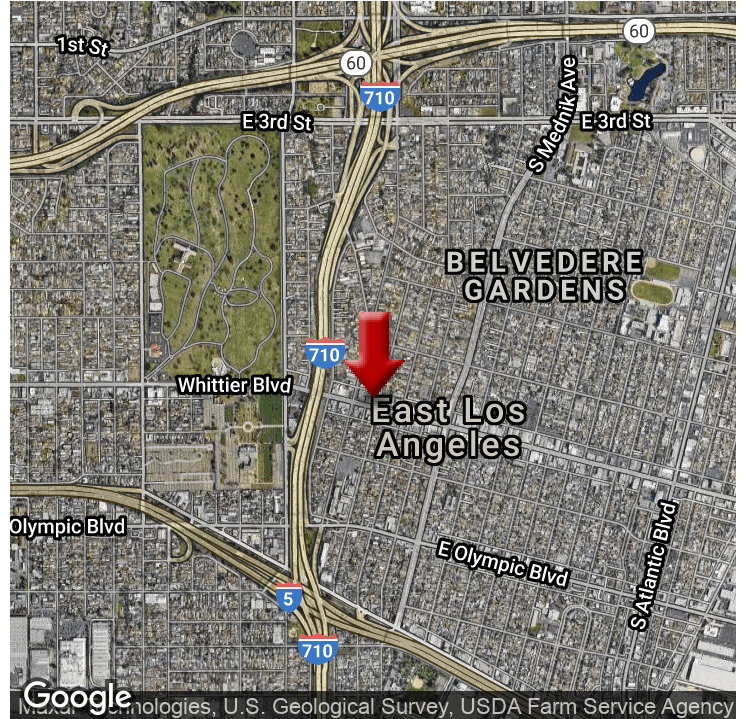


MULTI-LEVEL CREATIVE OFFICE SPACE FOR LEASE

THE BIG WHITTIER BUILDING

915 S Duncan Ave, Los Angeles, CA 90022



OFFERING SUMMARY

NUMBER OF STORIES:	3
AVAILABLE SF:	11,701 SF
LEASE RATE:	NNN Negotiable
LOT SIZE:	6,956 SF
BUILDING SIZE:	13,662 SF
ZONING:	C3
MARKET:	Los Angeles
SUBMARKET:	East Los Angeles

PROPERTY OVERVIEW

Community-Owned Real Estate (CORE) is a joint initiative by three nonprofits: East LA Community Corporation, Inclusive Action for the City and Little Tokyo Service Center. CORE's mission is to preserve and create stable commercial real estate space for small business and community-based organizations.

PROPERTY HIGHLIGHTS

- 3 Floors For Lease, 3 Story Brick Building
- Parking with 20 + spaces at 4516 Whittier Blvd.
- Shell Complete, Creative / Flex Space /Office For Lease
- 1 FL ADA Lift, Lite Buildout Option, Restroom on each floor
- New HVAC, New Plumbing, New Electrical, Full Rehab
- Open Layout, Break Room/Kitchenette Area
- Area Amenities: Latino Walk of Fame, Target, Regency Theater, East LA Civic Center, Commerce Casino, Citadel Outlets, La Azteca Tortilleria, So-Cal Burgers, Lillianas Tamales, Ford Elementary, AIA Middle School, Garfield High School, East Los Angeles College and

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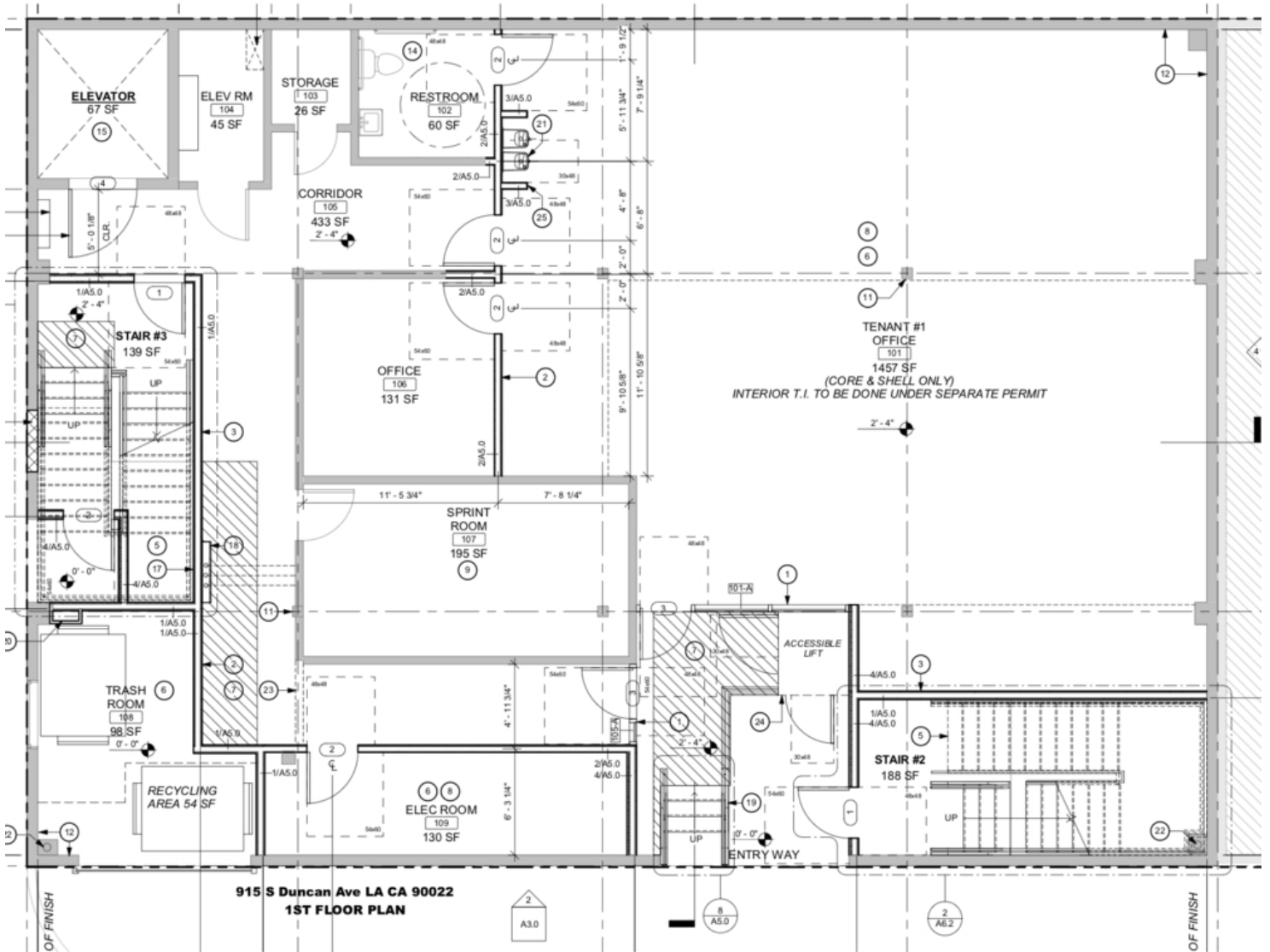
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1ST FLOOR PLAN

Usable Space ~ 1,650 Sq. Ft. / Rent - \$3,750 Per Month
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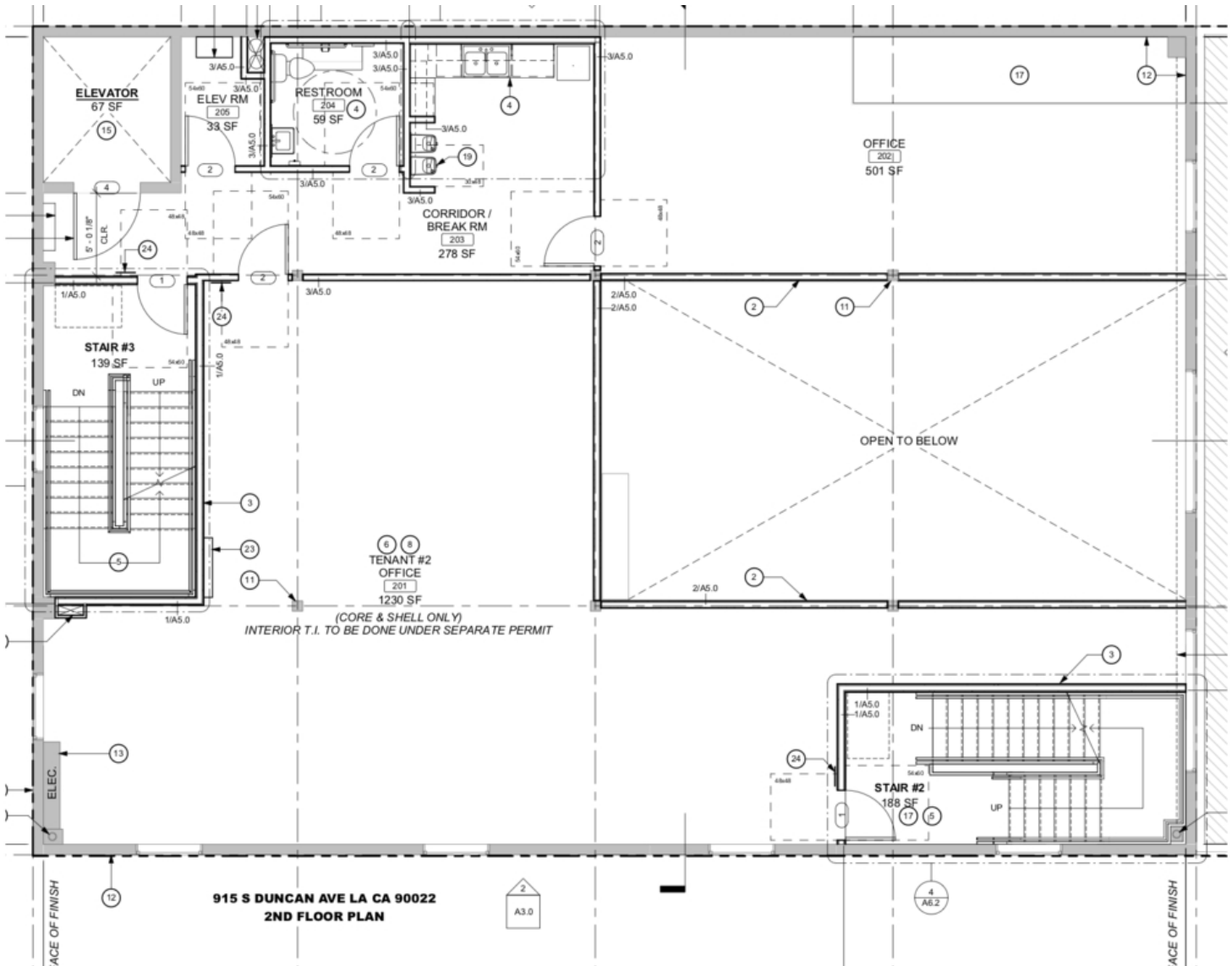
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2ND FLOOR PLAN

Usable Space ~2,070 Sq. Ft. / Rent - \$4,700 Per Month
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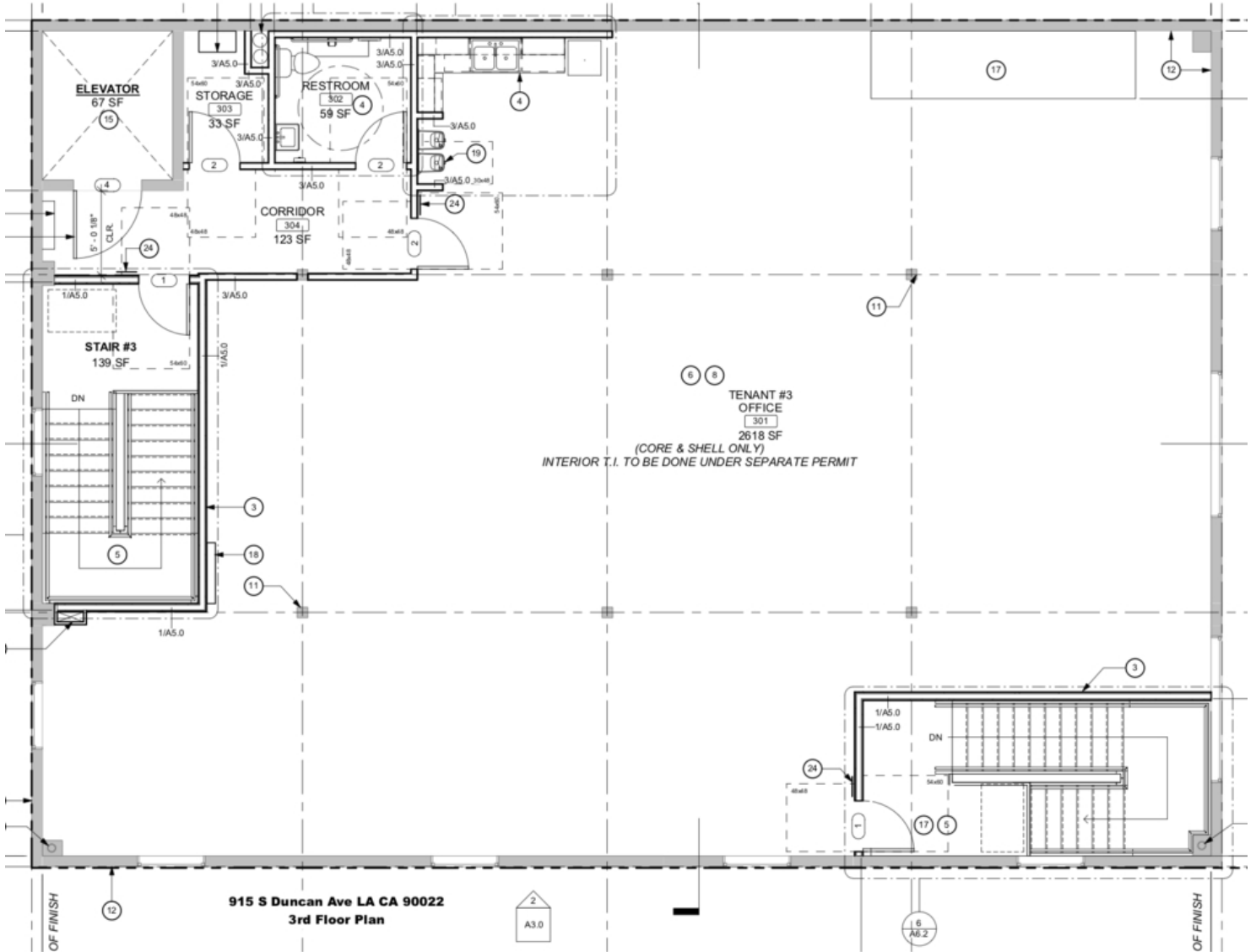
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3RD FLOOR PLAN

Usable Space ~2,840 Sq. Ft. / Rent - \$6,450 Per Month
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LOCATION DESCRIPTION

The Duncan is centrally located on the Latino walk Of Fame intersecting Whittier Boulevard and Duncan Ave near the East L.A. historic Landmark sign. This busy shopping mecca is full of car and foot traffic from local residents and tourist alike. East Los Angeles is an unincorporated area in Los Angeles County. Since its founding in the late 1880s has a long history of culture that can be found in its small shops, businesses, and community. Currently, has a population of 118,786. It is 96% Hispanic and Latino. It has been home to waves of immigration, and many different ethnic and cultural groups have at one time or another settled, lived, and moved through East Los Angeles. Making it a community with a vibrant history and strong traditions. Having some great restaurants, unique stores, businesses, and landmark locations, East L.A. is fundamental to the heritage of Los Angeles.

EXTERIOR DESCRIPTION

3 story fully rehabbed brick building built in 1929, located on a high traffic intersection and a public transit corridor. High foot traffic from students, residence, tourist and shoppers. Shared parking of 20+ spaces at 4516 Whittier Blvd. Parking adjacent to building.

INTERIOR DESCRIPTION

Lite TI options available. 1st Floor ADA compliant Lift.3 floors are available for lease. To be delivered shell complete .New HVAC, Plumbing & Electrical. Open Layout, kitchenette on each floor. Interior fully rehabbed. Restroom on each floor.2nd and 3rd Floor with refinished wood flooring.

Add text here...

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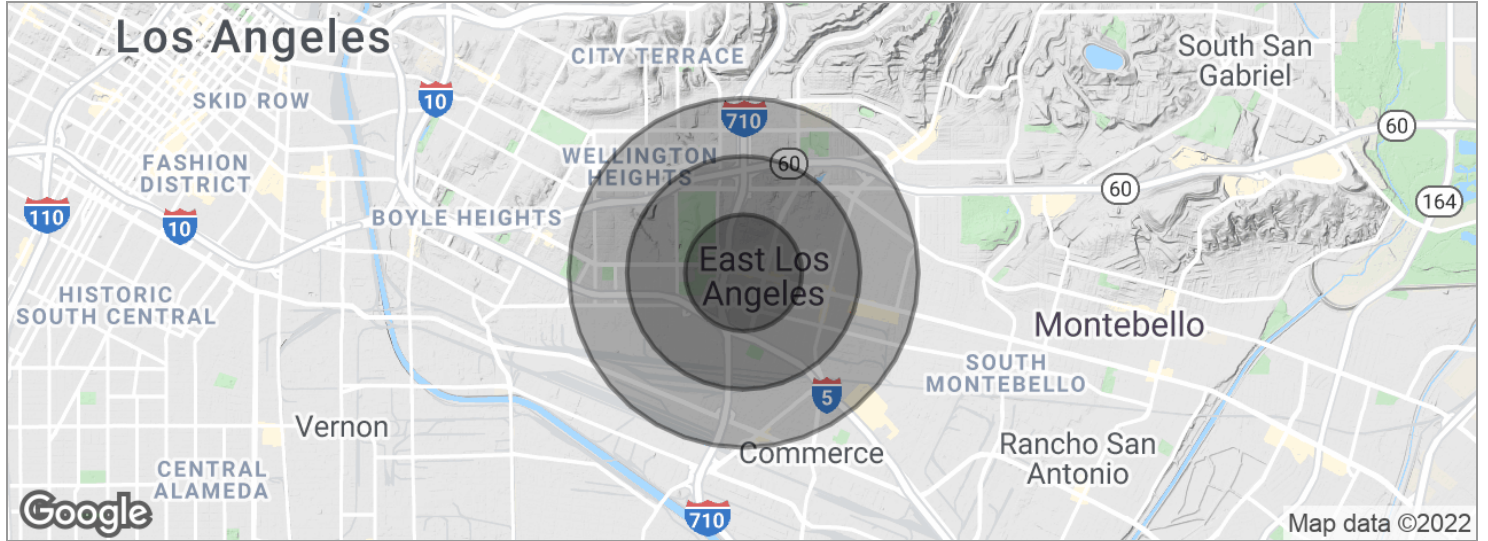
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	14,312	49,450	92,508
Median age	28.8	28.4	29.0
Median age (male)	28.7	27.9	27.8
Median age (Female)	28.7	29.0	30.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,524	12,094	22,941
# of persons per HH	4.1	4.1	4.0
Average HH income	\$45,343	\$44,797	\$46,047
Average house value		\$409,855	\$391,472

** Demographic data derived from 2010 US Census*

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