

Marcus & Millichap  
THE NEEMA GROUP

6605 Rosemead Boulevard  
Pico Rivera, CA 90660



**+/- 27,818 SF COMMERCIAL DEVELOPMENT OPPORTUNITY**  
VACANT PARCEL ZONED GENERAL COMMERCIAL  
LOCATED IN THE HEART OF PICO RIVERA

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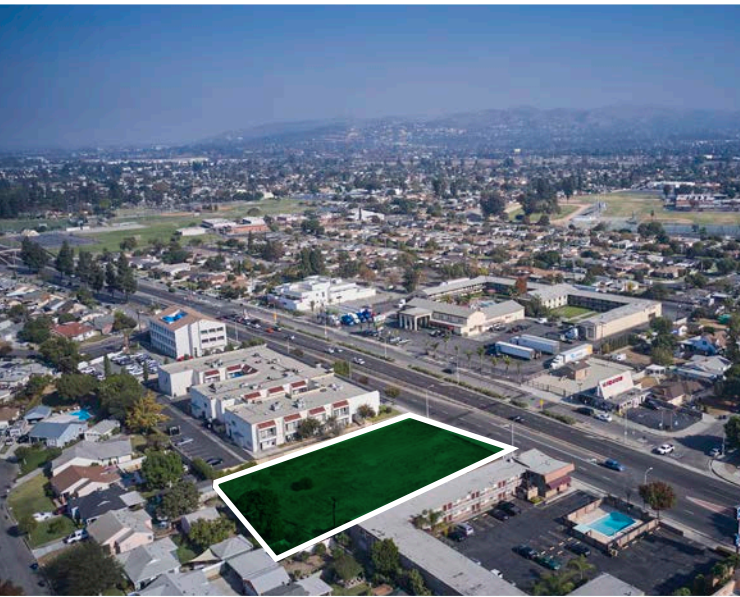
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Los Angeles, CA 90064

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**27,818 SF DEVELOPMENT SITE**

# Property Features



± 27,818 SF Gross Land Area

Prime Location Adjacent to the Pico Rivera Towne Center

140 Feet of Frontage on Rosemead Blvd

Located on Rosemead Blvd Just North of Washington Boulevard  
Between Paramount Boulevard & Passons Blvd

Unique Opportunity to Acquire an Exceptional, Highly Visible Location on  
the Main Thoroughfare of Rosemead Blvd

100% Vacant  
No Buyouts Necessary

High Walk Score of 81; Near Major Retailers and Centers of Employment

APN: 6370-013-014

## Highlights

Located in the Heart of  
Highly Sought-After  
Pico Rivera

Significantly  
Sized Residential  
Development  
Opportunity

Easy Access to the  
Riverside and Orange  
County Metro Lines

2020  
DEMOGRAPHICS  
Estimated Population

Easy Access to Interstate  
5 and Interstate 605

Central LA County  
Location Within 10  
Miles of Downtown  
Los Angeles

Over 21,000 Vehicles  
Per Day on Rosemead  
Boulevard

1 Mile: 21,998  
3 Mile: 202,769  
5 Mile: 552,394



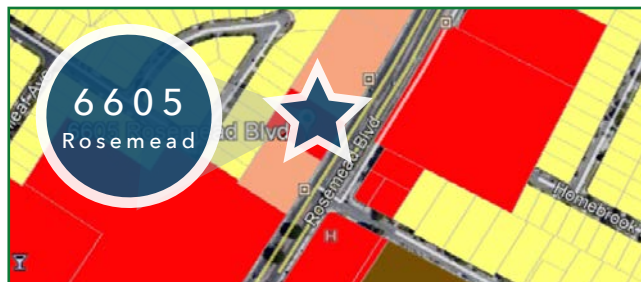


ROSEMEAD BLVD

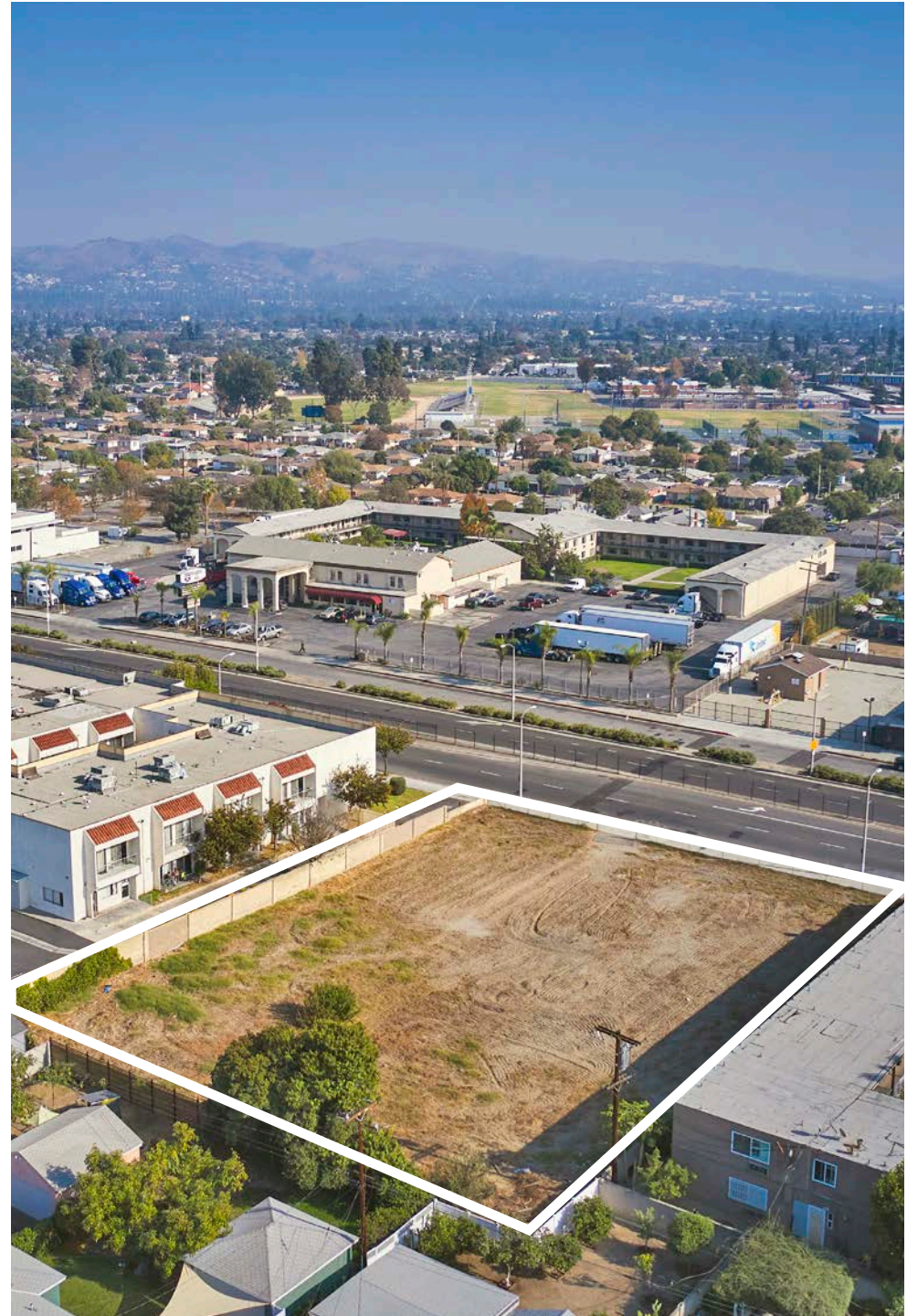
LIQUOR

## PROPERTY OVERVIEW

OFFERING PRICE	\$2,100,000
ZONING	C-G General Commercial
PARCEL NUMBER	6370-013-014
LOT SIZE	27,818 SF
PRICE/ SF LAND	\$75



 C-G General Commercial



# ZONING INFORMATION

The intent and purpose of the C-G general commercial zone is to designate areas within the city for providing a full range and wide variety of retail commercial stores and service establishments that are not dependent on marketing and trading area support solely within the corporate boundaries of the city, but also rely on consumer purchasing power outside the established community. (Prior code § 9205.11 (A))

## General Commercial Allowable Uses

- Subject to a Conditional Use Permit (may be subject to Additional Conditions - Reference Section 18.40.040 (D) of the Pico Rivera Zoning Code): Automobile repair shops, Automobile service stations, Automobile upholstery shops, Bars and cocktail lounges, Brewery, Carwashes, (automatic or coin-operated only), Coin-operated games and game arcades, Drive-in and drive-thru business establishments, Drug or alcohol outpatient treatment facilities, Electric distribution substation, Fortune telling, Fire cell generator, Hospitals/medical facilities, Hotels and motels, Liquor stores (packaged off-sale only), Motorcycle (sales, repairs, rentals, new and used), Muffler shops (automobile only), Multifamily dwellings, Nightclubs, Off-sale of alcoholic beverages, Off-site hazardous waste facility, On-site sale or tasting of alcoholic beverages, Theaters, Trade schools, Unclassified uses.
- Subject to Approval of a Precise Plan of Design (may be subject to Additional Conditions - Reference Section 18.40.040 (D) of the Pico Rivera Zoning Code): Automobile sales (new and used), Automotive related sales and installation, Bowling alleys, skating rinks and similar recreational facilities, Gas metering and control stations, Laundromats, Medical clinic, Medical laboratories, Mobilehome sales (new and used), Off-street parking facilities (privately owned and operated), Physical fitness clubs (physical training including gyms), Physical therapy, Private clubs (fraternities, sororities, lodges and institutions of nonprofit or charitable nature), Resthomes
- Other Uses with Additional Conditions (Reference Section 18.40.040 (D) of the Pico Rivera Zoning Code): Animal hospitals, Antique shops, Automated teller machines (interior or exterior), Automobile leasing and renting, Automobile parts and accessories stores, Bakeries, Banks (savings and loan associations, and other similar), Barbershops and beauty shops, Bicycle shops, Bookstores, Business offices and services, Cafés and restaurants, Check cashing establishments, Clothing and wearing apparel stores of new retail merchandise only, Confectionery stores, Craft and hobby shops, Drapery shops, Dressmaking and millinery shops, Drugstore, Dry cleaning (laundry and pressing establishments), Florist shops, Food markets, Furniture and appliance stores, Furniture upholstery, Galleries (works of art and collections), Hardware stores, Home occupations, Jewelry stores, Live/work, Locksmith shop, Nurseries and retail building, On-site hazardous waste facility, Pet shops and grooming, Pharmacies, Picture frames and framing, Printing and reproduction establishments, Retail sales and personal service businesses, Satellite dish receiving antenna, Shoe repair shops, Sign shops, Stationery stores (including incidental printing), Temporary uses, Wireless telecommunication facilities, Yardage stores

\*Buyer to conduct own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.

# POTENTIAL USES

Commercial Uses		C-G
1	Adult uses	
2	Animal hospitals	20, 23, 55, 57
3	Antique shops	12, 20, 27, 55, 57
4	Appliance sales, rentals, repairs, service	
5	Automated teller machines-interior	55
6	Automated teller machines-exterior	61
7	Automobile leasing and renting	20, 24, 51, 55
8	Automobile parts and accessories stores	20, 29, 55, 57
9	Automobile repair shops	1, 28, 36
10	Automobile sales, new and used	2, 13, 28
11	Automobile service stations	1, 19, 28, 39, 62, 81
12	Automobile upholstery shops	1
13	Automotive related sales and installation	2
14	Bakeries	15, 20, 55, 57
15	Banks, savings and loan associations, and other similar lending institutions, but excluding pawnshops	20, 55, 57, 61
16	Barbershops and beauty shops	20, 55, 57
17	Bars and cocktail lounges	1, 25
18	Bicycle shops	20, 55, 57
19	Bookstores	20, 55, 57
20	Bowling alleys, skating rinks and similar recreational facilities	2
21	Brewery	1, 80
22	Building materials, new	
23	Business offices and services	20, 55, 57, 81
24	Cafés and restaurants	20, 55, 56, 66, 67
25	Carwashes, automatic or coin-operated only	1
26	Ceramics, stone, tile products	

Commercial Uses		C-G
27	Check cashing establishments	55, 57, 72
28	Clothing and wearing apparel stores of new retail merchandise only	20, 55, 57
29	Coin-operated games and game arcades	1, 53, 55, 57
30	Confectionery stores	20, 55, 57
31	Craft and hobby shops	20, 55, 57
32	Dental laboratories or scientific research centers	
33	Drapery shops	17, 20, 55, 57
34	Dressmaking and millinery shops	17, 20, 55, 57
35	Drive-in and drive-thru business establishments	1, 18, 28
36	Drug or alcohol outpatient treatment facilities	1
37	Drugstore	20, 55, 57
38	Dry cleaning, laundry and pressing establishments	20, 55, 57
39	Electric distribution substation	1
40	Electronic components and supplies	
41	Equipment (light) rentals	
42	Florist shops	20, 55, 57
43	Food markets	20, 55, 57
44	Fortune telling	1, 37
45	Fire cell generator	1, 55
46	Furniture and appliance stores	20, 22, 55, 57
47	Furniture, cabinet making	
48	Furniture upholstery	20, 55, 57
49	Galleries, works of art and collections	20, 55, 57
50	Gas metering and control stations	2
51	Hardware stores	20, 55, 57
52	Home occupations	11



Commercial Uses	C-G
52 Home occupations	11
53 Hospitals/medical facilities	1
54 Hotels and motels	1
55 Jewelry stores	20, 55, 57
56 Laundromats	2, 20, 55, 57, 81
57 Liquor stores, packaged off-sale only	1, 81
58 Live/work	78
59 Locksmith shop	20, 55, 57
60 Medical clinic	2
61 Medical laboratories	2
62 Mobilehome sales, new and used	2, 14
63 Motorcycle sales, repairs, rentals, new and used	1
64 Muffler shops, automobile only	1
65 Multifamily dwellings	1, 34
66 Newspaper publishing	
67 Nightclubs	1
68 Nurseries and retail building	20, 55
69 Off-sale of alcoholic beverages	1, 39
70 Off-site hazardous waste facility	1, 43, 45
71 Off-street parking facilities privately owned and operated	2
72 On-site hazardous waste facility	44, 45, 55
73 On-site sale or tasting of alcoholic beverages	1, 25
74 Packaging and assembly of non-hazardous products	
75 Parcel delivery	
76 Pet shops and grooming	20, 55, 57
77 Pharmacies	20, 55, 57
78 Physical fitness clubs, physical training including gyms	2

Commercial Uses	C-G
79 Physical therapy	2
80 Picture frames and framing	20, 55, 57
81 Printing and reproduction establishments	20, 54, 55, 57
82 Private clubs, fraternities, sororities, lodges and institutions of nonprofit or charitable nature	2
83 Religious places of worship	
84 Resthomes	2
85 Retail sales and personal service businesses	20, 55, 57, 81
86 Satellite dish receiving antenna	30
87 Shoe repair shops	20, 55, 57
88 Sign shops	20, 55, 57
89 Small boat sales and service	
90 Stationery stores, including incidental printing	20, 55, 57
91 Studios (dance, martial arts, music, and photography, except motion picture)	2, 20, 55, 57
92 Temporary uses	42
93 Theaters	1
94 Trade schools	1
95 Truck, trailer, camper, recreational vehicle sales, new and used	
96 Unclassified uses	1, 48
97 Wireless telecommunication facilities	45
98 Wrought-iron work shops	
99 Yardage stores	20, 55, 57

**\*Visit <http://qcode.us/codes/picorivera/> for detailed information**

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# AMENITIES MAP



1. Pico Rivera Towne Center
  - Chili's
  - Starbucks
  - Panera
  - Del Taco
  - Subway
  - The Habit Burger Grill
2. McDonald's
3. Wingstop
4. King Taco
5. Jack in the Box
6. Dal Rae
7. El Molinito
8. La Barca
9. Birriera Jalisco
10. Tostada Town

1. Pico Rivera Towne Center
  - Marshall's
  - Walgreen's
  - ALDI
  - Petsmart
  - Ross
  - Lowe's
  - Walmart Supercenter
  - Gamestop
  - Dollar Tree
  - GNC
2. HomeCo Kitchen & Bath Wholesale
3. L&W Supply
4. Miss Lola
5. BakersBodega
6. 7/11
7. Big Saver Foods
8. dd's DISCOUNT
9. Chuck E Cheese

1. Knight's Inn
2. El Rancho High School
3. USPS
4. Rivera Elementary & Middle School
5. Shell Gas Station
6. Ruben Salazar High School
7. Rio Vista Elementary School
8. Pico Rivera Senior Center
9. Pico Rivera City Hall & Sheriff's Station
10. Colonial Gardens Nursing Home

TOWNE CENTER



PICO RIVERA COMMERCE CENTER



EL RANCHO HIGH SCHOOL



# AREA OVERVIEW

## PICO RIVERA

Pico Rivera is a city located in southeastern Los Angeles County, California, United States. The city is situated approximately 11 miles (18 km) southeast of downtown Los Angeles, on the eastern edge of the Los Angeles basin, and on the southern edge of the area known as the San Gabriel Valley. The ports of Long Beach and Los Angeles, as well as Los Angeles International Airport (LAX), are in close proximity. The 2010 census reported that the city has a population of 62,942.

There has been significant redevelopment in the city: the opening of the “Pico Rivera Towne Center”, a 60-acre open-air shopping complex along Washington Boulevard, that has brought in such well-known businesses as Starbucks, PetSmart, Lowe’s, Walmart, Walgreens, Del Taco and other businesses into the city.

“Pico Crossing” is a 2.79-acre shopping center with retailers that include Rite-Aid Pharmacy, Starbucks, and Subway. Noteworthy redevelopment has taken place in recent years along historic Whittier Boulevard, bringing in such businesses as Target and Panda Express. More developments include the “Pico Rivera Village Walk”, a \$22 million, 12-acre shopping center located at the southwest corner of Whittier and Paramount boulevards. Tenants: CVS Pharmacy, Cinepolis USA Theaters, are located at the corner of Paramount and Whittier Boulevards. A state-of-the-art LA Fitness, which is part of an 8.10-acre “Pico Rivera Market Place Shopping Center” with a Sexy Nails, Wing Stop, Chase Bank, Juice It Up and other businesses have opened at the corner of Washington and Rosemead Boulevards.

Demographics	1 Mile	3 Miles	10 Miles
Total Households	5,730	56,813	752,087
Total Population	21,669	203,593	2,733,080
Average Household Income	\$82,066	\$84,231	\$79,970

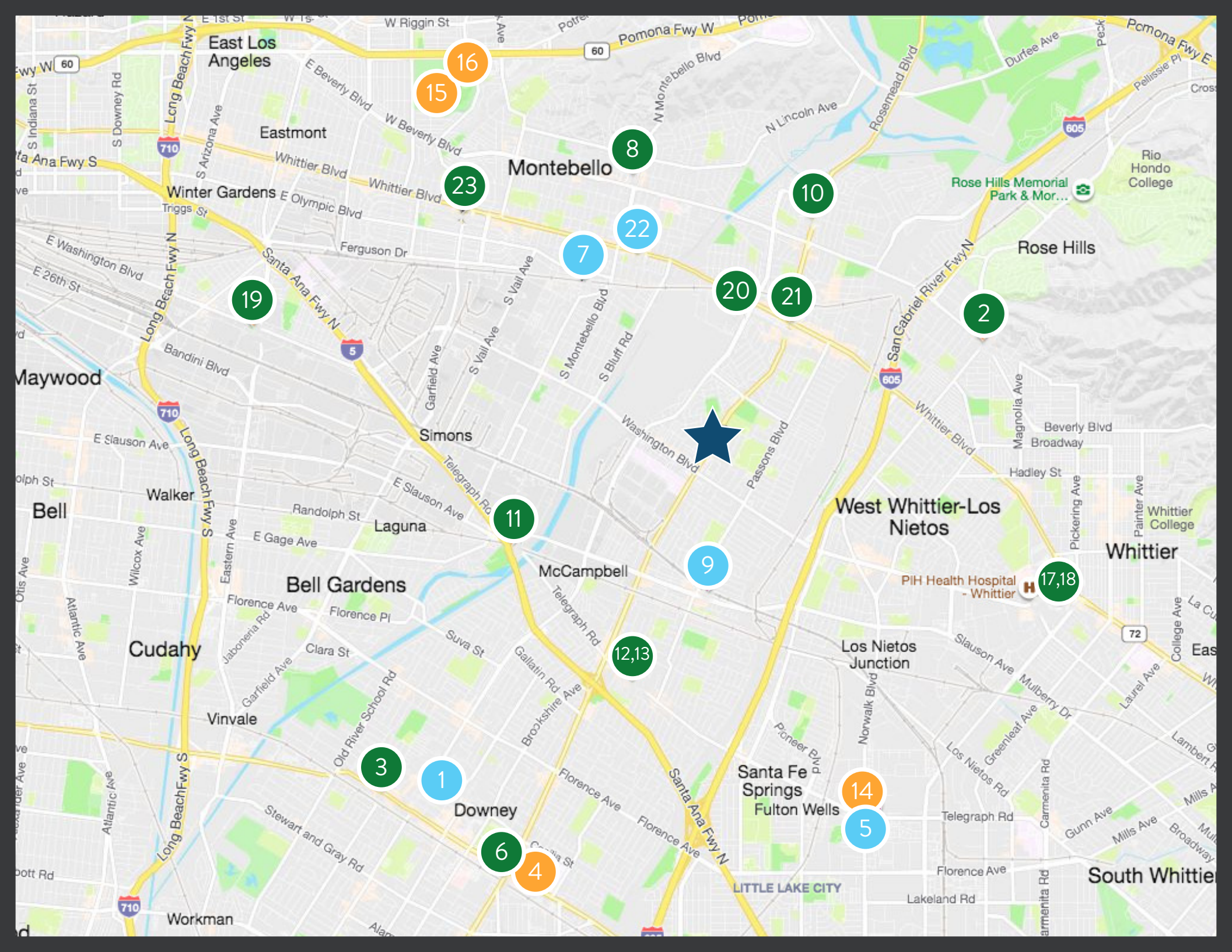


# NEW DEVELOPMENTS

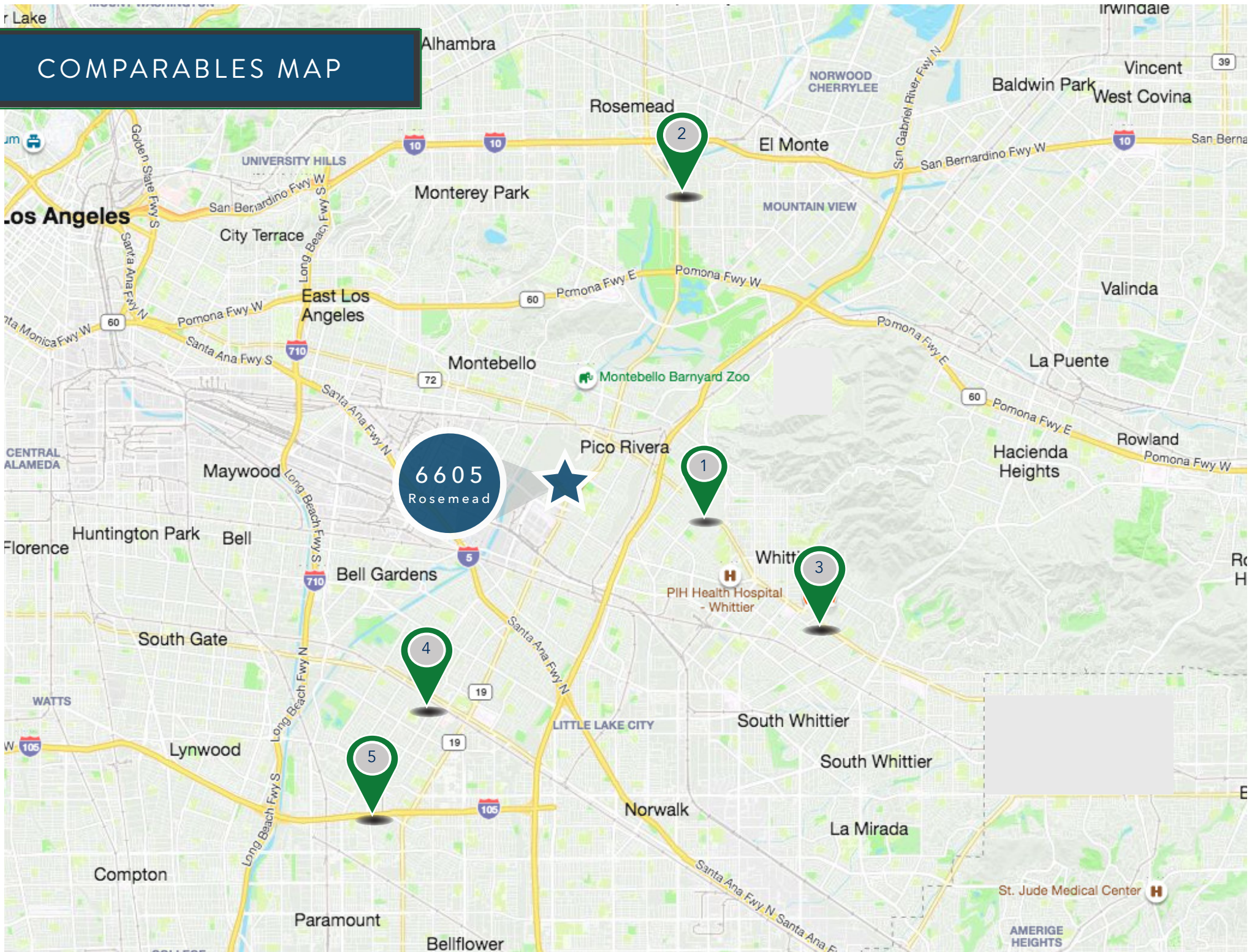
<b>1</b>	8139 4th St, Downey, CA 90241 8 Unit Multifamily Apartment Building
<b>2</b>	10737 Beverly Blvd, Whittier, CA 90601 Single Tenant NNN   Starbucks
<b>3</b>	7737 Firestone Blvd, Downey, CA 90241 Single Tenant NNN   Valvoline
<b>4</b>	9066 Firestone Blvd, Downey, CA 90241 140 Room Hotel   Springhill Suites
<b>5</b>	12257 Heritage Springs Dr, Santa Fe Springs, CA 90670 150 Unit Multifamily Apartment Building
<b>6</b>	11215 Lakewood Blvd, Downey, CA 90241 Single Tenant NNN   Aldi
<b>7</b>	303-311 Mission Rd, Montebello, CA 90640 44 Unit Multifamily Apartment Building
<b>8</b>	545 N Montebello Blvd, Montebello, CA 90640 Retail Community Center   Montebello Mix
<b>9</b>	7650 Passons Dr, Pico Rivera, CA 90660 36 Unit Townhouse Complex   Dahlia Townhomes
<b>10</b>	4139 Rosemead Blvd, Pico Rivera, CA 90660 6,104 SF Class B Office Space
<b>11</b>	8000 Slauson Ave, Montebello, CA 90640 2,800 SF Convenience Store
<b>12</b>	9209 Telegraph Rd, Pico Rivera, CA 90660 Single Tenant NNN   Little Caesar's

<b>13</b>	9211 Telegraph Rd, Pico Rivera, CA 90660 Single Tenant NNN   Popeyes
<b>14</b>	12171 Telegraph Rd, Santa Fe Springs, CA 90670 110 Room Hotel   Hilton Garden Inn Santa Fe Springs
<b>15</b>	801 Via San Clemente, Montebello, CA 90640 121 Room Hotel   Hilton Garden Inn
<b>16</b>	988 Via San Clemente, Montebello, CA 90640 203 Room Hotel   Home2 Suites by Hilton Los Angeles Montebello
<b>17</b>	12502 Washington Blvd, Whittier, CA 90602 Single Tenant NNN   Pieology
<b>18</b>	12520 Washington Blvd, Whittier, CA 90602 Single Tenant NNN   Popeyes
<b>19</b>	5505-5533 E Washington Blvd, Commerce, CA 90040 Single Tenant NNN   Burger King
<b>20</b>	8540 Whittier Blvd, Pico Rivera, CA 90660 3,600 SF Retail Center   Pico Rivera Marketplace
<b>21</b>	9001 Whittier Blvd, Pico Rivera, CA 90660 Single Tenant NNN   Chick-fil-A
<b>22</b>	500 W Whittier Blvd, Montebello, CA 90640 28 Unit Multifamily Apartment Building   BLVD Walk
<b>23</b>	2501 W Whittier Blvd, Montebello, CA 90640 Single Tenant NNN   Starbucks

■ Multifamily    
 ■ Retail/Office    
 ■ Hotel



# COMPARABLES MAP





## SUBJECT PROPERTY

ADDRESS	6605 Rosemead Blvd Pico Rivera, CA 90660	LOT SIZE	27,818 SF
SALES PRICE	\$2,100,000	PRICE / SF LAND	\$75

## SALES COMPARABLES

# 01



ADDRESS	11403 Whittier Blvd, Whittier, CA 90601
SALES PRICE	\$1,575,000
LOT SIZE	19,087 SF
PRICE / SF LAND	\$82.51
ZONING	Whittier C2
DATE SOLD	On-Market

# 02



ADDRESS	9511 Garvey Ave, South El Monte, CA 91733
SALES PRICE	\$2,600,000
LOT SIZE	31,393 SF
PRICE / SF LAND	\$82.82
ZONING	S El Mo - CR
DATE SOLD	On-Market

# SALES COMPARABLES

## 03



ADDRESS	14021 Whittier Blvd, Whittier, CA 90605
SALES PRICE	\$1,650,000
LOT SIZE	27,011 SF
PRICE / SF LAND	\$61.09
ZONING	WHC2*
DATE SOLD	On-Market

## 04



ADDRESS	8124 Firestone Blvd, Downey, CA 90241
SALES PRICE	\$4,500,000
LOT SIZE	51,784 SF
PRICE / SF LAND	\$86.90
ZONING	DO-C3*
DATE SOLD	6/22/20

## 05



ADDRESS	13034 Downey Ave, Downey, CA 90242
SALES PRICE	\$1,350,000
LOT SIZE	19,602 SF
PRICE / SF LAND	\$68.87
ZONING	DO-C2
DATE SOLD	4/1/20





**ROSEMEAD BLVD**

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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