

# FOR SALE/LEASE

17,477 SF OF LAND AVAILABLE

**APN 6382-021-039**

PICO RIVERA | CA



FOR MORE INFORMATION, CONTACT:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS



**17,477 SF**  
Available



**Community Development Opportunity**  
Location



**Unpaved**  
Yard



**Commercial Manufacturing (CM)**  
Zoning



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



**6382-021-039**  
APN

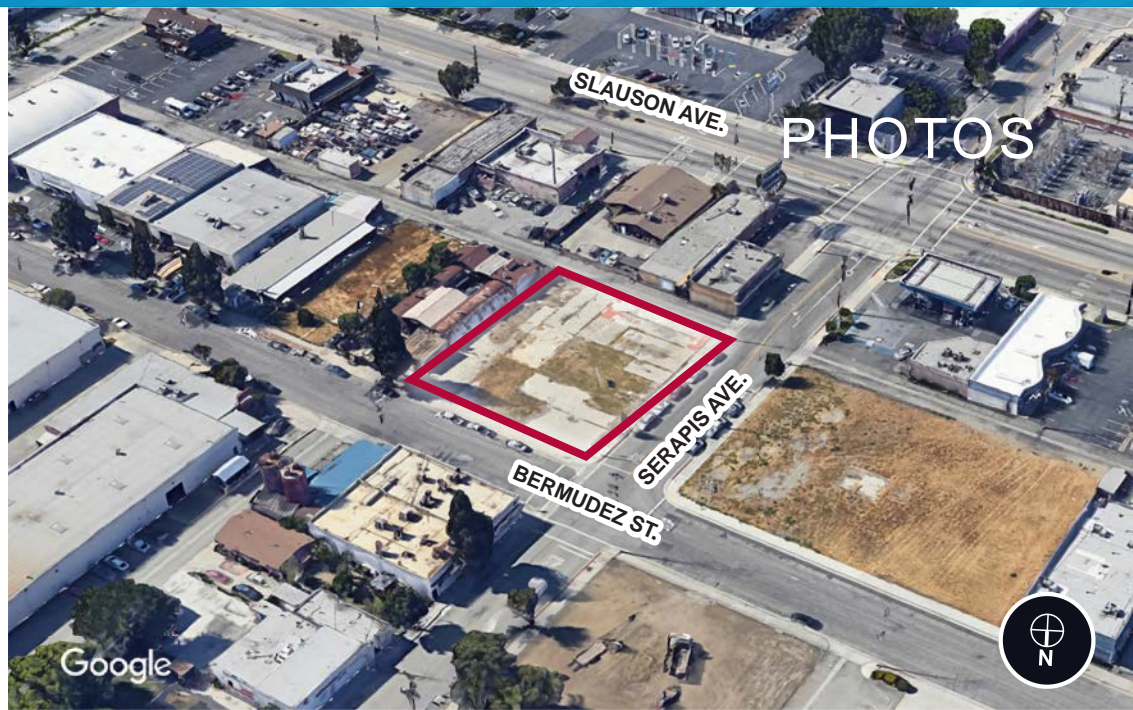
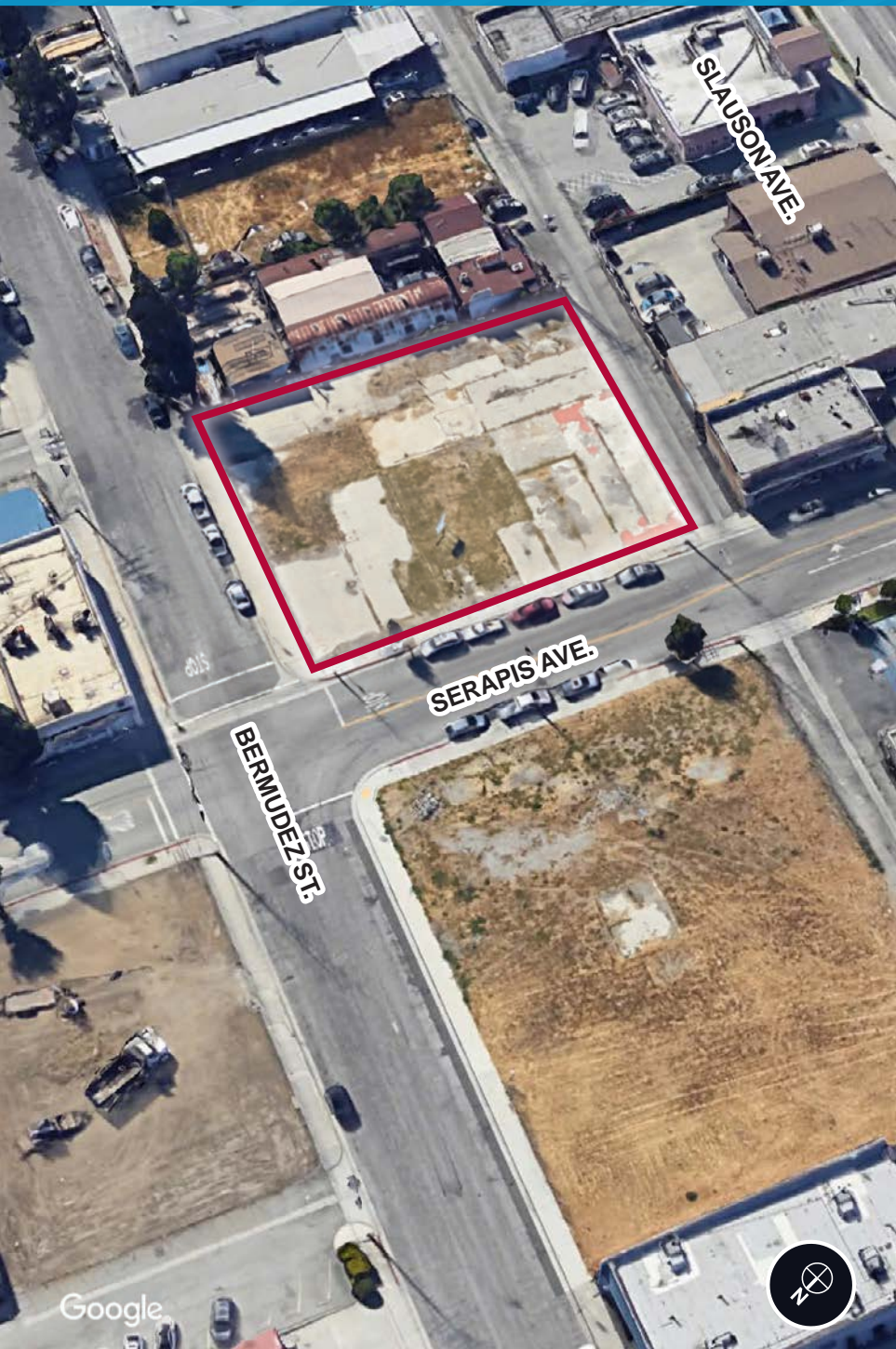


Lease Rate \$0.50 psf per month  
Sale Price: \$961,235.00

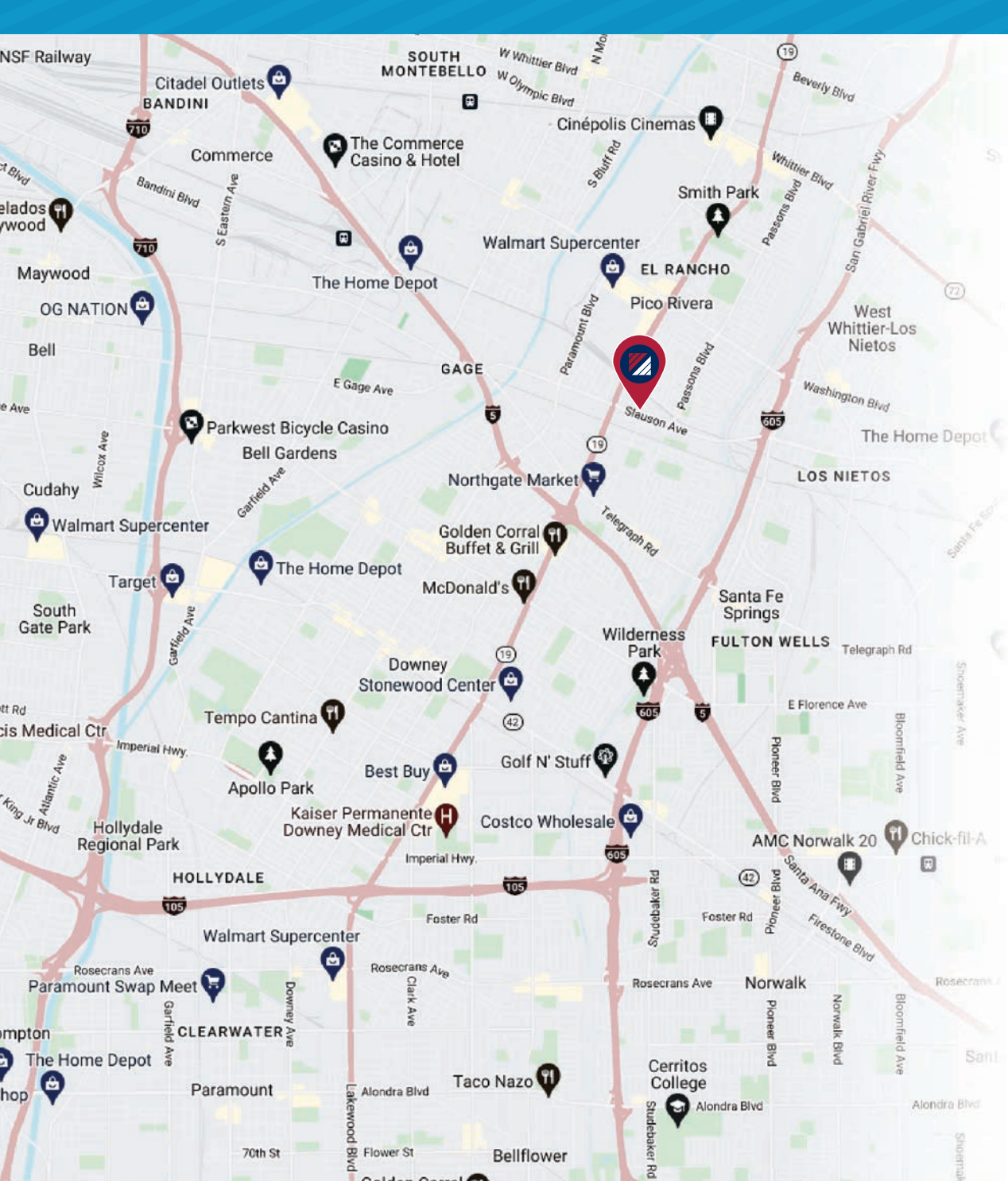
## Uses that could work with the city of Pico Rivera:

- 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

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GEHR INDUSTRIES

AEROSPACE CORP.

ON/OFF RAMP

ESCON CORP.

RR DONNELLEY

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J.B. HUNT

SLAUSON AVE.

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.

ROSEMEAD BLVD.

SLAUSON AVE.

SUBJECT PROPERTY

RUSH TRUCK CENTERS

EL SUPER

