



Leasing Contact:
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Pico Rivera Plaza
 8600 - 8890 East Whittier Blvd.
 Pico Rivera, CA 90660

Property Map

Located between two busy signalized intersections (Paramount, Whittier and Rosemead Blvd.)



Property Site Plan



Property Overview

Demographics

The Property is located in a densely populated residential area of the city of Pico Rivera

Population			
Metric	1-Mile	3-Mile	5-Mile
2018 Total Population	28,666	184,541	550,239
2023 Population	28,960	187,399	558,694
Pop. Growth 2018 – 2023	1.0%	1.6%	1.5%
Average Age (in years)	37	37	37
Households			
Metric	1-Mile	3-Mile	5-Mile
2018 Total Households	7,532	52,962	155,250
HH Growth 2018 – 2023	1.1%	1.6%	1.6%
Median HH Income	\$49,262	\$60,707	\$56,750
Housing			
Metric	1-Mile	3-Mile	5-Mile
Median Home Value	\$399,304	\$427,671	\$458,415
Median Year Built	1957	1958	1958
Traffic Volume			
Metric	Whittier x Paramount	Whittier x Rosemead	
2017 Daily Traffic Volume	28,524	31,766	



Source: CoStar Group.