



# Pico Rivera Center For Lease

SWC Whittier Blvd. and Passons Blvd.

9302 - 9348 Whittier Boulevard, Pico Rivera, CA 90660



## BUILDING FEATURES:

- Located just off 605 FWY on busy Whittier Boulevard.
- Heavily trafficked intersection at Whittier Boulevard and Passons Boulevard, just west of Rosemead Boulevard.
- Dense population.
- Co-tenants in the same center are Auto Zone, Pizza Hut, Advance America, Aaron's Furniture, President Thai, and more.
- Major retailers in immediate vicinity to subject property are Home Depot, Superior Warehouse, Rite-Aid, CVS, Target, and national banks.

| DEMOGRAPHICS<br>Source : CoStar | 1-MILE   | 3-MILE   | 5-MILE   |
|---------------------------------|----------|----------|----------|
| Population (2018)               | 26,722   | 184,325  | 518,714  |
| Average HH Income (2018)        | \$63,503 | \$68,814 | \$68,955 |

For more information, please contact

**BP International, Inc.**  
**Patsy Ma, MBA, CCIM, CRRP, CRX, CLS DRE# 00980137**  
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650 W. Duarte Rd., #1088, Arcadia, CA 91007

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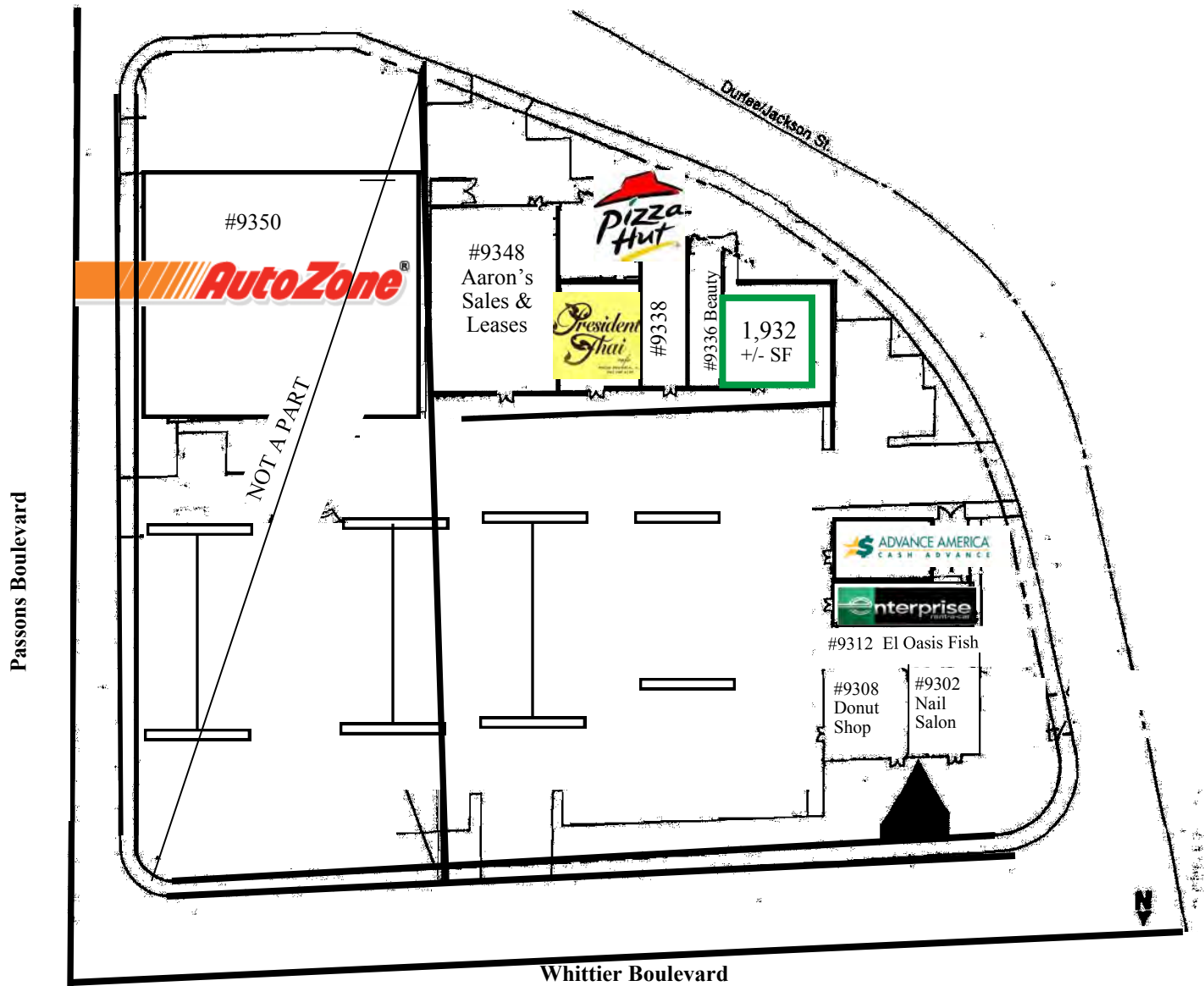
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## SITE PLAN



Site plan subject to change without notice.

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# Demographic Detail Report

9308-9320 Whittier Blvd, Pico Rivera, CA 90660

Building Type: **General Retail**  
 Secondary: -  
 GLA: **8,222 SF**  
 Year Built: **1990**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



| Radius                        | 1 Mile        | 3 Mile         | 5 Mile         |
|-------------------------------|---------------|----------------|----------------|
| <b>Population</b>             |               |                |                |
| 2022 Projection               | 27,374        | 189,433        | 533,001        |
| 2017 Estimate                 | 26,722        | 184,325        | 518,714        |
| 2010 Census                   | 26,232        | 177,826        | 500,889        |
| Growth 2017 - 2022            | 2.44%         | 2.77%          | 2.75%          |
| Growth 2010 - 2017            | 1.87%         | 3.65%          | 3.56%          |
| <b>2017 Population by Age</b> |               |                |                |
|                               | <b>26,722</b> | <b>184,325</b> | <b>518,714</b> |
| Age 0 - 4                     | 1,749 6.55%   | 12,088 6.56%   | 33,895 6.53%   |
| Age 5 - 9                     | 1,723 6.45%   | 11,721 6.36%   | 32,823 6.33%   |
| Age 10 - 14                   | 1,793 6.71%   | 11,983 6.50%   | 33,629 6.48%   |
| Age 15 - 19                   | 1,963 7.35%   | 12,936 7.02%   | 36,393 7.02%   |
| Age 20 - 24                   | 2,160 8.08%   | 14,168 7.69%   | 40,071 7.73%   |
| Age 25 - 29                   | 2,217 8.30%   | 14,764 8.01%   | 41,810 8.06%   |
| Age 30 - 34                   | 1,962 7.34%   | 13,464 7.30%   | 37,869 7.30%   |
| Age 35 - 39                   | 1,764 6.60%   | 12,386 6.72%   | 34,843 6.72%   |
| Age 40 - 44                   | 1,738 6.50%   | 12,147 6.59%   | 34,407 6.63%   |
| Age 45 - 49                   | 1,738 6.50%   | 11,962 6.49%   | 34,135 6.58%   |
| Age 50 - 54                   | 1,680 6.29%   | 11,555 6.27%   | 33,142 6.39%   |
| Age 55 - 59                   | 1,537 5.75%   | 10,838 5.88%   | 31,082 5.99%   |
| Age 60 - 64                   | 1,284 4.81%   | 9,349 5.07%    | 26,556 5.12%   |
| Age 65 - 69                   | 1,014 3.79%   | 7,606 4.13%    | 21,291 4.10%   |
| Age 70 - 74                   | 768 2.87%     | 5,699 3.09%    | 15,672 3.02%   |
| Age 75 - 79                   | 600 2.25%     | 4,360 2.37%    | 11,714 2.26%   |
| Age 80 - 84                   | 468 1.75%     | 3,329 1.81%    | 8,833 1.70%    |
| Age 85+                       | 563 2.11%     | 3,970 2.15%    | 10,550 2.03%   |
| Age 65+                       | 3,413 12.77%  | 24,964 13.54%  | 68,060 13.12%  |
| <b>Median Age</b>             | <b>34.50</b>  | <b>35.40</b>   | <b>35.40</b>   |
| <b>Average Age</b>            | <b>36.40</b>  | <b>37.00</b>   | <b>36.90</b>   |



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## Demographic Detail Report

9308-9320 Whittier Blvd, Pico Rivera, CA 90660

| Radius  | 1 Mile        |        | 3 Mile         |        | 5 Mile         |        |
|---|---------------|--------|----------------|--------|----------------|--------|
| <b>2017 Population By Race</b>                      | <b>26,722</b> |        | <b>184,325</b> |        | <b>518,714</b> |        |
| White   | 24,553        | 91.88% | 162,506        | 88.16% | 416,193        | 80.24% |
| Black   | 315           | 1.18%  | 2,717          | 1.47%  | 8,237          | 1.59%  |
| Am. Indian & Alaskan                                | 726           | 2.72%  | 4,027          | 2.18%  | 9,972          | 1.92%  |
| Asian   | 613           | 2.29%  | 11,195         | 6.07%  | 73,897         | 14.25% |
| Hawaiian & Pacific Island                           | 59            | 0.22%  | 455            | 0.25%  | 1,176          | 0.23%  |
| Other   | 456           | 1.71%  | 3,423          | 1.86%  | 9,239          | 1.78%  |
| <b>Population by Hispanic Origin</b>                | <b>26,722</b> |        | <b>184,325</b> |        | <b>518,714</b> |        |
| Non-Hispanic Origin                                 | 1,943         | 7.27%  | 29,007         | 15.74% | 125,620        | 24.22% |
| Hispanic Origin                                     | 24,778        | 92.73% | 155,318        | 84.26% | 393,094        | 75.78% |
| <b>2017 Median Age, Male</b>                        | <b>33.20</b>  |        | <b>34.00</b>   |        | <b>34.00</b>   |        |
| <b>2017 Average Age, Male</b>                       | <b>35.10</b>  |        | <b>35.70</b>   |        | <b>35.70</b>   |        |
| <b>2017 Median Age, Female</b>                      | <b>35.90</b>  |        | <b>36.90</b>   |        | <b>36.90</b>   |        |
| <b>2017 Average Age, Female</b>                     | <b>37.70</b>  |        | <b>38.30</b>   |        | <b>38.10</b>   |        |
| <b>2017 Population by Occupation Classification</b> | <b>21,063</b> |        | <b>145,949</b> |        | <b>411,094</b> |        |
| Civilian Employed                                   | 12,168        | 57.77% | 83,807         | 57.42% | 237,851        | 57.86% |
| Civilian Unemployed                                 | 800           | 3.80%  | 4,724          | 3.24%  | 13,549         | 3.30%  |
| Civilian Non-Labor Force                            | 8,095         | 38.43% | 57,332         | 39.28% | 159,510        | 38.80% |
| Armed Forces  | 0             | 0.00%  | 86             | 0.06%  | 184            | 0.04%  |
| <b>Households by Marital Status</b>                 |               |        |                |        |                |        |
| Married   | 3,700         |        | 26,635         |        | 76,287         |        |
| Married No Children                                 | 1,827         |        | 13,852         |        | 38,469         |        |
| Married w/Children                                  | 1,873         |        | 12,782         |        | 37,818         |        |
| <b>2017 Population by Education</b>                 | <b>18,498</b> |        | <b>128,614</b> |        | <b>363,482</b> |        |
| Some High School, No Diploma                        | 5,993         | 32.40% | 35,190         | 27.36% | 108,727        | 29.91% |
| High School Grad (Incl Equivalency)                 | 4,835         | 26.14% | 33,875         | 26.34% | 90,054         | 24.78% |
| Some College, No Degree                             | 4,544         | 24.56% | 33,376         | 25.95% | 87,230         | 24.00% |
| Associate Degree                                    | 1,166         | 6.30%  | 7,185          | 5.59%  | 21,579         | 5.94%  |
| Bachelor Degree                                     | 1,431         | 7.74%  | 13,587         | 10.56% | 39,098         | 10.76% |
| Advanced Degree                                     | 529           | 2.86%  | 5,401          | 4.20%  | 16,794         | 4.62%  |



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## Demographic Detail Report

9308-9320 Whittier Blvd, Pico Rivera, CA 90660

| Radius                                | 1 Mile        |        | 3 Mile         |        | 5 Mile         |        |
|---------------------------------------|---------------|--------|----------------|--------|----------------|--------|
| <b>2017 Population by Occupation</b>  | <b>23,122</b> |        | <b>159,290</b> |        | <b>449,063</b> |        |
| Real Estate & Finance                 | 598           | 2.59%  | 4,183          | 2.63%  | 12,117         | 2.70%  |
| Professional & Management             | 3,721         | 16.09% | 29,385         | 18.45% | 83,276         | 18.54% |
| Public Administration                 | 447           | 1.93%  | 3,498          | 2.20%  | 10,200         | 2.27%  |
| Education & Health                    | 2,746         | 11.88% | 18,701         | 11.74% | 48,995         | 10.91% |
| Services                              | 2,694         | 11.65% | 15,515         | 9.74%  | 45,825         | 10.20% |
| Information                           | 217           | 0.94%  | 1,492          | 0.94%  | 4,295          | 0.96%  |
| Sales                                 | 3,467         | 14.99% | 23,843         | 14.97% | 64,073         | 14.27% |
| Transportation                        | 604           | 2.61%  | 3,342          | 2.10%  | 9,458          | 2.11%  |
| Retail                                | 1,625         | 7.03%  | 9,917          | 6.23%  | 28,148         | 6.27%  |
| Wholesale                             | 629           | 2.72%  | 4,467          | 2.80%  | 13,254         | 2.95%  |
| Manufacturing                         | 1,527         | 6.60%  | 10,992         | 6.90%  | 31,908         | 7.11%  |
| Production                            | 2,282         | 9.87%  | 15,288         | 9.60%  | 44,119         | 9.82%  |
| Construction                          | 1,048         | 4.53%  | 6,963          | 4.37%  | 20,846         | 4.64%  |
| Utilities                             | 1,023         | 4.42%  | 6,415          | 4.03%  | 16,190         | 3.61%  |
| Agriculture & Mining                  | 16            | 0.07%  | 509            | 0.32%  | 1,341          | 0.30%  |
| Farming, Fishing, Forestry            | 29            | 0.13%  | 427            | 0.27%  | 1,182          | 0.26%  |
| Other Services                        | 449           | 1.94%  | 4,353          | 2.73%  | 13,836         | 3.08%  |
| <b>2017 Worker Travel Time to Job</b> | <b>11,907</b> |        | <b>81,080</b>  |        | <b>229,714</b> |        |
| <30 Minutes                           | 6,762         | 56.79% | 39,698         | 48.96% | 113,793        | 49.54% |
| 30-60 Minutes                         | 3,930         | 33.01% | 31,069         | 38.32% | 90,789         | 39.52% |
| 60+ Minutes                           | 1,215         | 10.20% | 10,313         | 12.72% | 25,132         | 10.94% |
| <b>2010 Households by HH Size</b>     | <b>6,792</b>  |        | <b>51,700</b>  |        | <b>141,166</b> |        |
| 1-Person Households                   | 930           | 13.69% | 8,990          | 17.39% | 21,862         | 15.49% |
| 2-Person Households                   | 1,275         | 18.77% | 11,501         | 22.25% | 30,518         | 21.62% |
| 3-Person Households                   | 1,060         | 15.61% | 8,990          | 17.39% | 24,986         | 17.70% |
| 4-Person Households                   | 1,266         | 18.64% | 9,052          | 17.51% | 25,646         | 18.17% |
| 5-Person Households                   | 951           | 14.00% | 6,072          | 11.74% | 17,427         | 12.35% |
| 6-Person Households                   | 582           | 8.57%  | 3,362          | 6.50%  | 9,733          | 6.89%  |
| 7 or more Person Households           | 728           | 10.72% | 3,733          | 7.22%  | 10,994         | 7.79%  |
| <b>2017 Average Household Size</b>    | <b>3.80</b>   |        | <b>3.40</b>    |        | <b>3.50</b>    |        |
| <b>Households</b>                     |               |        |                |        |                |        |
| 2022 Projection                       | 7,127         |        | 55,238         |        | 150,910        |        |
| 2017 Estimate                         | 6,950         |        | 53,716         |        | 146,741        |        |
| 2010 Census                           | 6,793         |        | 51,702         |        | 141,166        |        |
| Growth 2017 - 2022                    | 2.55%         |        | 2.83%          |        | 2.84%          |        |
| Growth 2010 - 2017                    | 2.31%         |        | 3.90%          |        | 3.95%          |        |



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9308-9320 Whittier Blvd, Pico Rivera, CA 90660

| Radius                                | 1 Mile           | 3 Mile           | 5 Mile           |
|---------------------------------------|------------------|------------------|------------------|
| <b>2017 Households by HH Income</b>   | <b>6,950</b>     | <b>53,716</b>    | <b>146,741</b>   |
| <\$25,000                             | 1,332 19.17%     | 10,270 19.12%    | 28,672 19.54%    |
| \$25,000 - \$50,000                   | 1,668 24.00%     | 12,977 24.16%    | 36,384 24.79%    |
| \$50,000 - \$75,000                   | 1,243 17.88%     | 10,178 18.95%    | 26,311 17.93%    |
| \$75,000 - \$100,000                  | 1,056 15.19%     | 7,410 13.79%     | 20,063 13.67%    |
| \$100,000 - \$125,000                 | 748 10.76%       | 5,629 10.48%     | 14,055 9.58%     |
| \$125,000 - \$150,000                 | 481 6.92%        | 2,715 5.05%      | 8,187 5.58%      |
| \$150,000 - \$200,000                 | 300 4.32%        | 2,787 5.19%      | 7,726 5.27%      |
| \$200,000+                            | 122 1.76%        | 1,750 3.26%      | 5,343 3.64%      |
| <b>2017 Avg Household Income</b>      | <b>\$70,815</b>  | <b>\$73,643</b>  | <b>\$74,291</b>  |
| <b>2017 Med Household Income</b>      | <b>\$59,295</b>  | <b>\$58,638</b>  | <b>\$57,565</b>  |
| <b>2017 Occupied Housing</b>          | <b>6,950</b>     | <b>53,716</b>    | <b>146,742</b>   |
| Owner Occupied                        | 4,472 64.35%     | 30,396 56.59%    | 79,892 54.44%    |
| Renter Occupied                       | 2,478 35.65%     | 23,320 43.41%    | 66,850 45.56%    |
| <b>2010 Housing Units</b>             | <b>7,152</b>     | <b>54,612</b>    | <b>149,748</b>   |
| 1 Unit                                | 5,685 79.49%     | 38,376 70.27%    | 110,889 74.05%   |
| 2 - 4 Units                           | 563 7.87%        | 4,398 8.05%      | 11,052 7.38%     |
| 5 - 19 Units                          | 105 1.47%        | 5,294 9.69%      | 14,371 9.60%     |
| 20+ Units                             | 799 11.17%       | 6,544 11.98%     | 13,436 8.97%     |
| <b>2017 Housing Value</b>             | <b>4,473</b>     | <b>30,396</b>    | <b>79,892</b>    |
| <\$100,000                            | 101 2.26%        | 889 2.92%        | 2,094 2.62%      |
| \$100,000 - \$200,000                 | 58 1.30%         | 365 1.20%        | 888 1.11%        |
| \$200,000 - \$300,000                 | 626 14.00%       | 3,385 11.14%     | 7,143 8.94%      |
| \$300,000 - \$400,000                 | 1,567 35.03%     | 9,918 32.63%     | 22,434 28.08%    |
| \$400,000 - \$500,000                 | 1,082 24.19%     | 7,534 24.79%     | 21,167 26.49%    |
| \$500,000 - \$1,000,000               | 830 18.56%       | 7,307 24.04%     | 23,523 29.44%    |
| \$1,000,000+                          | 209 4.67%        | 998 3.28%        | 2,643 3.31%      |
| <b>2017 Median Home Value</b>         | <b>\$392,628</b> | <b>\$408,508</b> | <b>\$434,898</b> |
| <b>2017 Housing Units by Yr Built</b> | <b>7,261</b>     | <b>55,778</b>    | <b>152,528</b>   |
| Built 2010+                           | 208 2.86%        | 2,117 3.80%      | 5,881 3.86%      |
| Built 2000 - 2010                     | 205 2.82%        | 1,316 2.36%      | 3,972 2.60%      |
| Built 1990 - 1999                     | 125 1.72%        | 1,731 3.10%      | 5,356 3.51%      |
| Built 1980 - 1989                     | 455 6.27%        | 4,358 7.81%      | 10,769 7.06%     |
| Built 1970 - 1979                     | 631 8.69%        | 7,148 12.82%     | 18,440 12.09%    |
| Built 1960 - 1969                     | 905 12.46%       | 9,241 16.57%     | 25,564 16.76%    |
| Built 1950 - 1959                     | 2,882 39.69%     | 17,320 31.05%    | 49,059 32.16%    |
| Built <1949                           | 1,850 25.48%     | 12,547 22.49%    | 33,487 21.95%    |
| <b>2017 Median Year Built</b>         | <b>1955</b>      | <b>1958</b>      | <b>1958</b>      |



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