

# FOR SALE/LEASE

TWO LOTS TOTALING 45,008 SF

9148  
**BERMUDEZ ST.**  
PICO RIVERA | CA

AVAILABLE



1

27,531 SF



2

17,477 SF

BERMUDEZ ST.

SERAPIS AVE.

FOR MORE INFORMATION, CONTACT:

**SEAN HOMSY**  
ASSOCIATE

P: 213.270.2237 | M: 714.475.9900

shomsy@daumcommercial.com

CADRE #02157447

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS



**45,008 SF | 1.03 Acres of Land**  
Total Size Available



**Lot 1 | 27,531 SF**  
**Lot 2 | 17,477 SF**



**Community Development Opportunity**  
Location



**Unpaved**  
Yard



**Commercial Manufacturing (CM)**  
Zoning - [Click to View](#)



**I-605 & I-5**  
Close Proximity

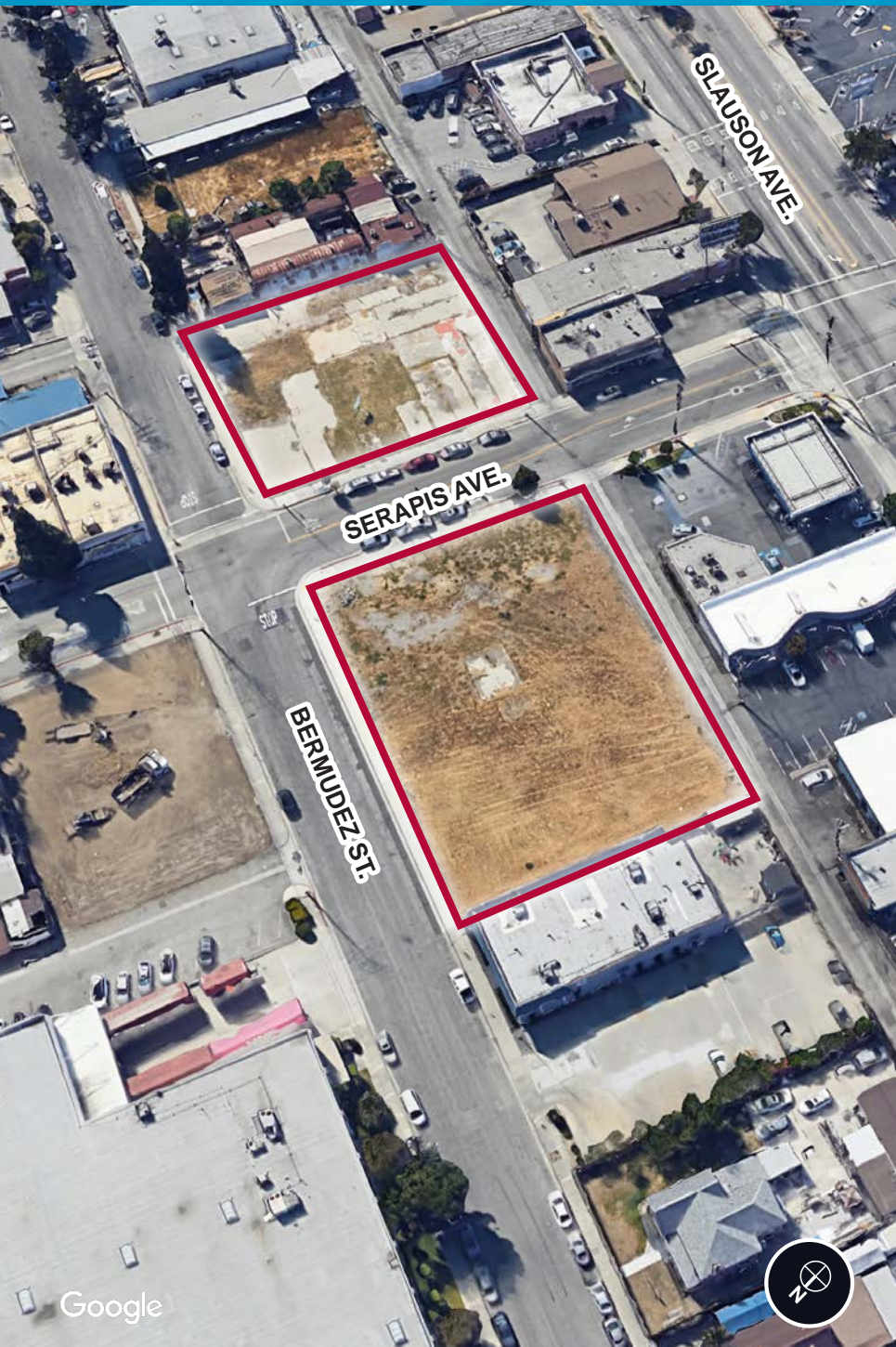


**6382-020-051 and 6382-021-039**  
APN

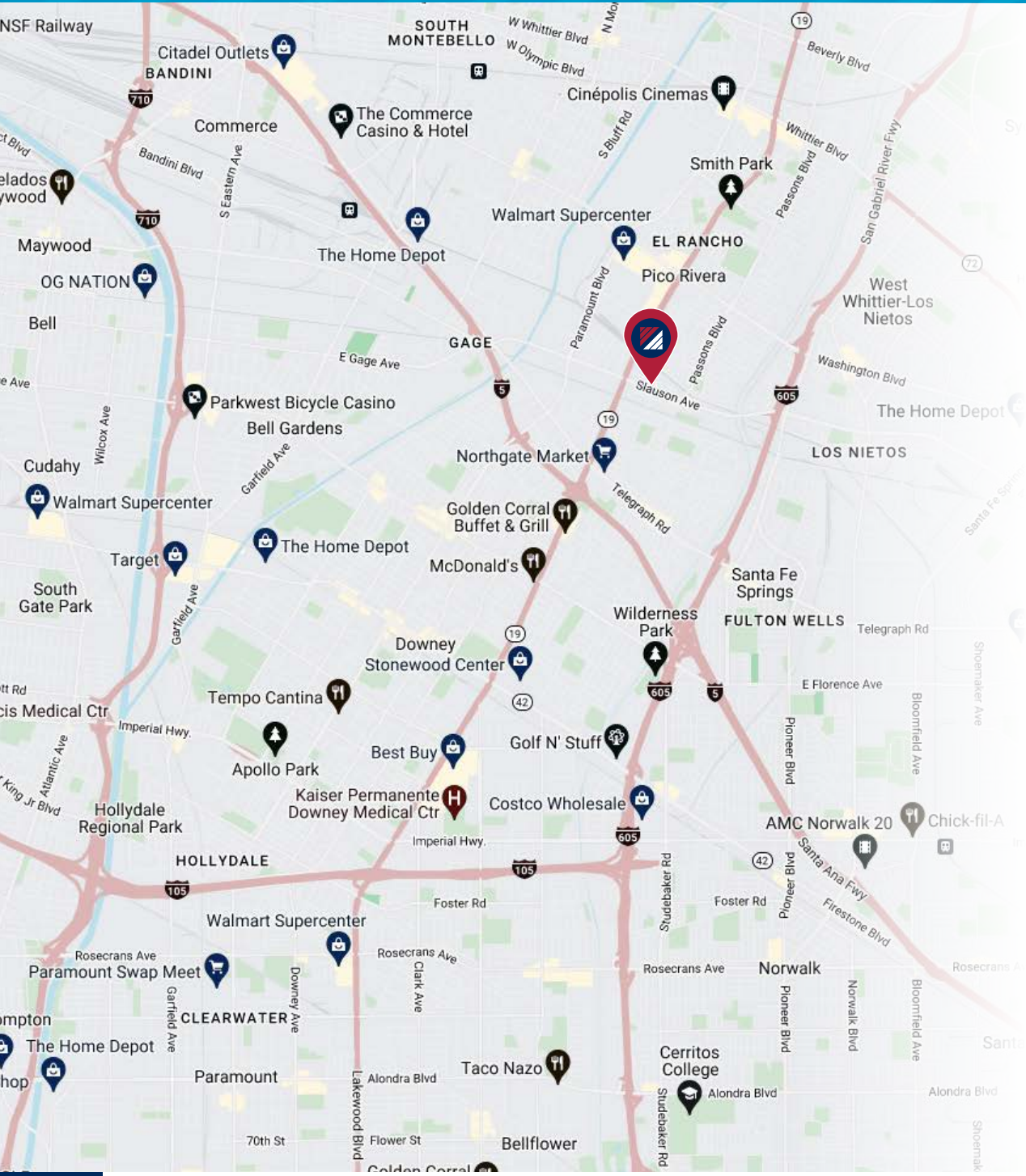


**Lease Rate \$0.50 psf per month**  
**Sale Price: \$2,475,000.00**





# DEMOGRAPHICS & LOCATION MAP



TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Slauson Ave	Bequette St SE	34,634	2018	0.14 mi
Rosemead Blvd	Bermudez St N	24,906	2022	0.21 mi
Rosemead Blvd	Slauson Ave N	25,637	2022	0.22 mi
Slauson Ave	Passons Blvd SE	37,724	2022	0.25 mi
Slauson Ave	Passons Blvd W	42,074	2018	0.31 mi
Passons Blvd	Aero Dr NE	10,515	2022	0.40 mi
Slauson Ave	Paramount Blvd W	31,210	2022	0.63 mi
Paramount Blvd	Slauson Ave SW	19,057	2018	0.69 mi
Paramount Blvd	Slauson Ave N	18,754	2018	0.69 mi
Slauson Ave	Rivera Rd E	37,055	2022	0.73 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2010 Population	198,810	603,183	2,795,549
2023 Population	194,323	578,227	2,679,873
2028 Population Projection	189,551	561,800	2,605,108
2010 Households	55,076	168,118	762,521
2023 Households	53,610	159,759	724,454
2028 Household Projection	52,203	154,791	702,29
Total Specified Consumer Spending (\$)	\$2B	\$5.7B	\$25.7B
Avg Household Income	\$95,336	\$89,220	\$88,272
Median Household Income	\$75,769	\$71,054	\$68,256



- Cal State LA Commuter Rail  
22 Min. | 9.5 Miles
- Washington Station  
26 Min. | 9.6 Miles
- Union Station Commuter Rail  
27 Min. | 12 Miles



- Long Beach-Daugherty Field Airport  
24 Min. | 19 Miles
- Los Angeles International Airport  
40 Min. | 21.8 Miles
- Bob Hope Airport  
44 Min. | 25 Miles

# AMENITIES MAP



MINSON CORPORATION

ZENANA WAREHOUSE

SUNSHINE PLASTICS CORP.

LANDSBERG ORORA

CARHILL COMPANY



GEHR INDUSTRIES

AEROSPACE CORP.

ON/OFF RAMP

ESCON CORP.

RR DONNELLEY



J.B. HUNT

SLAUSON AVE.

J.B. HUNT

WALMART

LOWE'S IMPROVEMENT

LAUSD PROCUREMENT SERVICE CENTRE

AURORA WORLD INC

UNISOURCE SOLUTIONS

MILLION DOLLAR BABY CO

PACIFIC LOGISTIC CORP

CINTAS UNIFORM

TOSHIBA BUSINESS SOLUTIONS

UPS FREIGHT

RANCHO FOOD

RIVER SOURCE LOGISTICS

ORBIT INT.



SUBJECT PROPERTY

ROSEMEAD BLVD.

SLAUSON AVE.

RUSH TRUCK CENTERS

EL SUPER