

# FOR LEASE

9125-9133 TELEGRAPH RD  
PICO RIVERA, CA 90660



**AARON GUIDO**  
CALDRE #01924252  
714.769.6117  
AARON@CBM1.COM

**DANIEL BARRIGA**  
CALDRE #02031360  
949.608.4886  
DANIEL@CBM1.COM

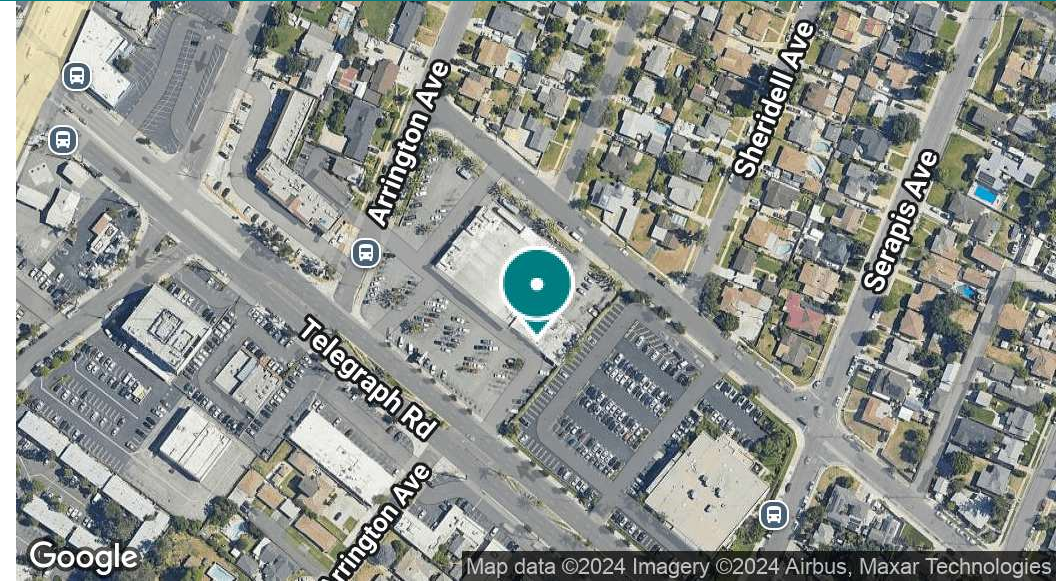
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**CBM1**  
LEASING  
BROKERAGE  
INVESTMENTS

## PROPERTY SUMMARY

9125-9133 TELEGRAPH RD | PICO RIVERA, CA 90660

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### 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.

### PROPERTY DESCRIPTION

Explore the exceptional restaurant and shop space leasing opportunities adjacent to the vibrant Northgate Market! This prime location offers customizable spaces designed to maximize visibility and foot traffic. With flexible floor plans, modern facilities, and a thriving community hub, tenants have the perfect setting to showcase their products and services. The strategic positioning of the property, combined with the bustling atmosphere of the Northgate Market, creates an ideal environment for retail success. Don't miss this chance to elevate your business within this dynamic commercial space, surrounded by a thriving marketplace.

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

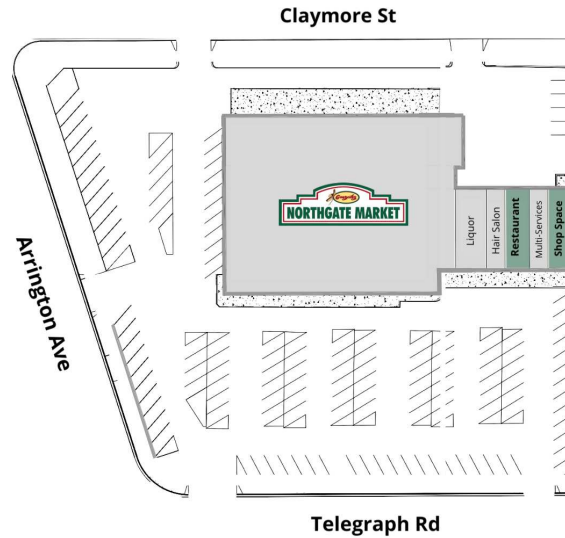
SPACES	LEASE RATE	SPACE SIZE	SPACE TYPE	LEASE TYPE
9133	\$3.00 SF/month	1,500 SF	Shop Space	NNN
9129	\$4.00 SF/month	1,200 SF	Restaurant	NNN

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## LEASE SPACES

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### LEGEND

- Available
- Unavailable

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 1,500 SF	Lease Rate:	\$3.00 - \$4.00 SF/month

### AVAILABLE SPACES

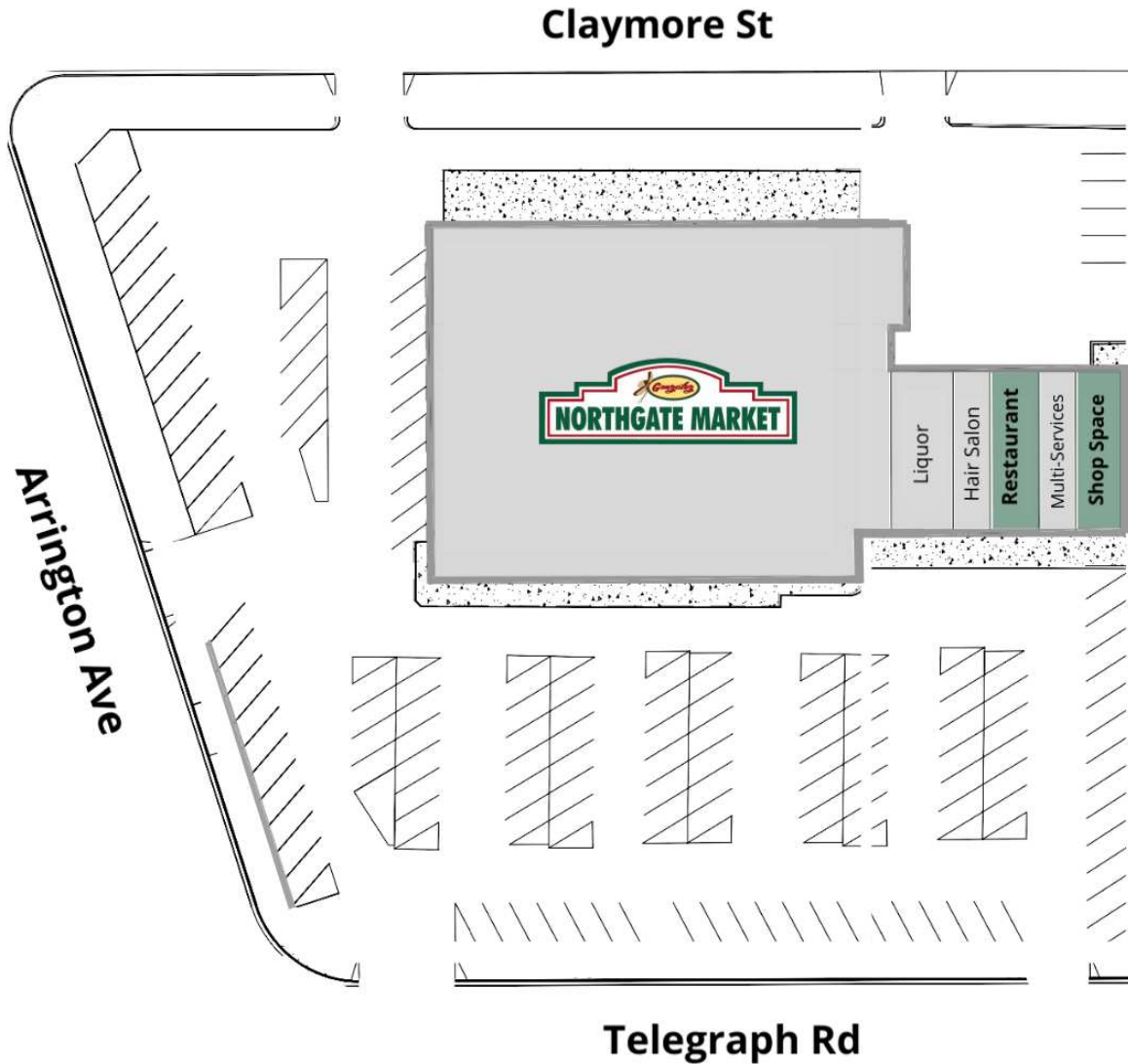
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
9133	Available	1,500 SF	Est. \$0.50 NNN	\$3.00 SF/month	End Cap Retail/Office Shop Space (Do Not Disturb)
9129	Available	1,200 SF	Est. \$0.65 NNN	\$4.00 SF/month	Restaurant Space (Do Not Disturb)

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## SITE PLAN

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## ADDITIONAL PHOTOS

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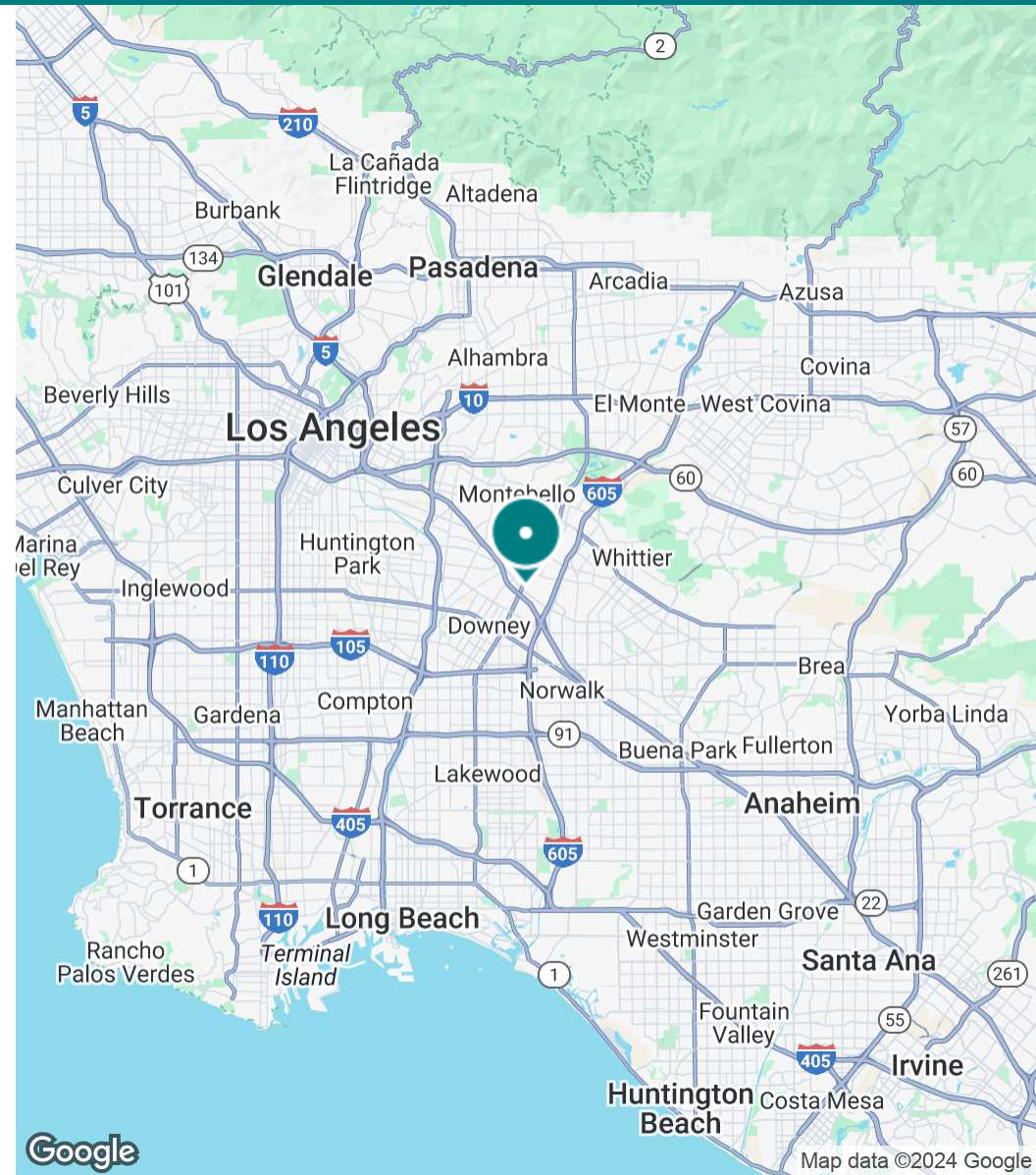
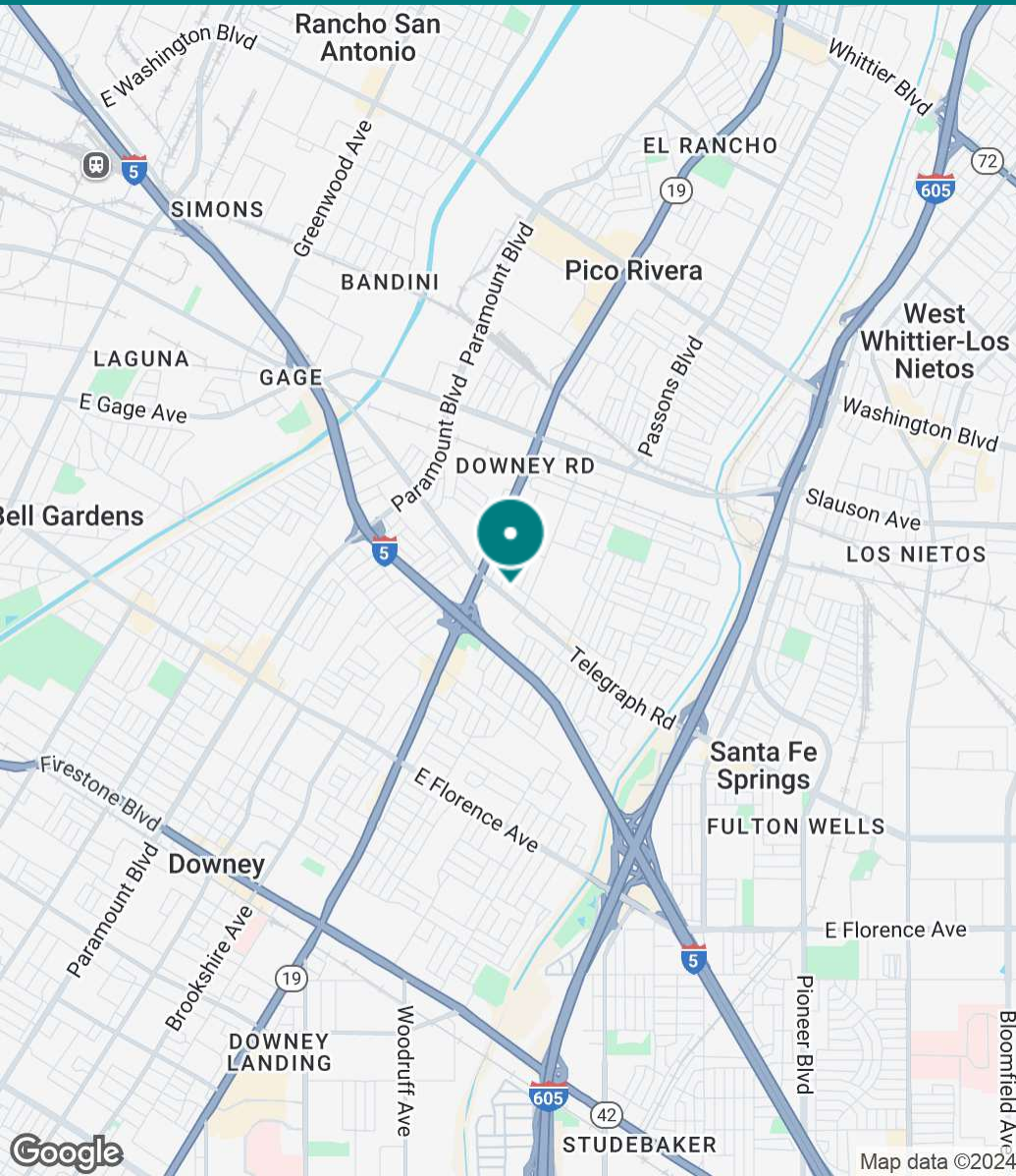


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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

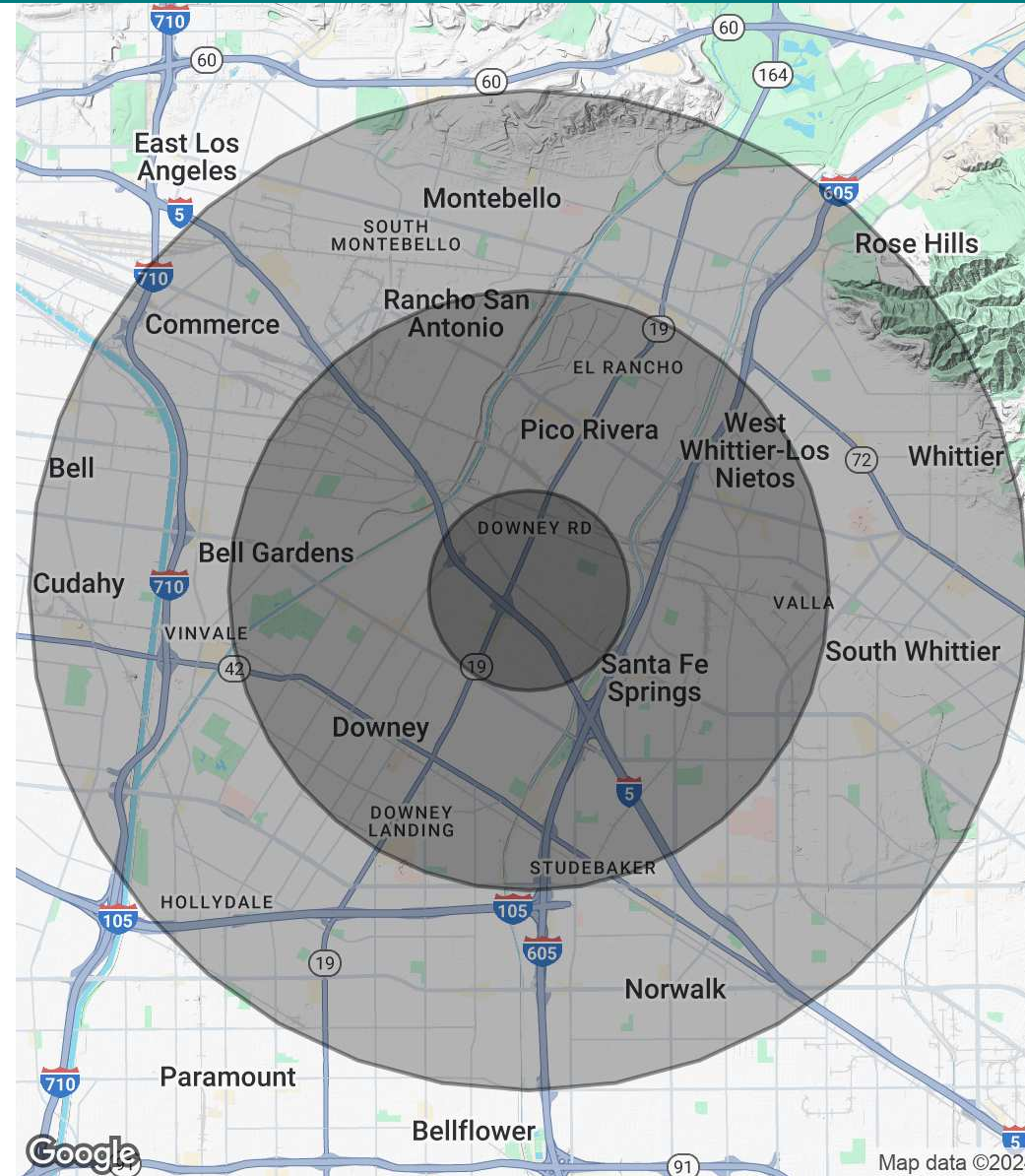
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,234	194,457	649,492
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	40

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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## MEET THE TEAM

9125-9133 TELEGRAPH RD | PICO RIVERA, CA 90660



**AARON GUIDO**

Senior Vice President

**Direct:** 714.769.6117 **Cell:** 714.335.9887  
Aaron@cbm1.com



CalDRE #01924252



**DANIEL BARRIGA**

Vice President

**Direct:** 949.608.4886 **Cell:** 714.394.5052  
daniel@cbm1.com



CalDRE #02031360

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