



Village Walk

**Pico Rivera
Retail Leasing
Opportunity**

Village Walk

IN-N-OUT BURGER TACO BELL SUPERIOR GROCERS.
Pollo Loco BURLINGTON ROSS DRESS FOR LESS
DOLLAR TREE dd's DISCOUNTS Shakey's PIZZA PARLOR

Chick-fil-A

O'Reilly

PANDA EXPRESS
CHINESE RESTAURANT

Denny's

TARGET FOOD 4 LESS B2B
CHIPOTLE MEXICAN GRILL Spectrum KFC

Raising Cane's
CHICKEN FINGERS

PARAMOUNT BOULEVARD

WHITTIER BOULEVARD

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

Domino's

Hertz

COLD STONE

Cinépolis

Village Walk at Pico Rivera is a dynamic retail destination offering a rare opportunity for businesses. Spanning 129,640 square feet, it serves as a central community shopping center featuring a mix of entertainment, eateries, retail stores, and more, making it a key hub for residents and visitors alike.



±129,640 SF Community Shopping Center



Entertainment Center featuring the dominant theater in the trade area.



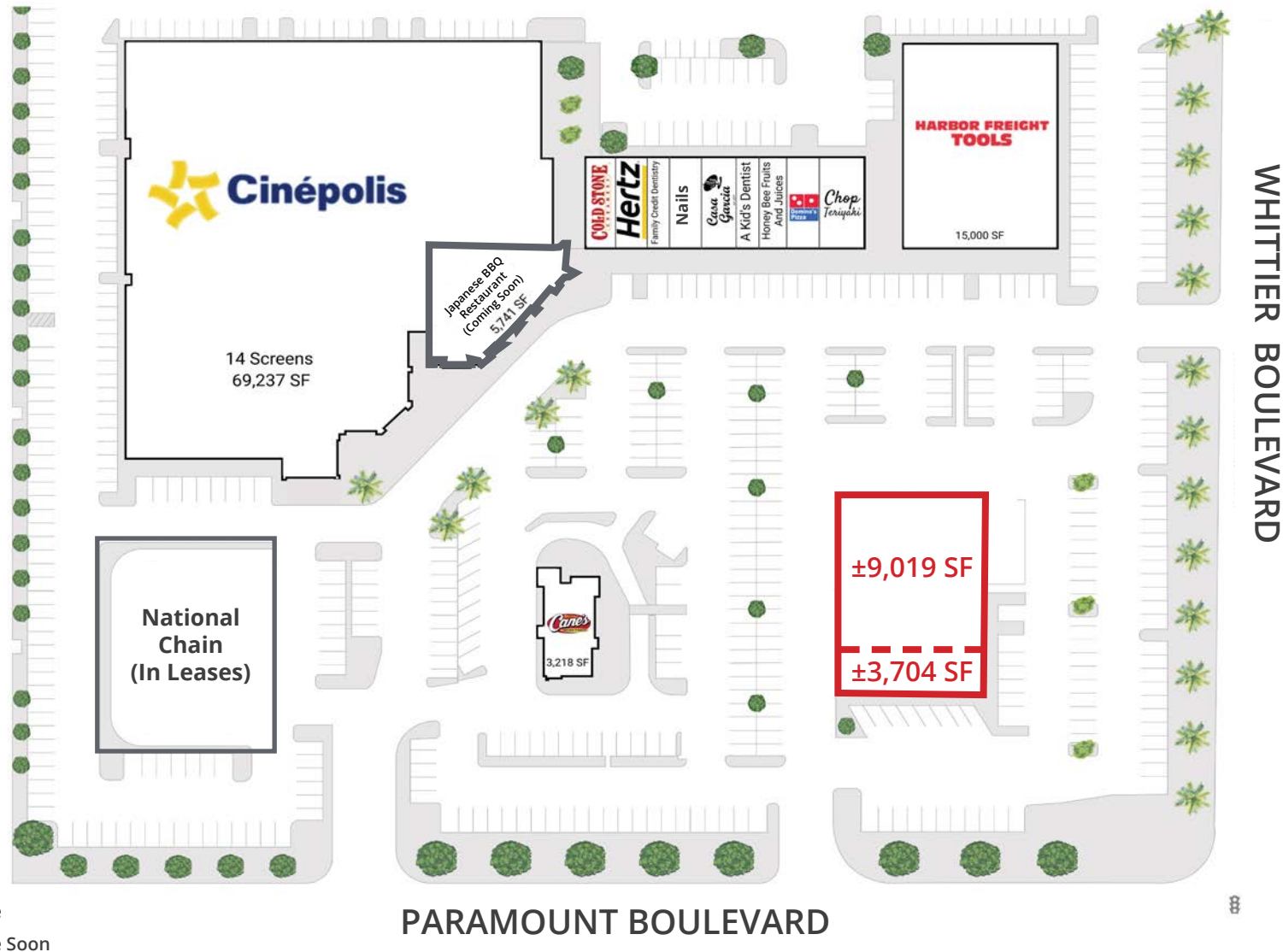
Nearby Tenants include: Target, Burlington, Ross, dd's Discounts, Cinepolis, Harbor Freight, Raising Cane's, Cold Stone Creamery, Chick Fil A, In N Out, Superior Grocers, Shakeys, Dollar Tree and more.



Traffic Counts | ±71,694 Cars/Day (Whittier Blvd & Paramount Blvd) Source: Regis

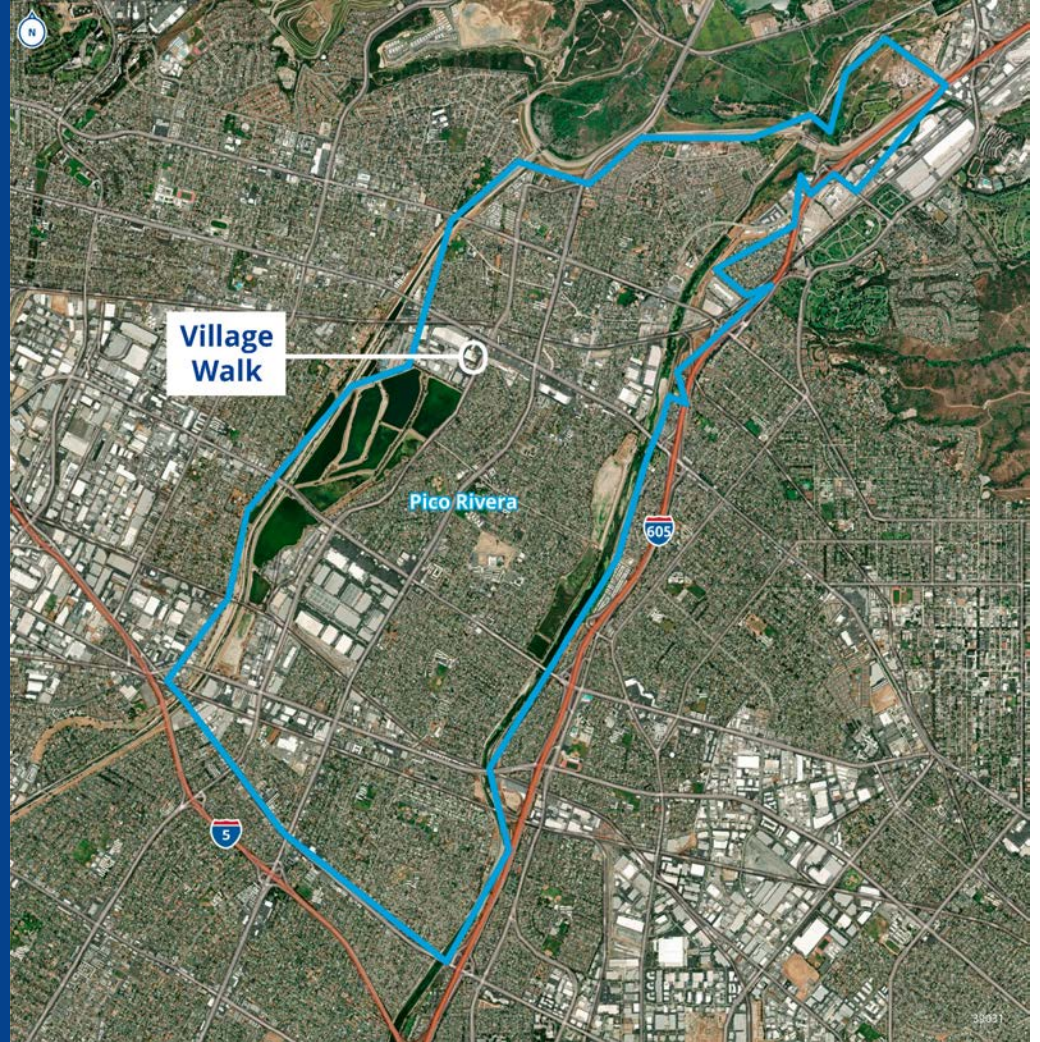
The Retail Opportunity

Village Walk features an entertainment-anchored center with strong co-tenancy, a high-traffic corridor, and plenty of parking.



The Pico Rivera Community

Pico Rivera is a vibrant community that provides opportunities for residents, workers, and visitors. Located on the eastern edge of the Los Angeles basin and the southern part of the San Gabriel Valley, it sits about 13 miles southeast of downtown Los Angeles. The community offers walkable streets, a reliable transportation line, and a range of housing options near retail and eateries.



Demographics

1 Mile

28,178

Total Population

\$104,083

Average Household Income

\$75,616

Median Household Income

8,296

Total Housing Units

24,699

Daytime Population

38.6

Median Age

3 Mile

173,532

Total Population

\$109,622

Average Household Income

\$84,144

Median Household Income

54,869

Total Housing Units

161,307

Daytime Population

39.5

Median Age

5 Mile

515,009

Total Population

\$109,622

Average Household Income

\$84,144

Median Household Income

160,481

Total Housing Units

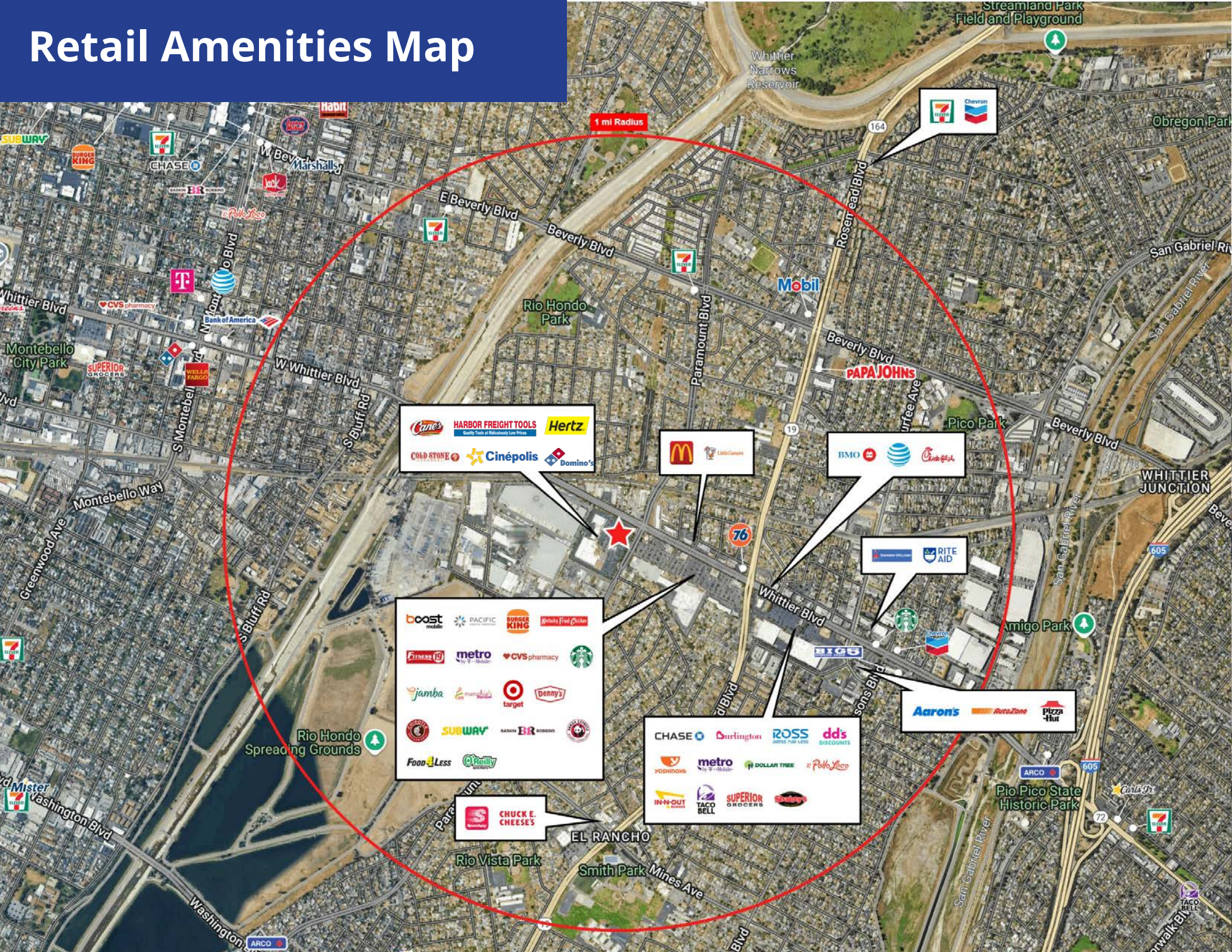
527,927

Daytime Population

39.0

Median Age

Retail Amenities Map





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