

PICO RIVERA PLAZA

Pico Rivera, CA

GASKA

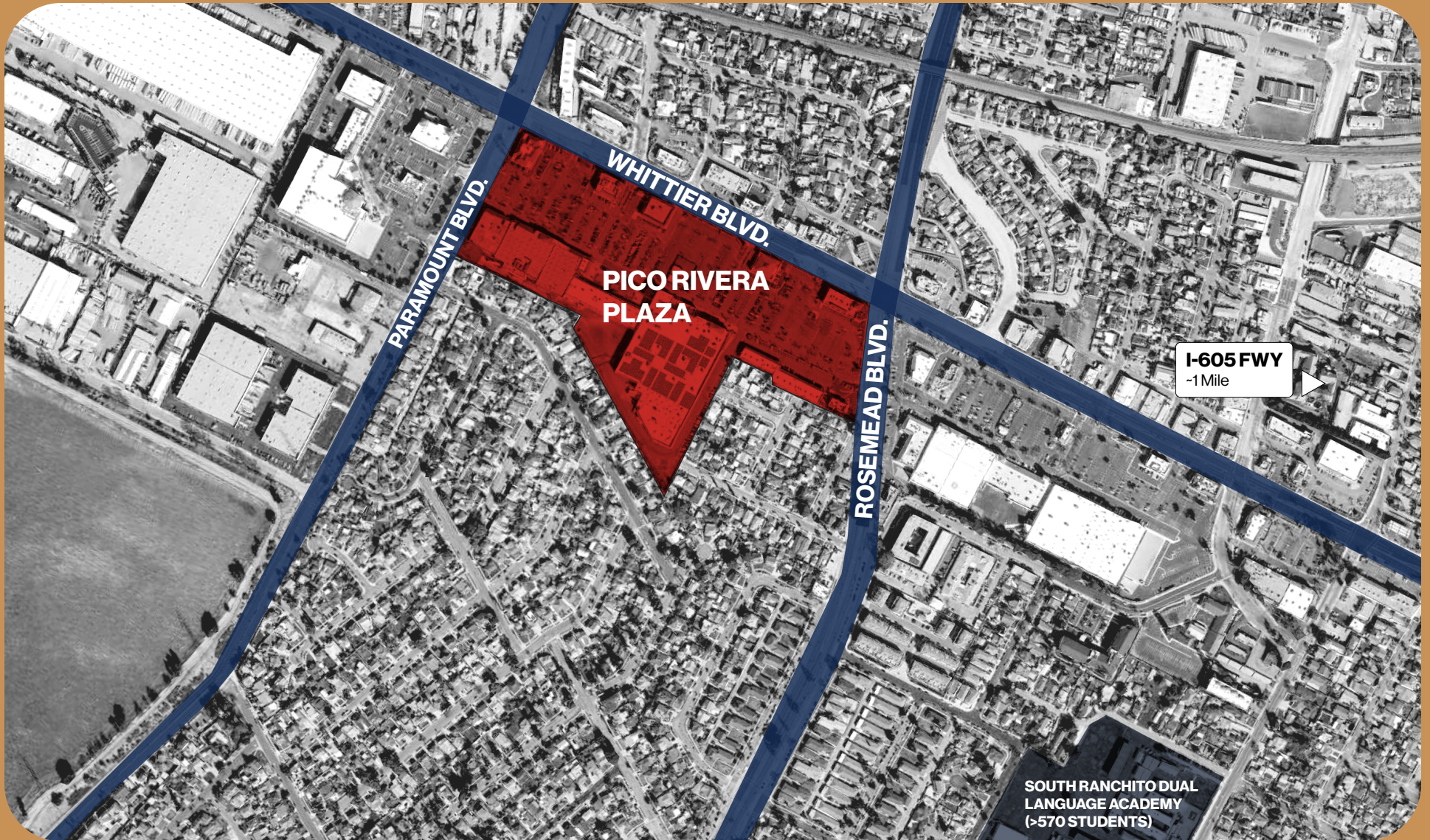


8600 - 8890 East Whittier Blvd.

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PROPERTY MAP

Located on Whittier Blvd. between the busy signalized intersections of Paramount Blvd. and Rosemead Blvd.



SITE PLAN

WHITTIER BLVD.



- | | | |
|----------------------------------|---|--|
| 1 PhD DENTAL™ | 7 TOPLINE
Nails and Lashes | 13 menchie's
Frozen Yogurt |
| 2 EVERYTABLE | 8 H&R BLOCK | 14 metro
by T-Mobile |
| 3 PANDA EXPRESS
CHINA CHICKEN | 9 SUBWAY | 15 nékter
JUICE BAR |
| 4 Spectrum▶ | 10 PHF WIC
CALIFORNIA
WOMEN, INFANTS & CHILDREN | 16 Bank of America |
| 5 KFC | 11 Mother's
NUTRITIONAL CENTER | 17 CULI POT'E
MEXICAN BELL |
| 6 baskinBRobbins | 12 BURGER KING | 18 SCHOOLS FIRST
FEDERAL CREDIT UNION |
| | | 19 DENTISTS
OF PICO RIVERA |

MARKET OVERVIEW

POPULATION

Metric	1-Mile	3-Mile	5-Mile
2024 Population	22,898	166,558	476,979
2029 Population Projection	21,955	159,981	457,118

HOUSEHOLDS

Metric	1-Mile	3-Mile	5-Mile
2024 Households	6,216	49,222	139,420
2029 Households Projection	5,944	47,148	133,276
Median HH Income	\$77,354	\$77,465	\$72,221

HOUSING

Metric	2-Mile	5-Mile	10-Mile
Median Home Value	\$644,500	\$688,648	\$707,242
Median Year Built	1957	1957	1958

TRAFFIC VOLUME

Metric	Whittier Blvd. x Rosemead Blvd. SW	Whittier Blvd. x Paramount Blvd. SE
2025 Daily Traffic Volume	32,232	27,805

