



COMMERCIAL GROUP

FOR LEASE

8745 Whittier Blvd,

Pico Rivera, CA 90660

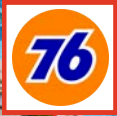


real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



SUBJECT

8745

WHITTIER BLVD

PROPERTY OVERVIEW



TYPE
Office



SIZE
3,000 SF



RATE
\$1.00 MG



TERM
Negotiable



YEAR BUILT
1991



ZONING
PRCG



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



Rose & Co.
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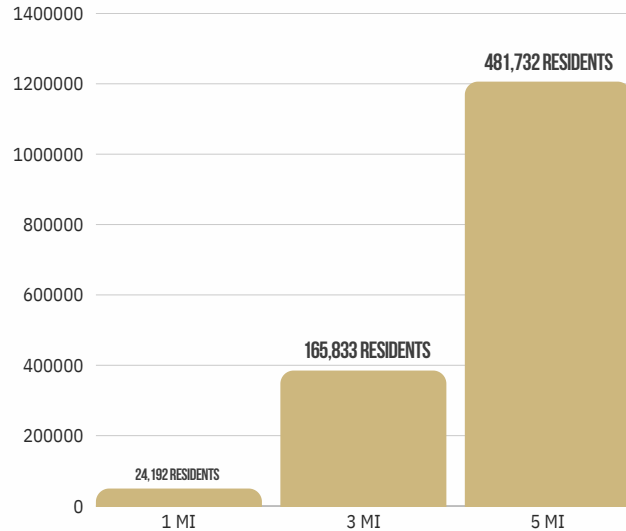
PROPERTY SHOWCASE



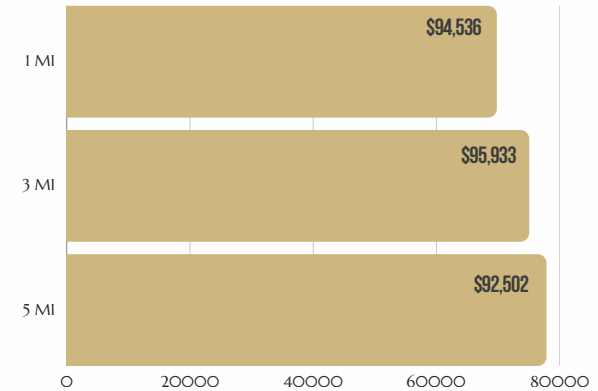
- **Located on Whittier Blvd:** This office space is perfectly positioned on the bustling Whittier Boulevard, right in the heart of a vibrant commercial corridor surrounded by well-known national tenants. The location offers unmatched visibility and exposure, making it easy for clients and customers to find you.
- **Versatile & Customizable Spaces:** With approximately 3,000 square feet of ready-to-use office space, this property offers flexibility to suit your needs, complete with A/C and the freedom to customize the space exactly how you envision.
- **Exceptional Visibility & Foot Traffic:** The property sits on a busy, transitory stretch of Whittier Boulevard, ensuring a steady stream of local and commuter traffic. This is a prime opportunity to showcase your business to thousands of potential customers every day.
- **Additional Features:** The space is accessible via stairs only and is thoughtfully designed with central air conditioning for year-round comfort. It includes two private restrooms and a convenient kitchenette, perfect for staff and clients. There is also an outdoor balcony and on-site parking for easy convenience.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Whittier Blvd	Columbia Ave	26,804 vehicles/day	.05miles
Whittier Blvd	Columbia Ave	27,214 vehicles/day	.05miles
Rosemead Blvd	Speedway Aly	29,751 vehicles/day	.12miles
Rosemead Blvd	Speedway Aly	30,280 vehicles/day	.12miles
Whittier Blvd	Rosemead Blvd	32,232 vehicles/day	.13miles
Waverly Dr	Underwood St	32,340 vehicles/day	.15miles
Waverly Dr	Underwood St	31,776 vehicles/day	.15miles
Paramount Blvd	Whittier Blvd	18,813 vehicles/day	.19miles
Paramount Blvd	Whittier Blvd	15,641 vehicles/day	.20miles
Whittier Blvd	Paramount Blvd	27,805 vehicles/day	.23miles



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