

FOR SALE/LEASE

TWO LOTS TOTALING 45,008 SF

9148
BERMUDEZ ST.
PICO RIVERA | CA

AVAILABLE



1

27,531 SF



2

17,477 SF



SERAPIS AVE.

BERMUDEZ ST.

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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

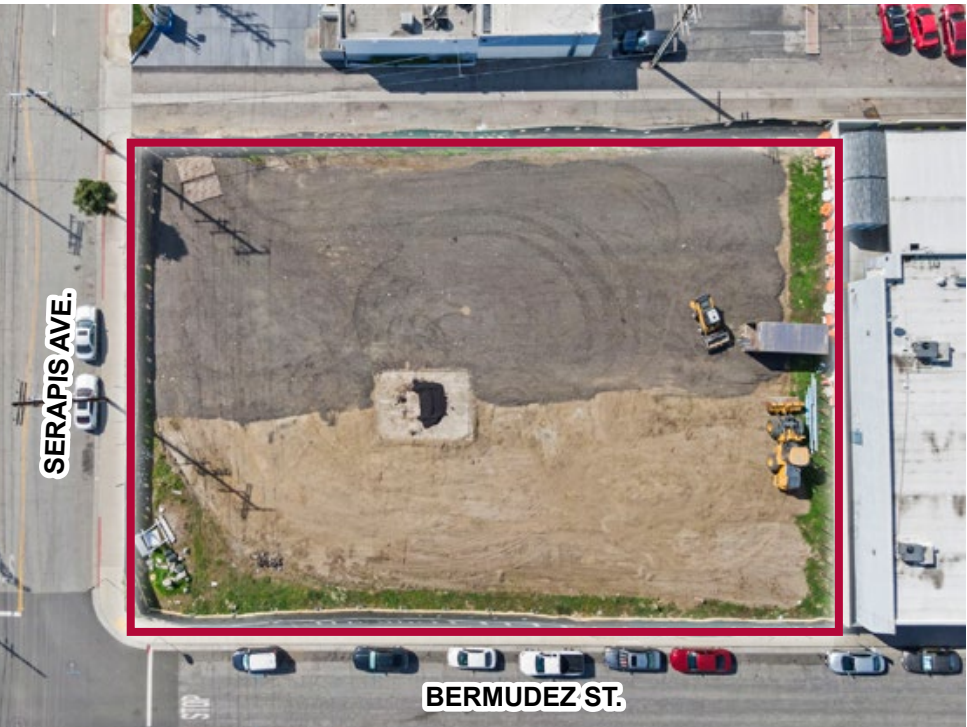
Uses that could work with the city of Pico Rivera:

- Animal hospitals
- Appliance sales, rentals, repairs, service
- Automobile leasing and renting
- Automobile parts
- Equipment (light) rentals
- Furniture & Appliance stores
- Furniture, cabinet making
- Furniture upholstery
- Packaging and assembly of non-hazardous products
- Printing
- Boat sales

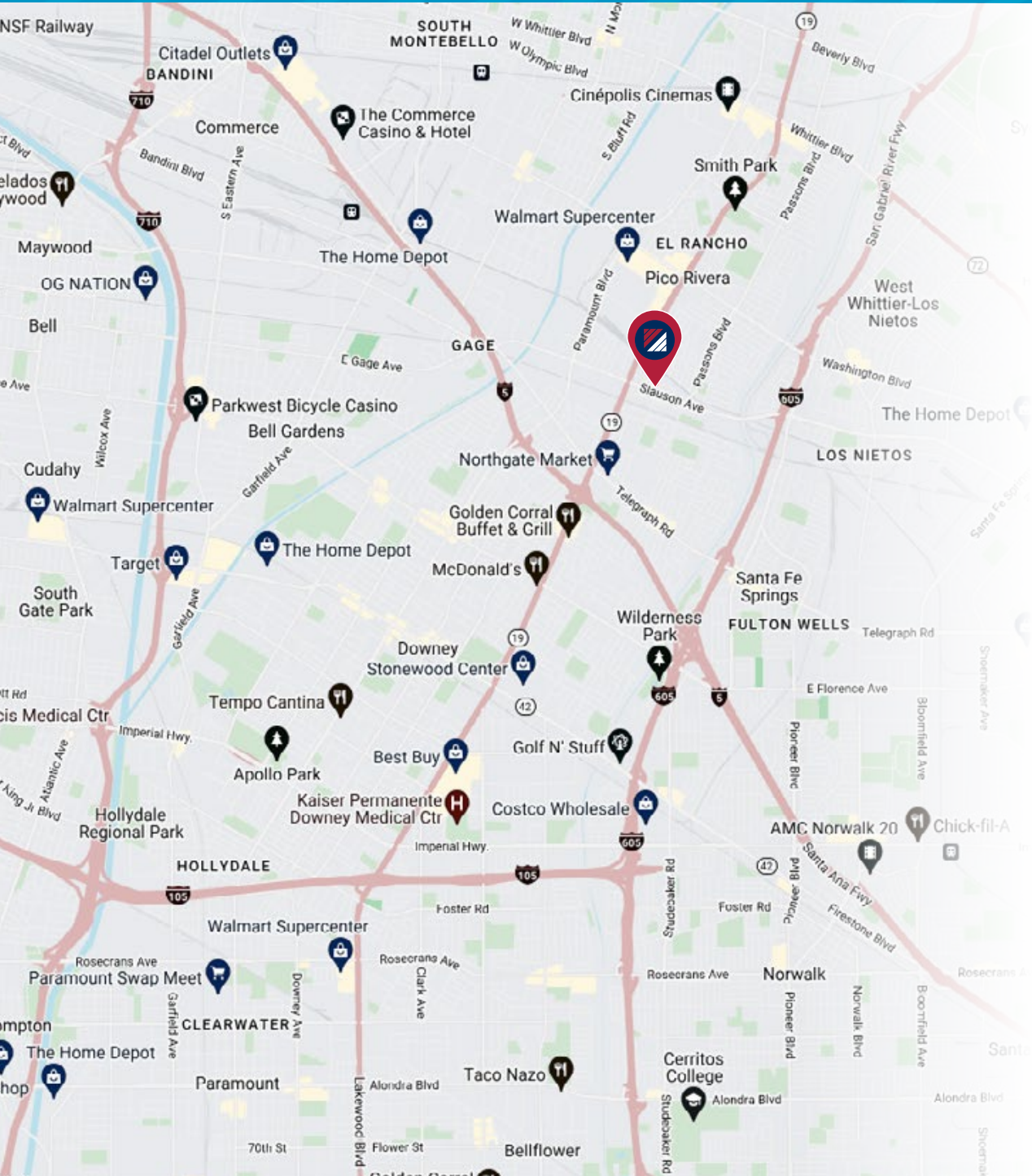




PHOTOS



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

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

