

BRANDON MICHAELS
GROUP

2019

- WHITTIER BLVD -



1,959 square foot corner retail storefront ideally situated along the high traffic retail thoroughfare of Whittier Boulevard in Pico Rivera, CA

Marcus & Millichap



2219

- WHITTIER BLVD -
PICO RIVERA, CA

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EXCLUSIVELY LISTED BY

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DOWNTOWN LA

MONTEBELLO

RIO HONDO CHANNEL

PICO RIVERA PLAZA

TARGET CVS pharmacy

Food 4 Less SUBWAY

Baskin Robbins

CHIPOTLE MEXICAN GRILL

Denny's

McDonald's

76

O'Reilly AUTO PARTS

CHASE

METROLINK

2212

WHITTIER BLVD

BURGER KING

SUPERIOR GROCERS

IN-N-OUT BURGERS

ROSS Burlington Coat Factory dd's DISCOUNTS

Shakey's

Tommy's

SHERWIN WILLIAMS

ROSEMEAD BLVD

WHITTIER BLVD

DURFEE AVE



2212

- WHITTIER BLVD -

100% OCCUPIED RETAIL STOREFRONT

- 1,959 square foot retail storefront
- 2,413 square feet of land zoned PR CPD
- 100% current occupancy
- NNN Lease

MONTH TO MONTH TENANCY CREATES POTENTIAL OWNER-USER OR VALUE-ADD OPPORTUNITY

- Currently leased on a month to month basis
- Potential for an owner-user Buyer to occupy the property for their own business use
- Current rent of \$1.29 per SF
- Strong rental corridor

EXCELLENT PICO RIVERA CORNER LOCATION

- Ideally located at the corner of Whittier Boulevard and Deland Avenue
- Excellent frontage along Whittier Boulevard
- Very walkable location with a walk score of 85/100
- Excellent visibility
- Situated about a mile from the I-605 freeway
- Centralized location with direct access to the I-605, 5, and 710 freeways
- Daily traffic counts exceed 30,000 vehicles per day

IDEALLY POSITIONED AMONGST A SEA OF NATIONAL CREDIT TENANTS

- Directly across from Crossroads Plaza, a 223,360 square foot class A shopping center situated on 10.4 acres of land anchored by Superior Grocers, In-N-Out Burger, and Dollar Tree
- Directly adjacent to Pico Rivera Plaza, a Target and Food 4 Less that includes tenants such as Fitness 19, O'Reilly Auto Parts, Denny's, Panda Express, KFC, Baskin Robbins, Subway, Chipotle, Jamba Juice, Menchie's, T-Mobile, and more
- Additional tenants in the immediate area include Harbor Freight Tools, Chick fil-A, AutoZone, Starbucks, Raising Cane's, CVS, and Chase Bank Daily traffic counts exceed 30,000 vehicles per day





2019

- WHITTIER BLVD -

PICO RIVERA IS A THRIVING SUB-MARKET CENTRALLY LOCATED WITHIN LOS ANGELES COUNTY

- Pico Rivera is a thriving community that offers opportunities to all who live and work in the City.
- Situated on the eastern edge of the Los Angeles basin and the southern edge of the area known as the San Gabriel Valley, Pico Rivera is approximately 13 miles southeast of downtown Los Angeles.
- Industrial and commercial uses continue to be attracted to Pico Rivera, thanks in large part to the easy access provided by three freeways, major railroads and the close proximity of world-class port and airport facilities.
- 57% of the Pico Rivera population is under the age of 39. 28% of the total population are millennials.

DENSE IMMEDIATE POPULATION WITH STRONG UNDERLYING DEMOGRAPHICS

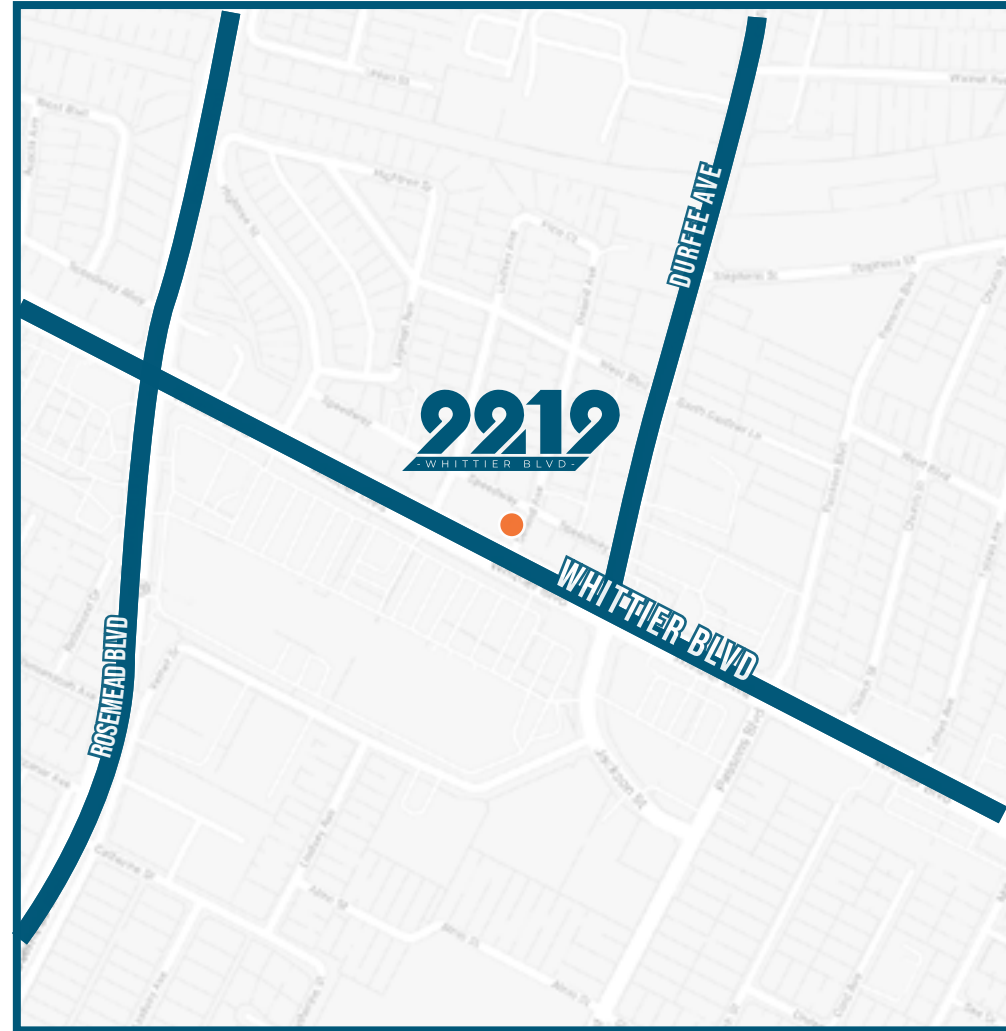
- More than 177,000 residents and 59,000 daytime employees in the surrounding three-mile radius.
- This surrounding population also contributed to a staggering consumer spending total of more than \$1.8 billion.
- Average household income north of \$81,000 within one mile and over \$87,000 within three miles
- Median household income within one and three miles north of \$68,000 and \$70,000 respectively



PROPERTY SUMMARY



Address	9219 Whittier Boulevard Pico Rivera, CA 90660
Price	\$649,000
Building Size	1,959 SF
Price/SF (Building)	\$331
Lot Size	2,413 SF
Price/SF (Land)	\$269
Current CAP Rate	2.60
Pro Forma CAP Rate	6.34%
Current Occupancy	100%
Year Built	1949
Zoning	PRCG*
APN Number	6374-017-029



PROPERTY PHOTOS



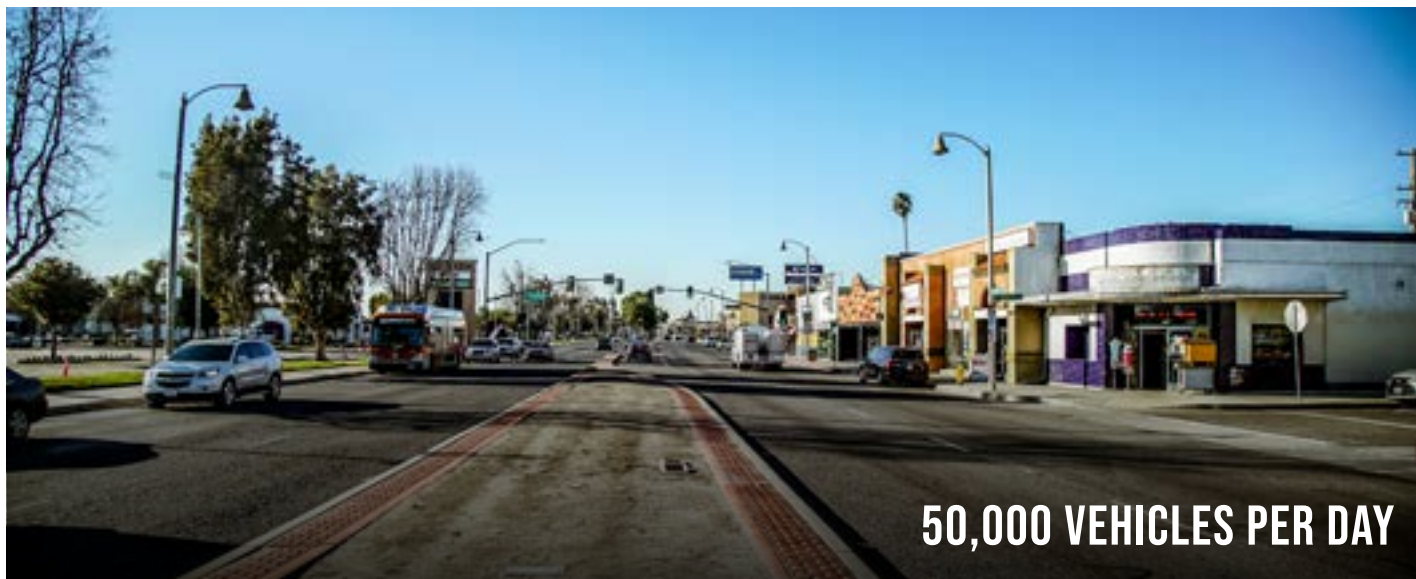
3 STAR RETAIL STOREFRONT



WHITTER BLVD



CORNER LOCATION



50,000 VEHICLES PER DAY



DURFEE AVE

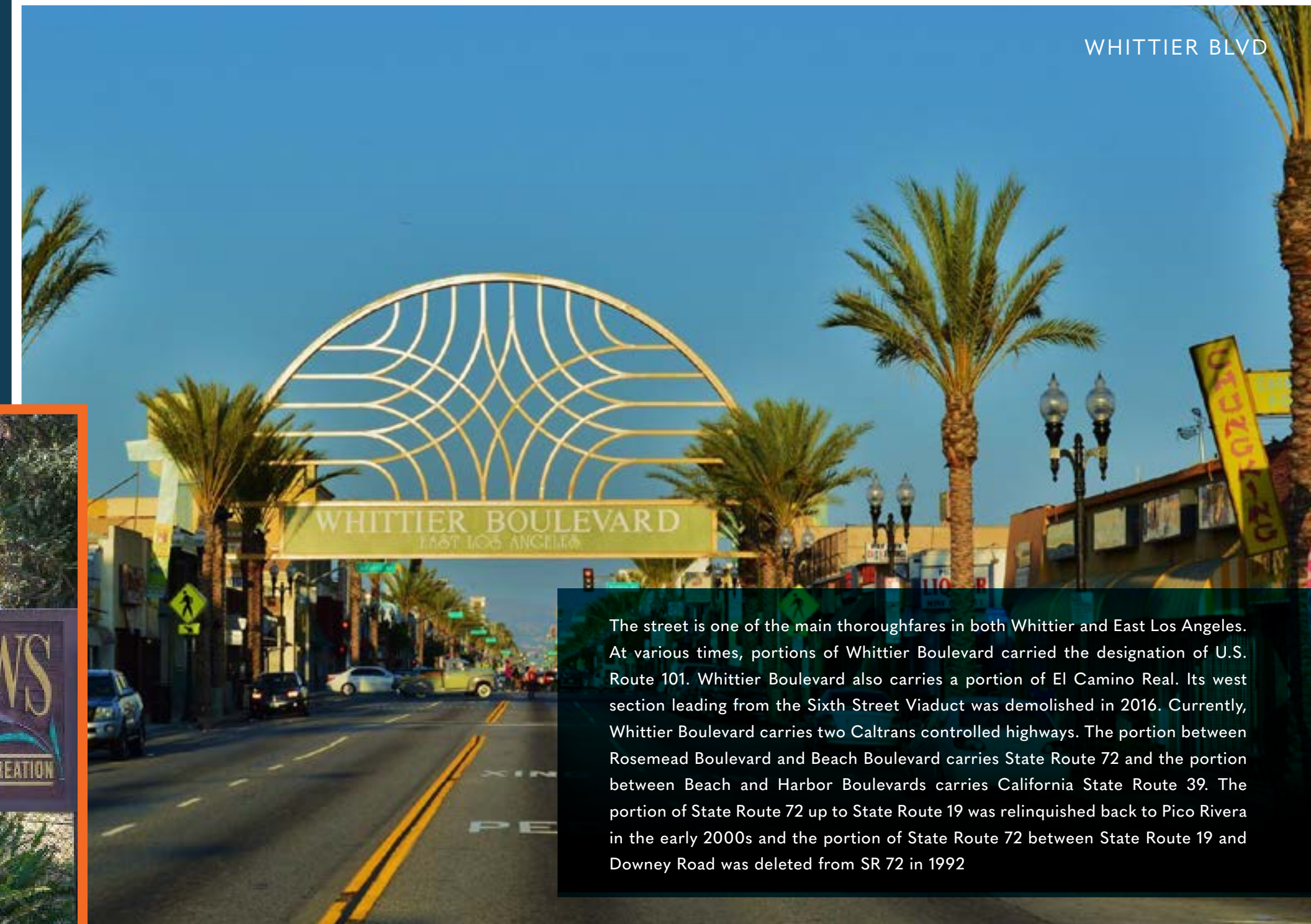




AREA OVERVIEW

The first European land exploration of Alta California, the Spanish Portolá expedition, discovered Whittier Narrows on its return journey to San Diego. On the outbound journey, the party had followed San Jose Creek, reaching the San Gabriel River north of the Narrows. Franciscan missionary Juan Crespi noted in his diary, "We started out in the morning through the gap of the valley of San Miguel [now San Gabriel], which is very full of trees. We traveled a long while to the southwest on the edge of the stream, which, rising from a copious spring of water in the same gap, merits now the name of river; its plain is covered with willows and some slender cotton woods." From the exploration Mission Vieja was built at Whittier Narrows in 1771. A flood in 1776 caused Mission Vieja to move to Mission San Gabriel Arcángel in San Gabriel.

WHITTIER BLVD



WHITTIER BLVD

The street is one of the main thoroughfares in both Whittier and East Los Angeles. At various times, portions of Whittier Boulevard carried the designation of U.S. Route 101. Whittier Boulevard also carries a portion of El Camino Real. Its west section leading from the Sixth Street Viaduct was demolished in 2016. Currently, Whittier Boulevard carries two Caltrans controlled highways. The portion between Rosemead Boulevard and Beach Boulevard carries State Route 72 and the portion between Beach and Harbor Boulevards carries California State Route 39. The portion of State Route 72 up to State Route 19 was relinquished back to Pico Rivera in the early 2000s and the portion of State Route 72 between State Route 19 and Downey Road was deleted from SR 72 in 1992.



NEW DEVELOPMENTS

605 WAREHOUSE PROJECT

The City has received an application by Insite Property Group to develop a warehouse and distribution facility on a 19 acre site located at the southwest corner of Beverly Boulevard and Interstate 605. The applicant proposes the construction of an industrial warehouse, distribution and office facility totaling 357,903 square feet and a 2,500 square-foot print shop facility; both facilities include surface parking, landscaping, and other ancillary improvements. West of the site is an RV storage and public utility facility and to the south is a small residential neighborhood in unincorporated County.



6605 ROSEMEAD BOULEVARD

Madison Capital Group, LLC a private developer submitted an application for the development of a self-storage facility located at 6605 Rosemead Boulevard. The project consists of new construction of 63,066 square feet, four story (52 feet), self-storage facility on a 28,208 square foot site. The development includes seven vehicular parking spaces and three loading bays.



8825 WASHINGTON BOULEVARD

The City of Pico Rivera received an application for the development of a 255 unit mixed-use development on a 2.85 acre site located at 8825 Washington Boulevard. The proposed project includes 255 units and approximately 5,420 square feet of commercial space. The mixed-use development is six stories in height and is a “wrap” style building that wraps an internal parking structure which includes 427 parking spaces. The project includes 13,340 square feet of rooftop recreation and a pool deck. The site is located along a major commercial corridor which includes the Pico Rivera Towne Center to the north and the Pico Rivera Market Place to the east. To the west is a Wells Fargo bank and to the south are single family homes.



9036 BEVERLY BOULEVARD

Pico Rivera Development LLC is developing a project at the vacant lot on the corner of Rosemead Blvd. and Beverly Blvd. The Beverly Crossing Project is a state-of-the-art commercial retail space featuring approximately 53,960 square feet of neighborhood shopping, dining, plus health and wellness spaces.



PICO RIVERA, CA

DEMOGRAPHICS



60,077
Total Population



37
Median Age



52%
Male



48%
Female

EDUCATION



24%
Some High School



26%
Some College



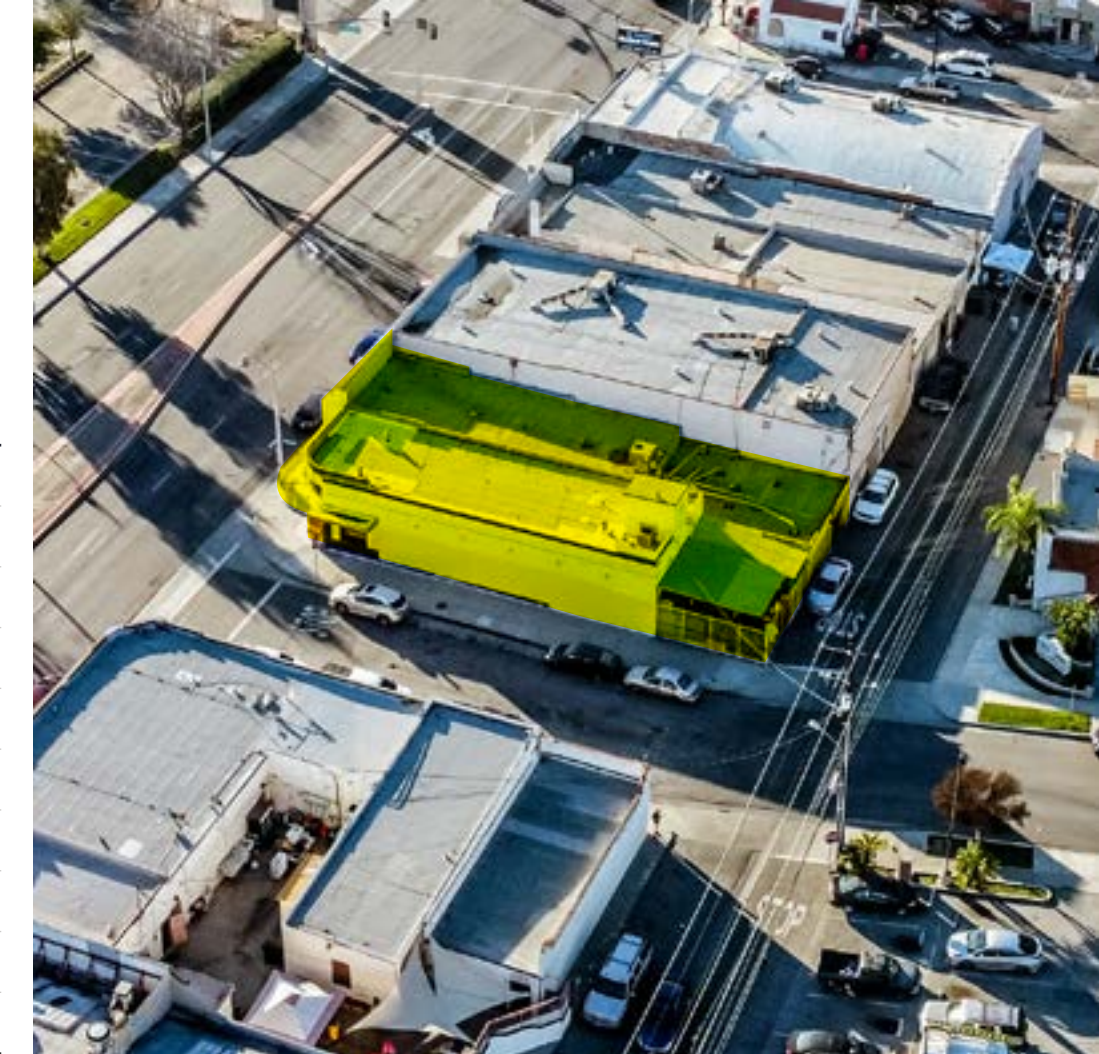
5%
Associate Degree



12%
Bachelor's Degree

DEMOGRAPHICS BY RADIUS

Demographics	1 Mile	3 Mile	5 Mile
2021 Population	43,535	754,773	1,861,757
2021 Households	25,912	176,060	506,851
2021 Avg. Household Size	3.8	3.4	3.5
Annual Growth 2021 -2026	-0.3%	-0.3%	-0.2%
2021 Median Age	35.3	36.2	36.2
2021 Owner Occupied Households	4,212	28,736	75,918
2021 Renter Occupied Households	2,342	21,522	64,841
2021 Avg. Household Income	\$83,998	\$86,389	\$85,995
2021 Median Household Income	\$71,671	\$69,059	\$67,293
Businesses	645	5,974	20,735



\$107,868

Average HH income
within a 3-mile radius



718,247

Population
within a 5-mile radius



92,873

Owner Occupied Housing
within a 5-mile radius



244,089

Households
within a 5-mile radius



35,619

Businesses
within a 5-mile radius



148,673

Renter Occupied Housing
within 5-mile radius



FINANCIAL OVERVIEW

PRICING

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Building Size	1,959 SF
Lot Size	2,413 SF
Price/SF (Building)	\$331
Price/SF (Land)	\$269
Current CAP Rate	2.60%
Pro Forma CAP Rate	5.84%
Current Occupancy	100%

RENT ROLL

Tenant	SF	SF%	Lease Start	Lease Exp	Lease Type	Rent	Rent/SF	PF Rent	PF Rent/SF	PF Lease Type
Felix Hernandez	1,959	100%	2/1/2014	M2M	Gross	\$2,535.60	\$1.29	\$3,428.25	\$1.75	NNN
Total	1,959	100.0%				\$2,535.60	\$1.29			

ANNUALIZED OPERATING DATA

Income And Expense	Current	Pro Forma
Scheduled Lease Income	\$30,427	\$41,139
CAM Reimbursement	-	\$15,429
Effective Gross Income	\$30,427	\$56,568
Expenses	\$13,541	\$15,429
Net Operating Income	\$16,886	\$41,139

EXPENSES

Expense Breakdown	Per Year	Per SF
Property Taxes @ 1.25%	\$8,113	\$5.10
Insurance	\$784	\$0.40
Utilities	\$882	\$0.45
Trash Removal	\$784	\$0.40
Repairs & Maintenance	\$1,371	\$0.70
Management	\$1,217	4.00%
Reserves	\$392	\$0.20
Total	\$13,541	\$6.91 / \$0.58





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