



FORMER BANK SPACE FOR LEASE

8949 WASHINGTON BLVD, PICO RIVERA, CA 90660

1801 Century Park East, Suite 1550
Los Angeles, California 90067
P 310.275.8222 F 310.275.8223
www.cag-re.com

Alex Shabani
Senior Managing Director
P 310.272.7397
E alex@cag-re.com

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ASSET GROUP



NW CORNER OF WASHINGTON BLVD AND ROSEMEAD BLVD

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Highlights

- Approximately 3,500 SF Former Bank Space
- New Construction Center with Excellent Curb Appeal
- Ample Parking & Excellent Street Exposure & Signage
- Join: LA Fitness, Star Crab, Jersey Mike's, T-Mobile, McDonald's, Panda Express, Wing Stop, Bright Now Dental and more
- Available October, 2018

Area Amenities

- Main & Main Corner
- Signalized Intersection
- Heavy Auto Traffic -- 118,000 CPD
- Dense Population Demographics
- Easy FWY Access
- Population: 2 Mile Radius 100,000
- Heavy Auto Traffic -- 118,000 CPD
- Income -- 1 Mile Radius \$67,000

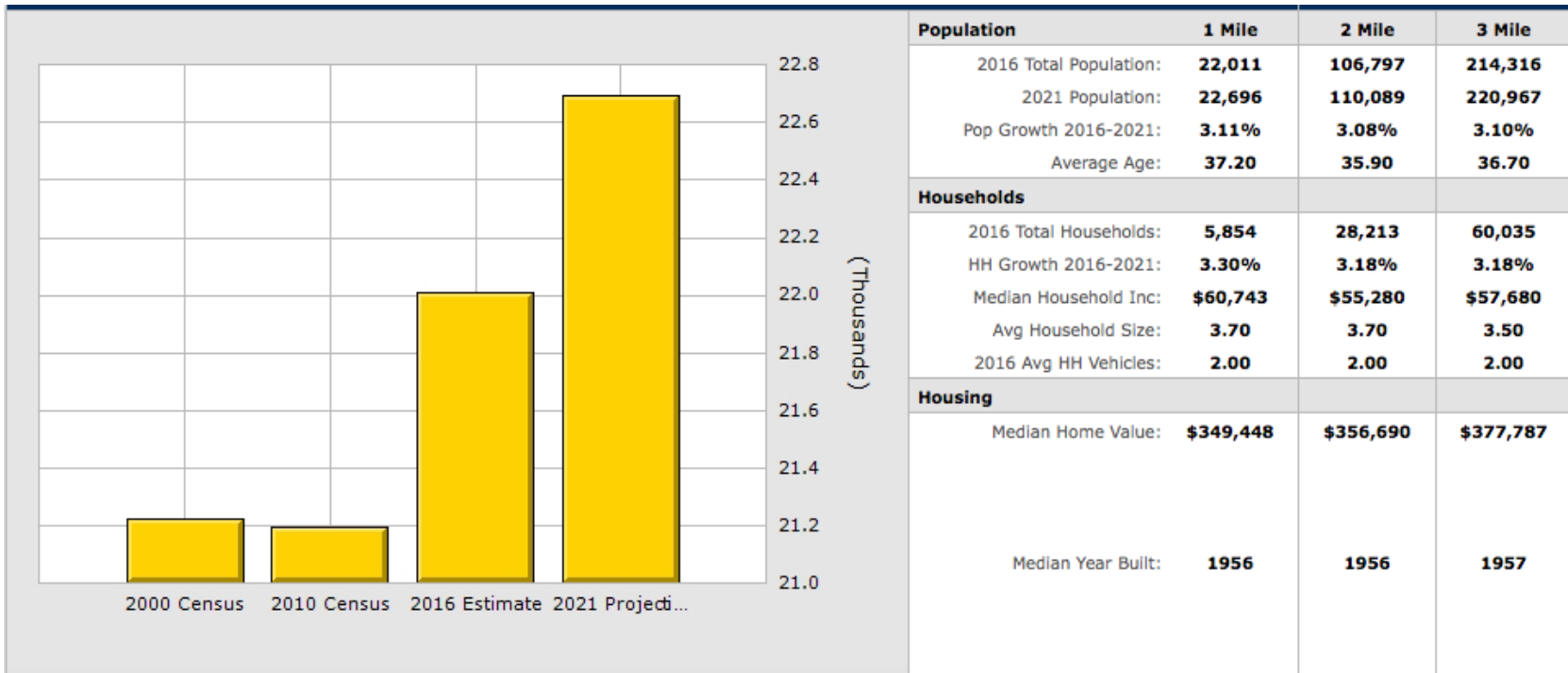
SITE PLAN

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DEMOGRAPHICS

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% American Indian or Alaska Native Population	1.73%	1.24%	1.13%
% Asian Population	1.76%	4.37%	7.18%
% Black Population	1.08%	1.25%	1.64%
% Hawaiian or Pacific Islander Population	0.09%	0.13%	0.14%
% Multirace Population	3.45%	3.88%	3.91%
% Other Race Population	30.80%	31.56%	32.42%
% White Population	61.09%	57.58%	53.59%
% Hispanic Population	91.94%	85.22%	81.47%
% Non Hispanic Population	8.06%	14.78%	18.53%



For more information, please call.



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License #01876070

Alex Shabani
Senior Managing Director
Phone: 310.272.7397
Email: alex@cag-re.com
Lic: 01352902

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