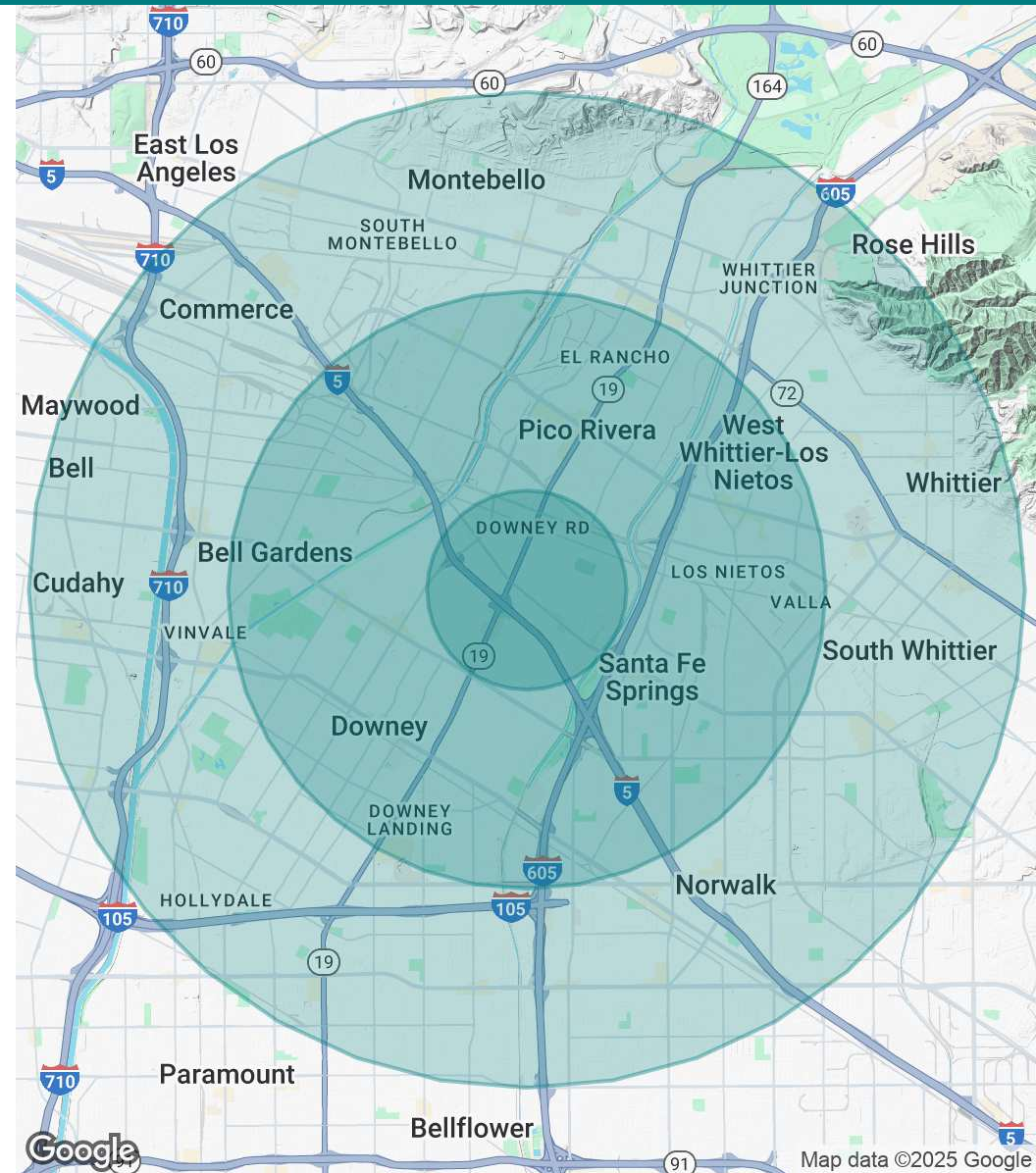
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MEET THE TEAM

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