



# 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 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, CRX, CLS BRE# 00980137**  
[patsyma@bpinternational.net](mailto:patsyma@bpinternational.net)

650 W. Duarte Rd., #1088, Arcadia, CA 91007

Tel: 626-821-3448 x 100 Fax: 626-821-9099 [www.BPInternational.net](http://www.BPInternational.net)

The information contained herein has been obtained from sources that we deem reliable, or the owner of the property. We have no reason to doubt its accuracy, but we do not guarantee it.





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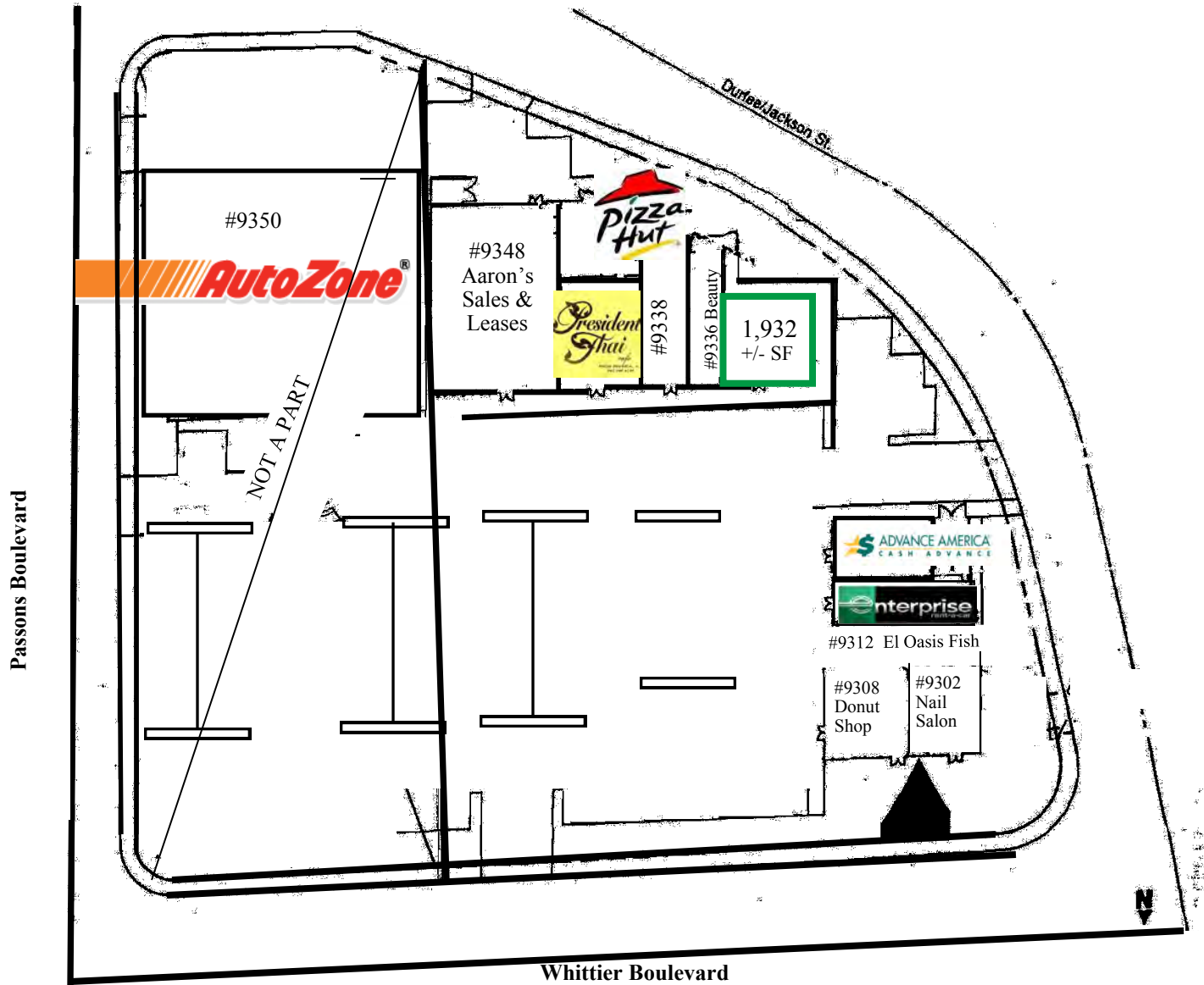
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## SITE PLAN



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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# Demographic Detail Report

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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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