



**Pad Space For Lease**

## Prime Corner Pad

9308-9350 Whittier Blvd, Pico Rivera, CA 90660

### Property Highlights & Details

- Prime corner pad building with excellent visibility to the street
- Area tenants: Superior Grocers, Burlington, Ross, dd's Discounts, Target, Food 4 Less, In-N-Out, Chick-Fil-A, Raising Cane's, Chipotle, Chase, BMO, AT&T, Starbucks, Jamba, and more.
- Located at a busy signalized intersection on a major E/W thoroughfare (Whittier Blvd) and less than a mile away from Pico Rivera Plaza and Crossroads Plaza
- Strong three-mile demographics with over 171,000 residents, 53,000 households, a daytime population of 73,000, and an average household income of \$108,219.

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Available:  
**±1,002 - 3,500 SF**

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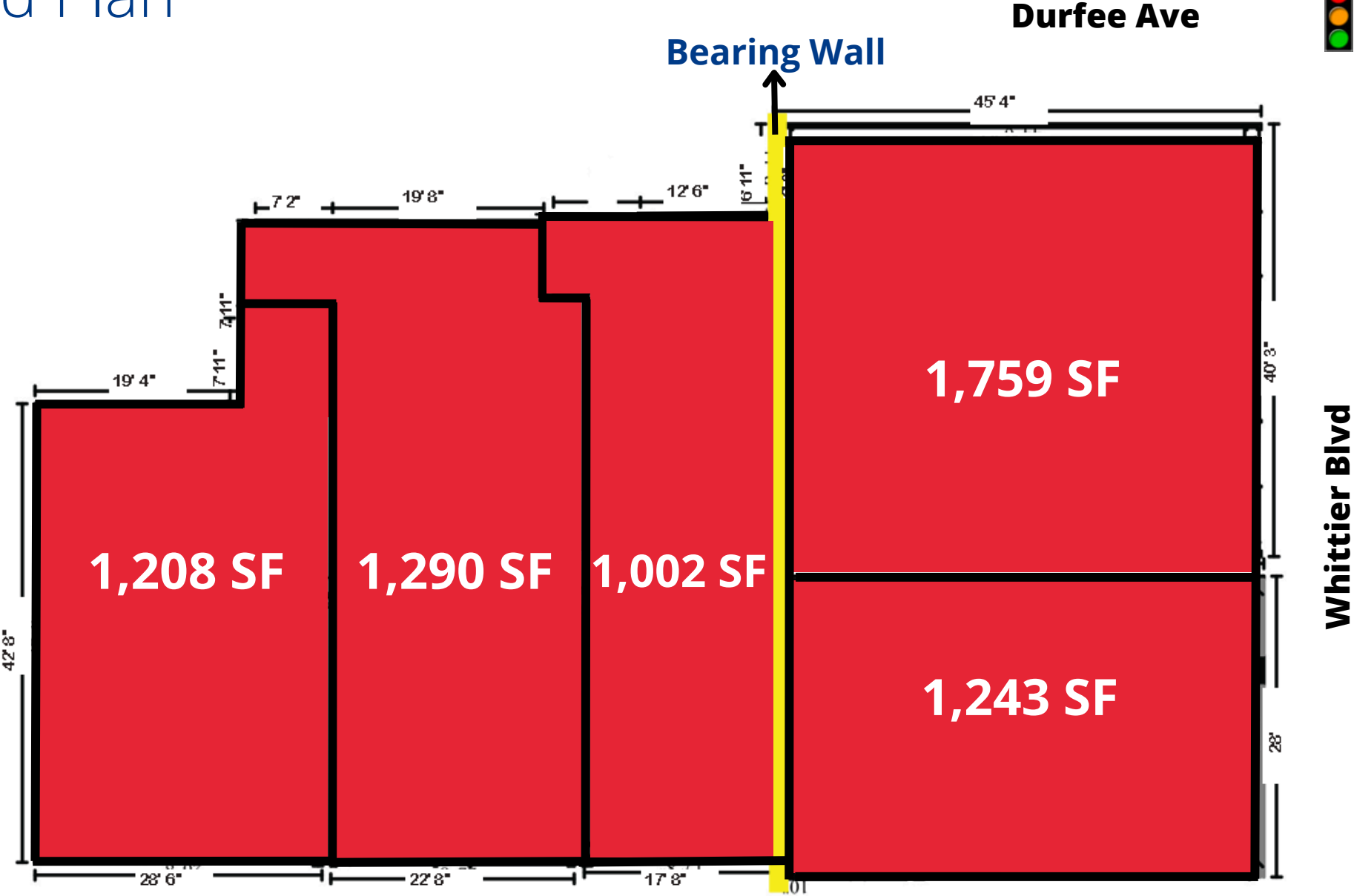


**Colliers International**  
 865 S. Figueroa St., Suite 3500  
 Los Angeles, CA 90017

# Site Plan



# Pad Plan





# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	24,105	171,137	480,772
Total Households	6,749	53,155	146,087
Total Family Households	5,393	40,365	113,383
Average Household Size	3.55	3.19	3.26
Median Age	38.9	39.2	39.1
Population Age 25+	16,845	120,748	337,484
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.33%	-0.01%	-0.03%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-1.14%	-0.57%	-0.75%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.74%	-0.56%	-0.48%
Households	-0.16%	0.03%	0.11%
Families	-0.13%	0.06%	0.14%
Median Household Income	3.46%	3.92%	3.69%
<b>Current Year Population by Sex</b>			
Male Population	11,963	84,136	237,794
% Male	49.6%	49.2%	49.5%
Female Population	12,142	87,001	242,978
% Female	50.4%	50.8%	50.5%
<b>Current Year Race and Ethnicity</b>			
Total	24,104	171,137	480,772
White Alone	21.8%	22.7%	19.3%
Black Alone	0.7%	1.1%	1.1%
American Indian Alone	3.0%	2.5%	2.4%
Asian Alone	2.6%	6.5%	15.5%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	45.9%	42.6%	39.7%
Two or More Races	25.7%	24.4%	21.8%
Hispanic Origin	91.9%	84.4%	75.6%
Diversity Index	72.3	78.1	83.1
<b>Current Year Educational Attainment</b>			
Total	16,842	120,748	337,484
Less than 9th Grade	16.0%	11.7%	14.2%
9th - 12th Grade, No Diploma	9.3%	9.3%	9.4%
High School Graduate	29.2%	27.6%	26.2%
GED/Alternative Credential	2.7%	2.9%	2.5%
Some College, No Degree	18.1%	18.3%	17.1%
Associate Degree	8.7%	8.4%	7.9%
Bachelor's Degree	11.2%	15.1%	16.1%
Graduate/Professional Degree	4.9%	6.8%	6.7%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$92,549	\$83,211	\$81,514
Average Household Income	\$113,357	\$108,219	\$107,777
Per Capita Income	\$32,056	\$33,655	\$32,766
<b>Current Year Summary Business Data</b>			
Total Businesses	587	5,896	20,896
Total Daytime Population	19,414	165,454	491,538
Daytime Population: Workers	6,431	73,082	230,074
Daytime Population: Residents	12,983	92,372	261,464

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