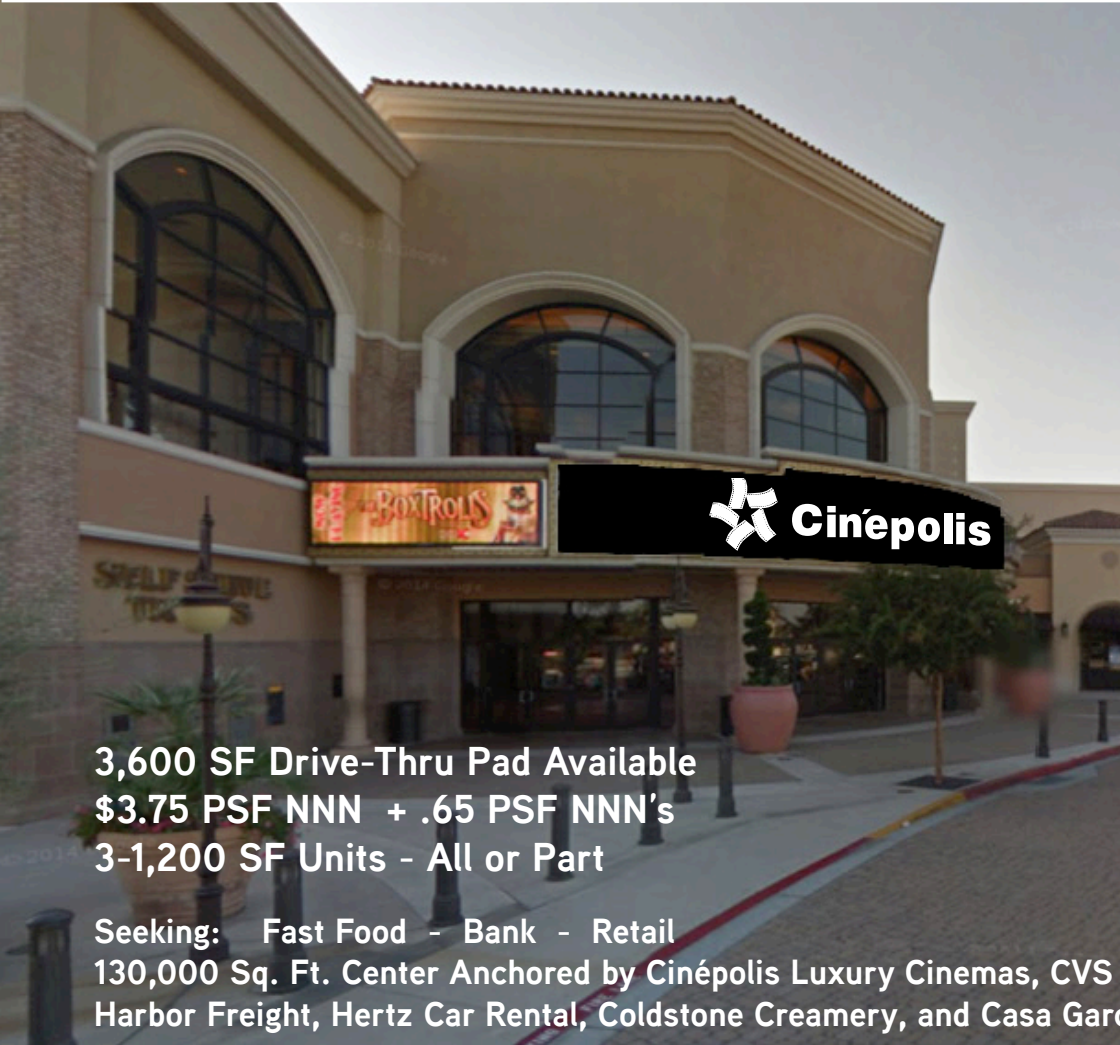




NEW 3,600 SF DRIVE THRU PAD AVAILABLE

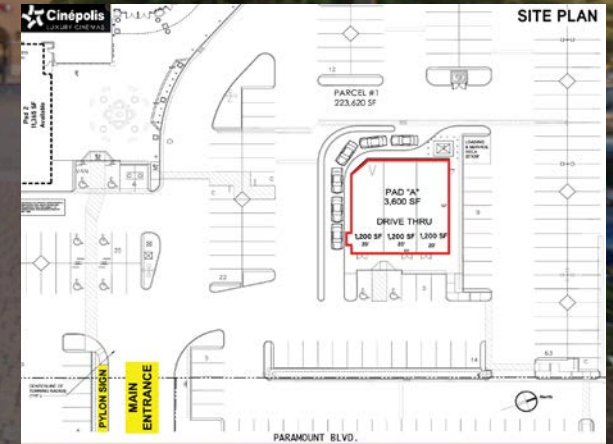
# VILLAGE WALK ENTERTAINMENT Center

8540 Whittier Boulevard Pico Rivera, CA 90660



3,600 SF Drive-Thru Pad Available  
\$3.75 PSF NNN + .65 PSF NNN's  
3-1,200 SF Units - All or Part

Seeking: Fast Food - Bank - Retail  
130,000 Sq. Ft. Center Anchored by Cinépolis Luxury Cinemas, CVS Drugs,  
Harbor Freight, Hertz Car Rental, Coldstone Creamery, and Casa Garcia



ARMANDO AGUIRRE  
Founder | Corporate Broker  
License No. 01245842  
213.986.5579  
aaguirre@legendarycre.com

PETER SPRAGG  
Corporate Managing Director  
License No. 01485613  
213.553.3881  
pspragg@savills-studley.com



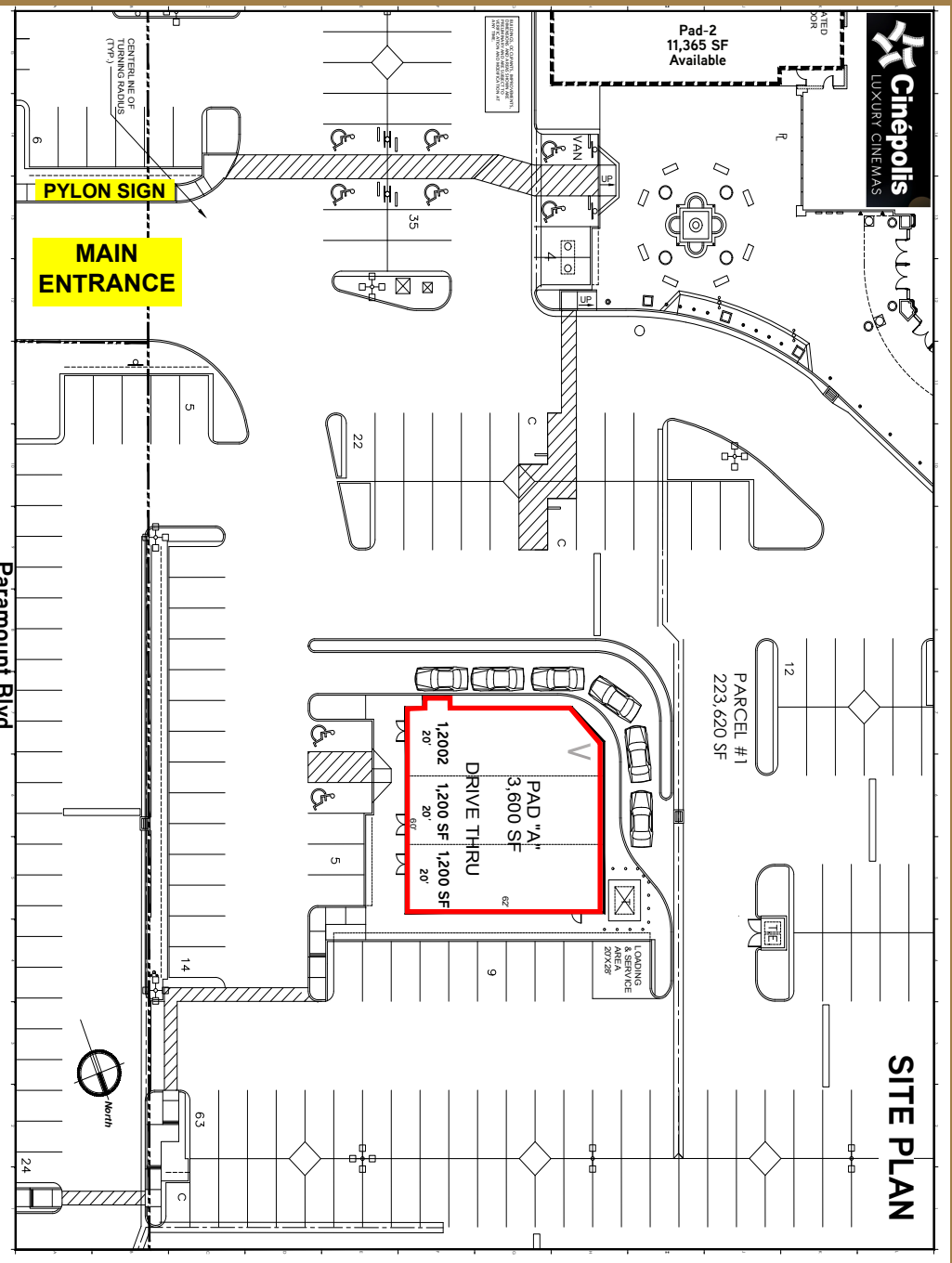
# NEW 3,600 SF DRIVE THRU PAD AVAILABLE

# VILLAGE WALK ENTERTAINMENT

8540 Whittier Boulevard Pico Rivera, CA 90660

*Center*

**3,600 SF Drive-Thru**



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.



NEW 3,600 SF DRIVE THRU PAD AVAILABLE

# VILLAGE WALK ENTERTAINMENT

*Center*

8540 Whittier Boulevard Pico Rivera, CA 90660

		Retail Available	Nail & Foot Spa	Casa Garcia	2 IN 1 BARBER SHOP	Honey Bee Fruit & Juice	Retail Available	Chop Teriyaki
1,341 SF	1,454 SF	910 SF	1,311 SF	1,565 SF	932 SF	1,208 SF	1,419 SF	1,885 SF
8536	8534	8532	8530	8528	8526	8524	8522	8520



Site Plan



TRAFFIC COUNT	CPD
WHITTIER BLVD	± 32,000
PARAMOUNT BLVD	± 15,800
TOTAL TRAFFIC	47,800

Whittier Blvd

- AVAILABLE
- PENDING
- LEASED



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.



NEW 3,600 SF DRIVE THRU PAD AVAILABLE

# VILLAGE WALK ENTERTAINMENT

# Center

8540 Whittier Boulevard Pico Rivera, CA 90660



### Seeking Credit Tenants in the Following Categories:

- > Sit Down Restaurants / Sports Bars, Brew Pubs
- > Upscale Quick Service Restaurants
- > Trendy Apparel / Shoes
- > Sporting Goods
- > Electronic Stores
- > Wireless Phones
- > Health / Beauty

2014 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	32,076	184,043	549,611
AVG. HH INCOME	\$56,895	\$66,033	\$63,587
DAYTIME POPULATION	425,948		



Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

## Pop-Facts: Demographic Snapshot 2014 Report

**Radius 1: 8540 WHITTIER BLVD, PICO RIVERA, CA 90660-2520, aggregate**

**Radius 2: 8540 WHITTIER BLVD, PICO RIVERA, CA 90660-2520, aggregate**

**Radius 3: 8540 WHITTIER BLVD, PICO RIVERA, CA 90660-2520, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
<b>Population</b>						
2019 Projection	32,900		188,623		563,322	
2014 Estimate	32,076		184,043		549,611	
2010 Census	31,603		181,469		541,852	
2000 Census	31,640		180,576		542,426	
Growth 2014-2019	2.57%		2.49%		2.49%	
Growth 2010-2014	1.50%		1.42%		1.43%	
Growth 2000-2010	-0.12%		0.49%		-0.11%	
<b>2014 Est. Pop by Single Race Class</b>						
	32,076		184,043		549,611	
White Alone	17,806	55.51	103,744	56.37	266,424	48.48
Black or African American Alone	276	0.86	2,018	1.10	5,918	1.08
Amer. Indian and Alaska Native Alone	513	1.60	2,255	1.23	5,786	1.05
Asian Alone	789	2.46	12,983	7.05	93,059	16.93
Native Hawaiian and Other Pac. Isl. Alone	26	0.08	220	0.12	598	0.11
Some Other Race Alone	11,462	35.73	55,700	30.26	158,556	28.85
Two or More Races	1,205	3.76	7,122	3.87	19,270	3.51
<b>2014 Est. Pop Hisp or Latino by Origin</b>						
	32,076		184,043		549,611	
Not Hispanic or Latino	2,416	7.53	29,396	15.97	140,868	25.63
Hispanic or Latino:	29,660	92.47	154,647	84.03	408,743	74.37
Mexican	26,518	89.41	136,959	88.56	356,709	87.27
Puerto Rican	121	0.41	820	0.53	2,103	0.51
Cuban	61	0.21	512	0.33	2,687	0.66
All Other Hispanic or Latino	2,959	9.98	16,355	10.58	47,244	11.56
<b>2014 Est. Hisp or Latino by Single Race Class</b>						
	29,660		154,647		408,743	
White Alone	16,502	55.64	89,981	58.18	226,683	55.46
Black or African American Alone	111	0.37	648	0.42	1,830	0.45
American Indian and Alaska Native Alone	447	1.51	1,878	1.21	4,729	1.16
Asian Alone	71	0.24	506	0.33	1,540	0.38
Native Hawaiian and Other Pacific Islander Alone	10	0.03	78	0.05	206	0.05
Some Other Race Alone	11,432	38.54	55,469	35.87	157,846	38.62
Two or More Races	1,088	3.67	6,088	3.94	15,909	3.89

## Pop-Facts: Demographic Snapshot 2014 Report

**Radius 1: 8540 WHITTIER BLVD, PICO RIVERA, CA 90660-2520, aggregate**

**Radius 2: 8540 WHITTIER BLVD, PICO RIVERA, CA 90660-2520, aggregate**

**Radius 3: 8540 WHITTIER BLVD, PICO RIVERA, CA 90660-2520, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2014 Est. Households by Household Type</b>	8,563		52,660		154,792	
Family Households	6,956	81.23	41,985	79.73	123,878	80.03
Nonfamily Households	1,606	18.76	10,674	20.27	30,914	19.97
<b>2014 Est. Group Quarters Population</b>	360		1,535		4,101	
<b>2014 HHs by Ethnicity, Hispanic/Latino</b>	7,568	88.38	41,001	77.86	105,995	68.48
<b>2014 Est. HHs by HH Income</b>	8,563		52,660		154,792	
CY HHs, Inc < \$15,000	1,253	14.63	6,310	11.98	18,656	12.05
CY HHs, Inc \$15,000 - \$24,999	1,134	13.24	5,749	10.92	19,264	12.45
CY HHs, Inc \$25,000 - \$34,999	1,101	12.86	5,475	10.40	17,729	11.45
CY HHs, Inc \$35,000 - \$49,999	1,125	13.14	7,828	14.87	23,624	15.26
CY HHs, Inc \$50,000 - \$74,999	1,621	18.93	9,890	18.78	28,551	18.44
CY HHs, Inc \$75,000 - \$99,999	1,080	12.61	6,924	13.15	18,727	12.10
CY HHs, Inc \$100,000 - \$124,999	677	7.91	4,767	9.05	12,107	7.82
CY HHs, Inc \$125,000 - \$149,999	269	3.14	2,379	4.52	6,413	4.14
CY HHs, Inc \$150,000 - \$199,999	203	2.37	2,120	4.03	6,161	3.98
CY HHs, Inc \$200,000 - \$249,999	51	0.60	581	1.10	1,710	1.10
CY HHs, Inc \$250,000 - \$499,999	40	0.47	553	1.05	1,608	1.04
CY HHs, Inc \$500,000+	7	0.08	85	0.16	242	0.16
<b>2014 Est. Average Household Income</b>	\$56,895		\$66,033		\$63,587	
<b>2014 Est. Median Household Income</b>	\$45,570		\$52,448		\$48,809	
<b>2014 Median HH Inc by Single Race Class. or Ethn</b>						
White Alone	43,645		49,489		48,362	
Black or African American Alone	33,795		43,463		52,314	
American Indian and Alaska Native Alone	32,827		40,211		44,779	
Asian Alone	35,454		67,412		51,072	
Native Hawaiian and Other Pacific Islander Alone	28,413		46,550		51,211	
Some Other Race Alone	48,274		53,876		47,517	
Two or More Races	73,822		61,851		57,866	
Hispanic or Latino	45,999		51,019		47,931	
Not Hispanic or Latino	41,371		58,414		51,323	
<b>2014 Est. Family HH Type, Presence Own Children</b>	6,956		41,985		123,878	
Married-Couple Family, own children	2,168	31.17	12,835	30.57	39,966	32.26

Prepared On: Fri Apr 18, 2014