

COMMERCIAL PROPERTY

6545 Greenleaf Ave, Whittier, CA 90601, USA

AVAILABLE FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT

HENRY BOUCHOT

DRE # 02212014

☎ **310-903-2000**

✉ **henry.bouchot@gmail.com**

Don't miss your chance to establish your vision in this prime Uptown Whittier location. Join the local business community and make your mark in this active commercial corridor.

Contact us now to schedule a viewing and secure your lease today!
\$2,900 + Common Area Maintenance

PROPERTY HIGHLIGHT

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◆ HVAC:

Stay comfortable year-round with our modern HVAC system.

◆ Inviting Facade:

A bright facade and expansive storefront window beckon customers to step inside and experience your business.

◆ Flexible Layout:

Spanning 1,200 square feet, the spacious layout provides room for creativity and customization.

◆ Strategic Location:

Situated within a three-tenant building, there's ample opportunity for cross-promotion and collaboration.



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◆ Natural Light:

A skylight bathes the space in beautiful natural light, creating an inviting ambiance for patrons.

◆ Convenient Setup:

While there's no oven or stove at present, the space features essential amenities including handwashing, food prep, and mop sinks.

◆ Tenant Improvement Allowance:

The landlord is open to discussing a tenant improvement allowance.

◆ Modern Amenities:

Benefit from new HVAC and roof installations, ensuring optimal functionality and comfort.



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◆ Compliance Ready:

Our spacious bathroom can accommodate fixtures such as a urinal, ensuring compliance with LA Health Department regulations for beer and wine sales (tenant to verify).



◆ High Foot Traffic & Walkability

This site benefits from a highly walkable streetscape, as well as recurring events such as a weekly family festival and the annual Holiday Sonata.



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AERIAL VIEW

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