

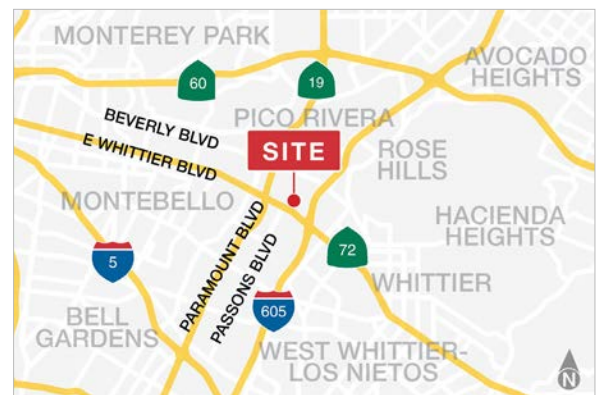


9308-9350 Whittier Blvd.

SEC Whittier Blvd. and Durfee Ave.
Pico Rivera, California

Property Highlights:

- Approximately 806-8800 SF (See Possible Demising Option on 2nd Page)
- Signalized Intersection
- Outstanding Visibility and Access
- Major Commercial Corridor Between The 605 Freeway and Rosemead Blvd. Adjacent Area Tenants Include Ross, DD's Discounts, Burlington Coats Superior Grocers, Food 4 Less, Target, In-N-Out Burger, Chic-fil-a, Big 5 and more.
- Monument Signage Available
- Parking Ratio of 6.44/1000
- Contact Broker Regarding Economics



Demographics	1 Mile	2 Mile	3 Mile
Total Population	25,471	93,960	175,888
Average HH Income	\$97,077	\$102,718	\$98,286
No. of Employees	6,441	20,002	70,597

Traffic Count	
Whittier Blvd.	31,173 CPD
Passons Blvd.	12,755 CPD
Total	43,928 CPD

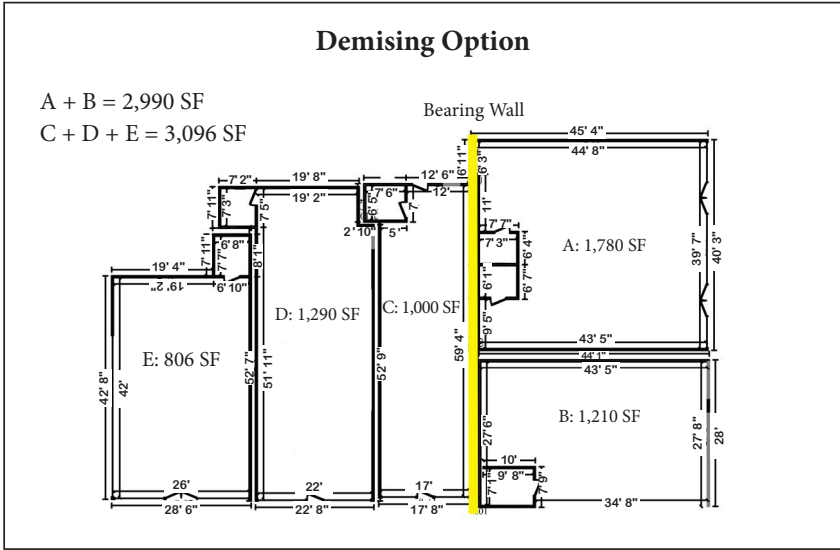
For More Information:

Sam Kangavari
Senior Vice President
skangavari@naicapital.com
D 310.806.6135
Cal DRE Lic. #01846336

Steven H. Weiss
Executive Vice President
sweiss@naicapital.com
D 818.905.2400 x 1634
Cal DRE Lic. #00680554

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

Site Plan



For More Information:

Sam Kangavari
 Senior Vice President
 skangavari@naicapital.com
 D 310.806.6135
 Cal DRE Lic. #01846336

Steven H. Weiss
 Executive Vice President
 sweiss@naicapital.com
 D 818.905.2400 x 1634
 Cal DRE Lic. #00680554

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.