



8323 Whittier Boulevard

Pico Rivera, CA 90660

 Douglas Elliman  
Commercial

# Available For Sale

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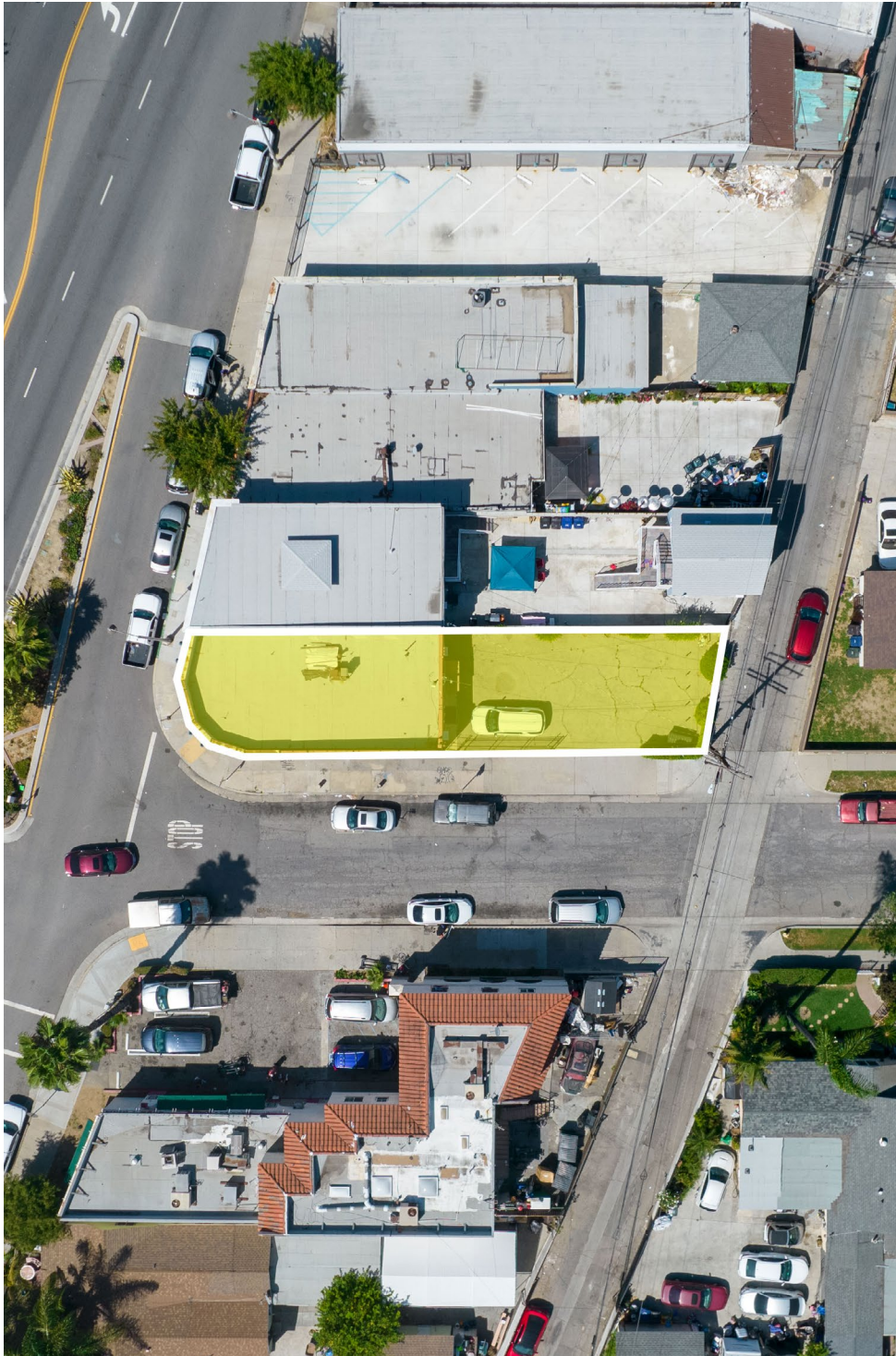
**8323 Whittier Boulevard, Pico Rivera**  
Approx. 1,583sf | Approx. 3,096sf Lot

8323 Whittier Boulevard is exclusively listed by Douglas Elliman Commercial. This property is located in a prime corner location on the highly commuted Whittier Boulevard. Just east of the cross-street Rosemead Boulevard is an approx. 223,360sf class-A shopping center that contains nationally recognized brands. With major interstates and freeways running North, South, West, and East around Pico Rivera, this is an ideal sub-market that is centrally located within the county of Los Angeles.

**Offered at \$595,000**







# Property Highlights

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- Property previously occupied by Tupperware, will be delivered vacant at closing
- Perfect for owner-user to occupy the building for their business
- Corner property with excellent frontage and visibility on Whittier Boulevard
- 30,000+ vehicles per day daily traffic counts
- Located in the heart of Pico Rivera nearby to a large retail shopping center
- Centralized location with access to I-605, I-5, 710 and Pomona freeways
- Strong rental corridor

# Property Location





# The City of **Pico Rivera**

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Pico Rivera is a thriving community that offers opportunities to all who live, work, and relax in the city. Situated on the eastern edge of the Los Angeles basin and the southern edge of the area known as the San Gabriel Valley, Pico Rivera is approximately 13 miles southeast of downtown Los Angeles.

Formed through the merging of two historic communities, Pico and Rivera, the city was officially incorporated in January 1958 as the 61st city in Los Angeles County. Originally an agricultural area, the community evolved into a residential and industrial area following the end of World War II.



# Financial Summary

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**Offered at**  
\$595,000

**Building Size**  
Approx. 1,583sf

**Lot Size**  
Approx. 3,096sf

**Year Built**  
1933

**APN**  
6347-026-008

**Price/SF (Building)**  
\$375.87

**Price/SF (Land)**  
\$192.18

**Market Rent**  
\$1.90/sf

**Base Rent**  
\$3,007.70/mo

**Lease Type** NNN

**Market Cap Rate**  
5.55%

**Vacancy**  
100%







# Annualized Operating Data

<b>Income &amp; Expenses</b>	<b>Market Rate</b>
Scheduled Gross Income	\$36,092
CAM Reimbursement	\$12,285
Effective Gross Income	\$48,377
Operating Expenses	\$12,285
Net Operating Income	\$34,641

<b>Expense Breakdown</b>	<b>Per Year</b>	<b>Per SF</b>
Property Tax (1.25%)	\$7,438	\$4.70
Insurance	\$633	\$0.40
Utilities	\$712	\$0.45
Trash	\$633	\$0.40
Repairs & Maintenance	\$1,108	\$0.70
Management Fees	\$1,444	4%
Reserves	\$317	\$0.20
Total	\$12,285	

# Nearby Amenities





Tom Park

M 281.825.1305

O 310.595.3888

tom@theparkcre.com

DRE# 01921090

Elizabeth Clark

M 310.740.7283

O 310.595.3888

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 **Douglas Elliman**  
Commercial