

Pico Rivera Marketplace

8909-8967 Washington Blvd

Retail space available
9,000 SF for lease

Calling all retail to this
vibrant and thriving
community!



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

PROPERTY HIGHLIGHTS



SIZE

9,000 SF



PARKING

638 surface spaces



AVAILABILITY

NOW AVAILABLE



CARS PER DAY

+/- 87,879 CPD



IDEAL USE

**Grocery, retail, may be
suitable for restaurant**

Pico Rivera Marketplace is located in a thriving SoCal city poised for growth, making it an ideal location for retailers looking to tap into this market.

Boasting a population of over 204,000 residents within 3 miles, Pico Rivera provides a large customer base with strong purchasing power.

With its convenient access to major freeways, such as the I-5 and I-605, retailers can easily reach customers not only within the city but also from neighboring communities. Additionally, Pico Rivera offers a diverse community, ensuring a variety of consumer demands. By setting up shop in Pico Rivera, grocers and retailers can benefit from a prime location, strong demographics, and a bustling local economy.

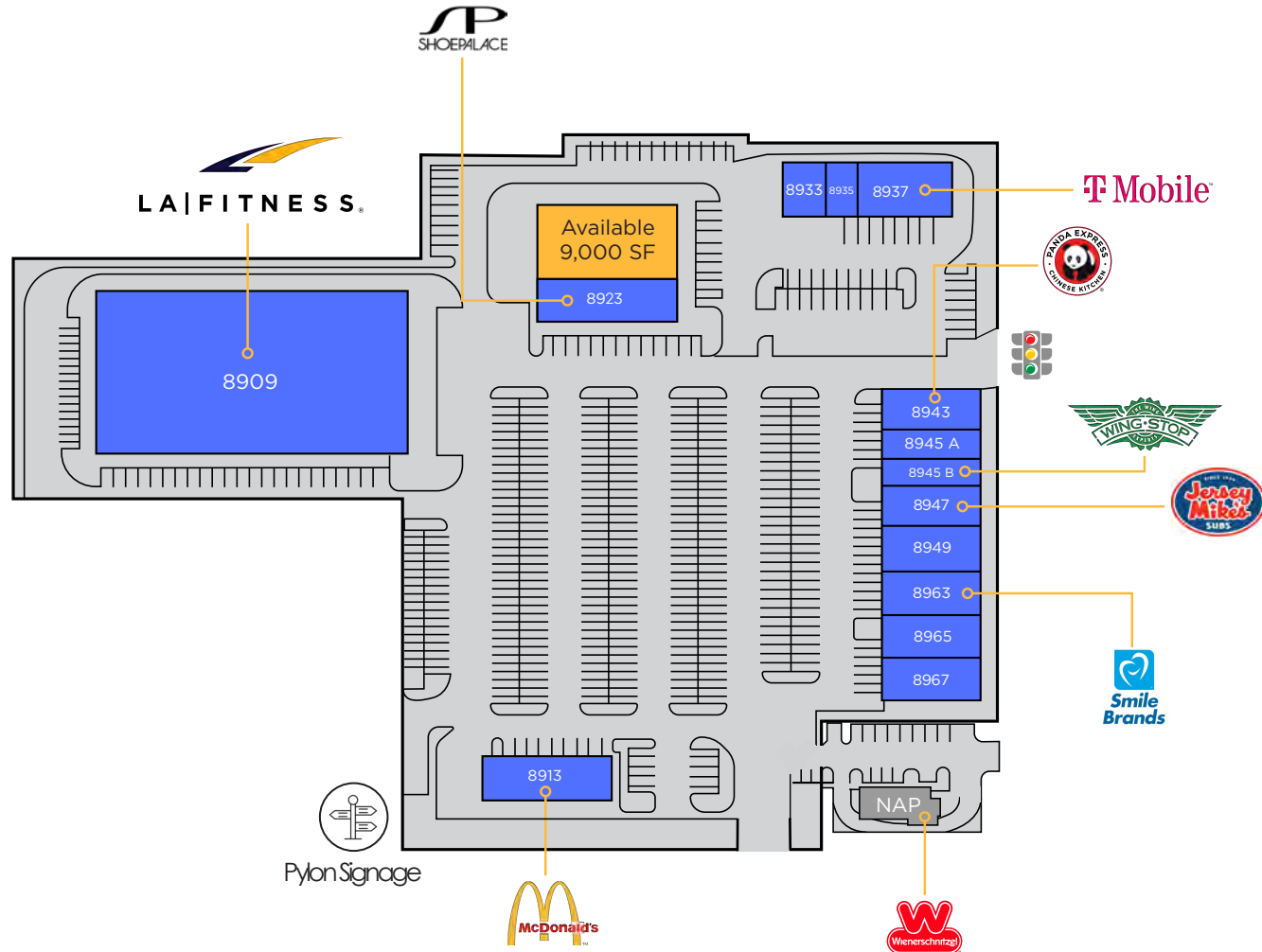


SITE PLAN

Available
Occupied

#	Tenant
8909	LA Fitness
8913	McDonald's
8921	AVAILABLE 9,000 SF
8923	Shoe Palace
8933	Sexy Nails
8936	Boba Time
8937	T-Mobile
8943	Panda Express
8945-A	Fred Loya Insurance
8945-B	WingStop
8947	Jersey Mikes
8949	Star Crab
8963	Smile Brands
8965	La Carniceria Meat Market
8967	Next Level Staffing

NAP



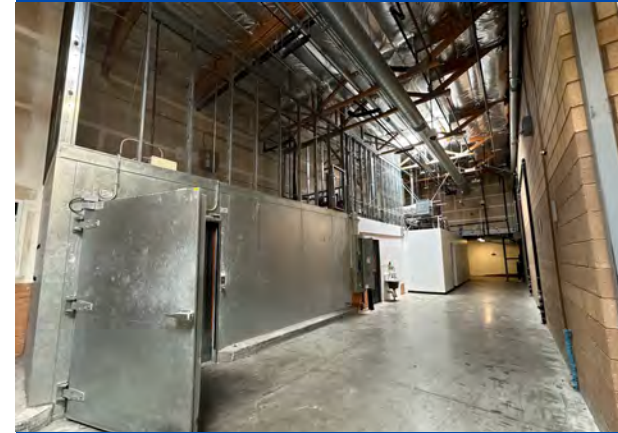
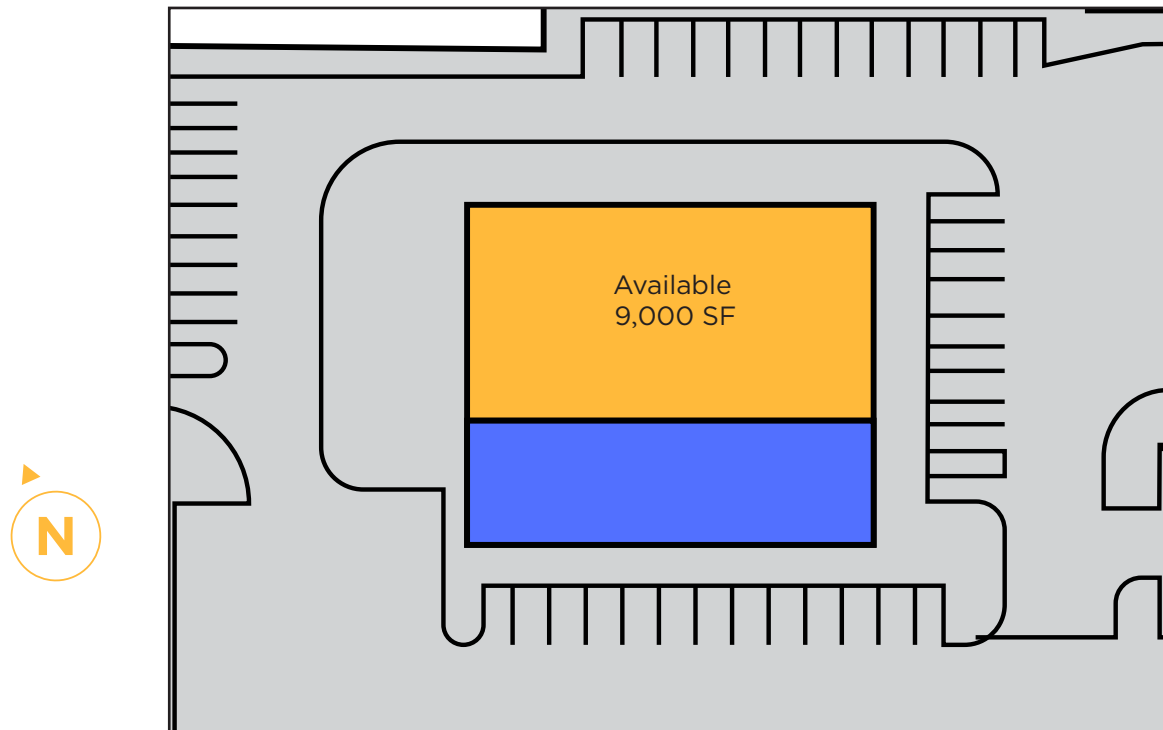
Rosemead Blvd
35,115 CPD

Washington Blvd
52,764 CPD



FLOOR PLAN

Available Occupied



On Site
Security



Single recessed
dock high loading



21' ceiling height
from finished floor to
bottom
of rockdeck



2nd generation space
Polished concrete floor
Walk in cooler
reach-in-refrigeration units
Ample onsite parking



Prominent Pylon and
Building signage
available



MARKET OVERVIEW



POPULATION

1 MILE

20,184

3 MILES

204,796

5 MILES

548,017



AVERAGE HOUSE HOLD INCOME

1 MILE

\$108,268

3 MILES

\$106,599

5 MILES

\$99,637



MEDIAN HOME VALUE

1 MILE

\$611,535

3 MILES

\$642,968

5 MILES

\$653,257



TOTAL CONSUMER SPENDING

1 MILE

\$346M

3 MILES

\$3.67B

5 MILES

\$9.29B

AREA MAP





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