



9200 WHITTIER BLVD
PICO RIVERA, CA 90660

PROPERTY HIGHLIGHTS

- Approximately 97,500 SF Retail space available with an additional 24,000 SF Garden Center in Pico Rivera, CA.
- Can be potentially subdivided. Term negotiable up to 11 years.
- Located in Crossroads Plaza at the intersection of Whittier Blvd. & Rosemead Blvd.
- Crossroads Plaza Neighbors include: Superior Grocers, USPS, Shakey's Pizza Parlor, El Polo Loco, Taco Bell and In-N-Out Burger.
- Nearby Retailers include: 99c Only, Target, Big 5. Autozone, Food4Less, CVS, Starbucks, Fallas, Harbor Freight Tools and many more.

DEMOGRAPHICS - 2017

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	26,453	182,358	519,317
Average HH Income	\$73,655	\$81,499	\$80,789
Estimated Households	6,915	53,499	148,830

DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	32,000
STREET	Whittier Blvd.
COUNT 2	34,000
STREET 2	Rosemead Blvd.

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Hoss MacVaugh

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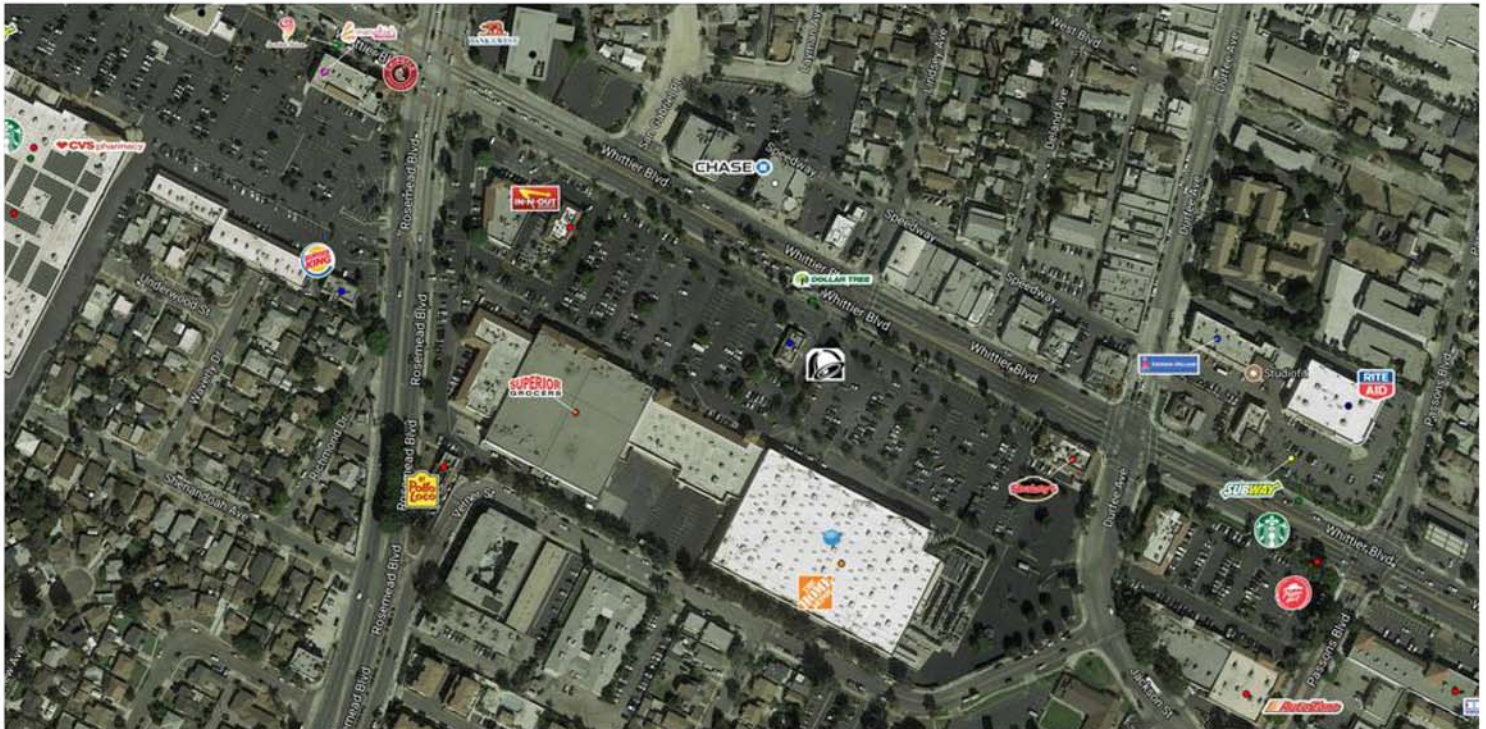
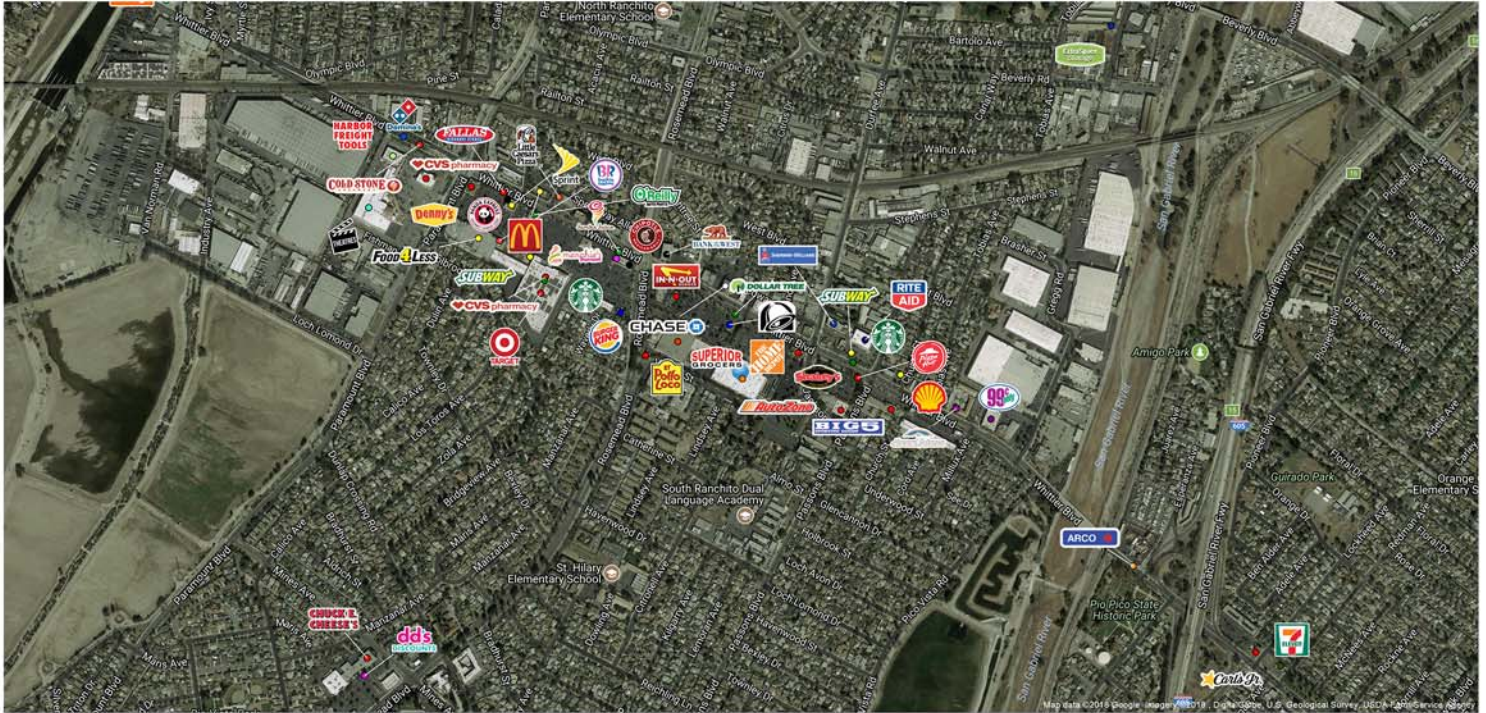
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MACVAUGH & CO
Commercial Real Estate Services

RETAIL MAP



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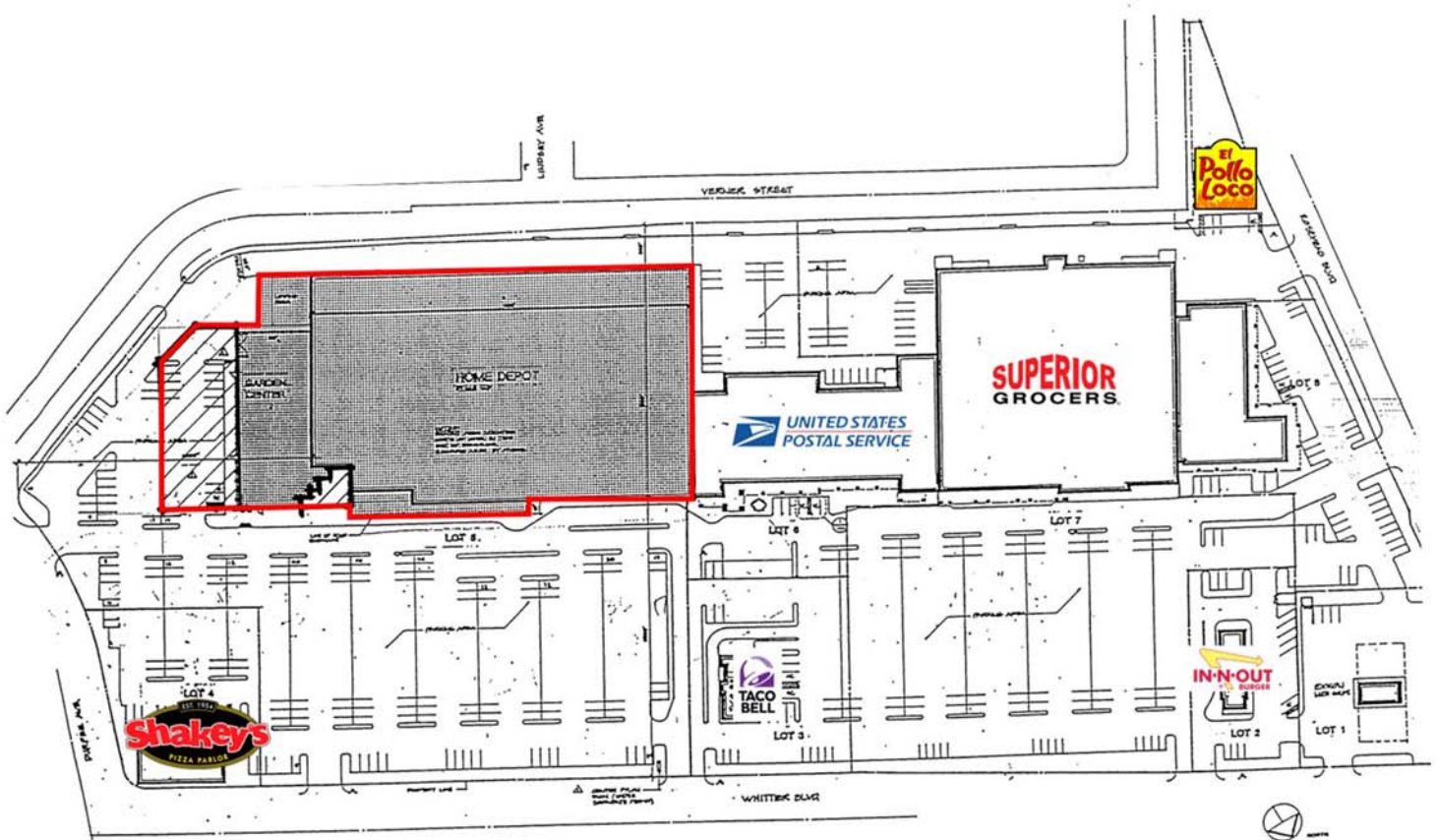
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SITE PLAN



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Retail Building	Neighborhood Center	Negotiable	Call to Discuss	97,500 SF	Negotiable	
Retail Garden Center	Neighborhood Center	Negotiable	Call to Discuss	24,000 SF	Negotiable	

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