



Space For Lease

5301 Whittier Blvd.

Los Angeles, CA 90022

Property Highlights

- Prime location on Whittier Blvd., a major east-west thoroughfare
- Immediate access to the I-5, I-60, and I-710 freeways
- Ample on-site parking
- High-visibility signage opportunity
- Floor-to-ceiling glass storefront with 15-foot ceilings
- Strong three-mile demographics: 230,300+ residents, 68,500 households, 266,590 daytime population, and average household income exceeding \$96,500
- Just one block from the Commerce Center, featuring:



Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Available:

4,386 SF - Unit K

10,000 SF (Divisible) - Unit K2

Contact us:

(323) 609 3172

Alex LaRosa

alex.larosa@colliers.com

James Rodriguez

james.rodriguez@colliers.com

Michael Bohorquez

michael.bohorquez@colliers.com

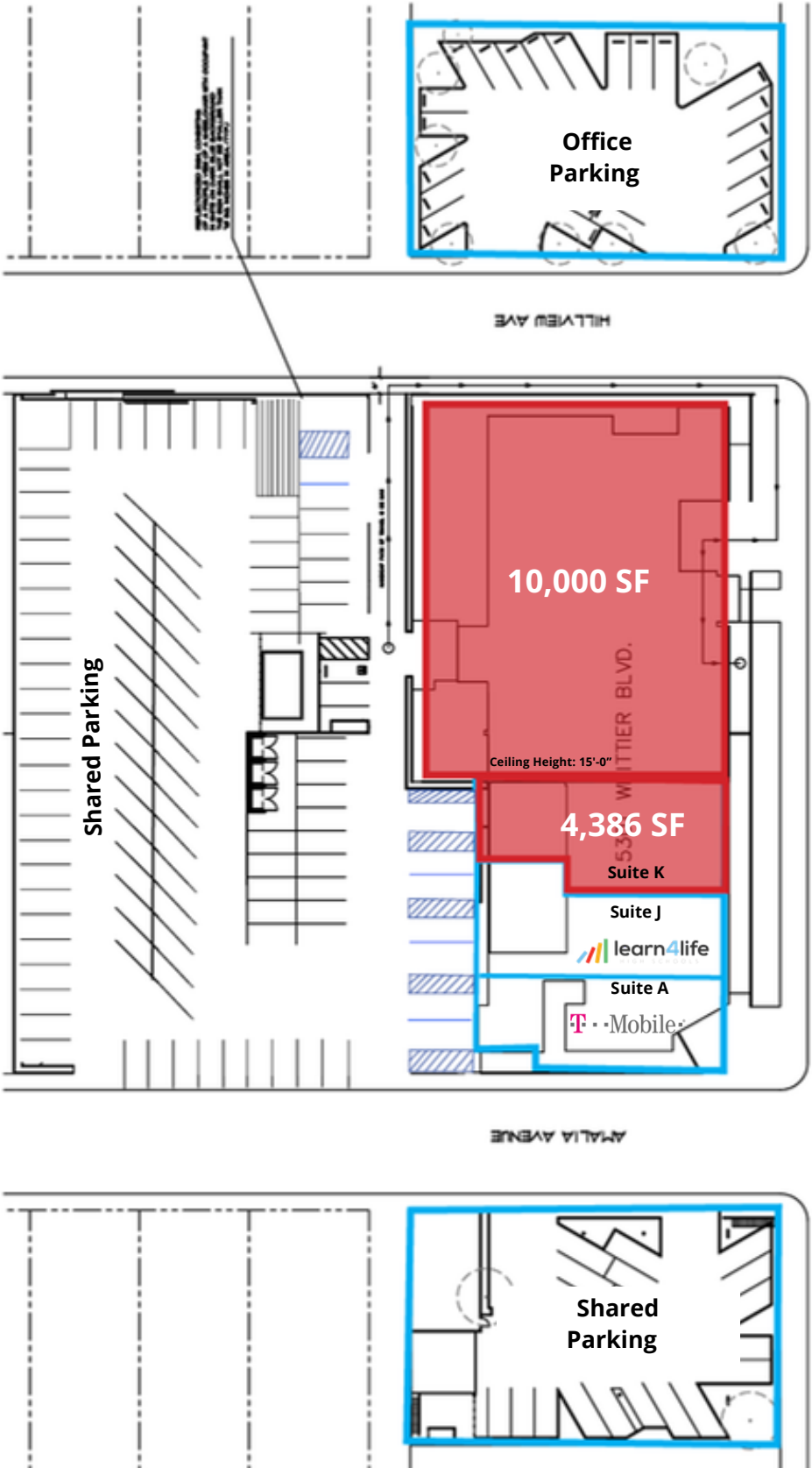


Colliers International

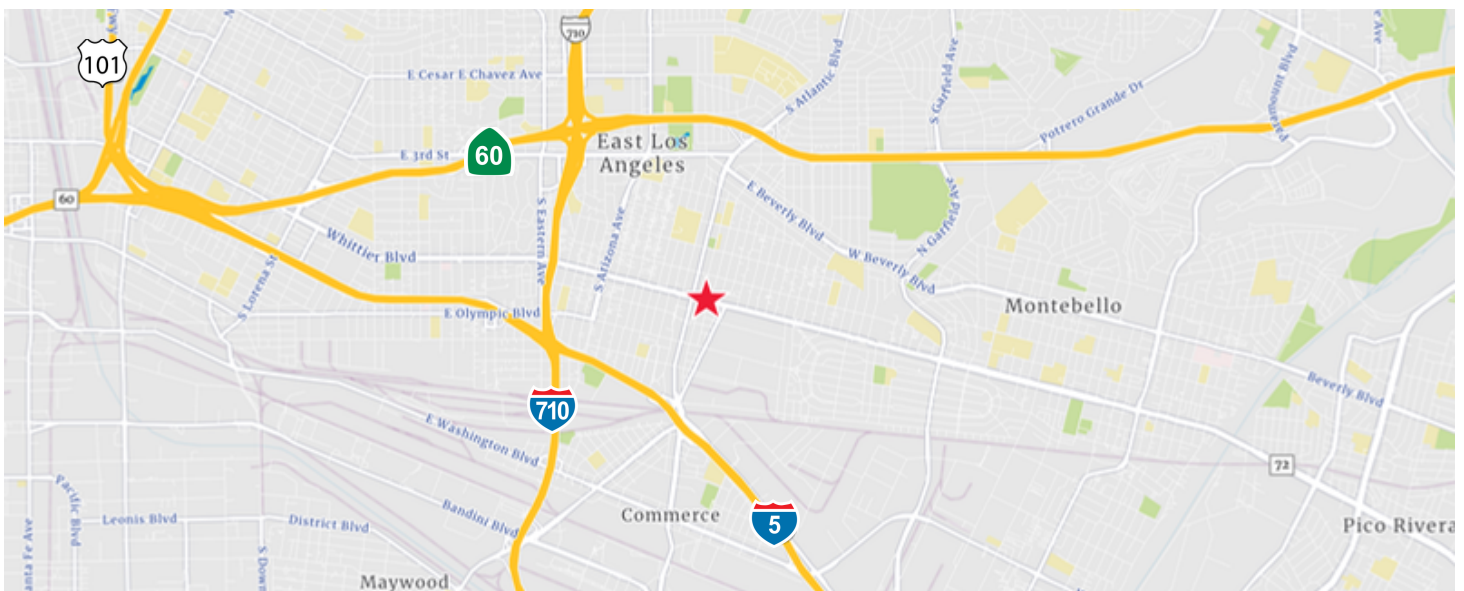
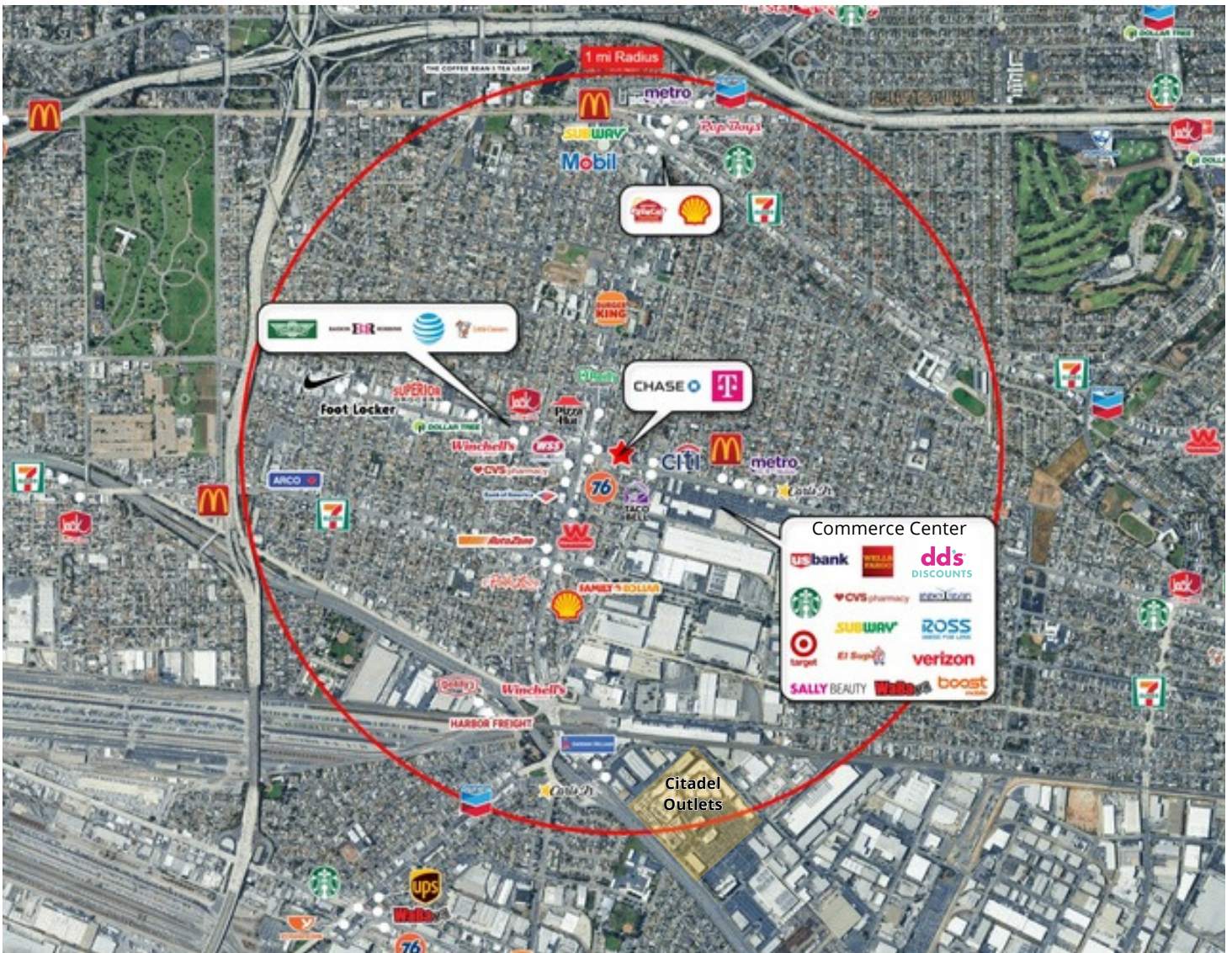
865 S. Figueroa St., Suite 3500

Los Angeles, CA 90017

Site Plan



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	43,874	230,307	697,696
Total Households	12,230	68,548	209,434
Total Family Households	9,841	53,106	159,429
Average Household Size	3.53	3.34	3.27
Median Age	34.3	35.9	36.6
Population Age 25+	28,825	155,645	480,031
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.44%	-0.37%	-0.34%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-1.01%	-0.86%	-0.83%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.63%	-0.51%	-0.39%
Households	-0.12%	-0.03%	0.15%
Families	-0.10%	-0.01%	0.12%
Median Household Income	2.78%	2.42%	2.69%
Current Year Population by Sex			
Male Population	22,027	114,659	348,433
% Male	50.2%	49.8%	49.9%
Female Population	21,847	115,648	349,263
% Female	49.8%	50.2%	50.1%
Current Year Race and Ethnicity			
Total	43,875	230,308	697,697
White Alone	17.0%	15.7%	15.2%
Black Alone	0.6%	0.8%	1.3%
American Indian Alone	3.4%	2.8%	2.5%
Asian Alone	1.0%	10.3%	15.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	57.3%	50.8%	46.6%
Two or More Races	20.5%	19.5%	18.6%
Hispanic Origin	96.0%	85.4%	78.3%
Diversity Index	63.0	75.0	80.2
Current Year Educational Attainment			
Total	28,822	155,644	480,032
Less than 9th Grade	24.0%	20.7%	19.7%
9th - 12th Grade, No Diploma	16.6%	13.2%	12.2%
High School Graduate	22.7%	23.7%	24.4%
GED/Alternative Credential	2.5%	2.6%	2.6%
Some College, No Degree	16.4%	14.5%	14.1%
Associate Degree	5.8%	6.3%	6.3%
Bachelor's Degree	8.1%	13.5%	15.1%
Graduate/Professional Degree	3.8%	5.3%	5.6%
Current Year Income and Households Summary			
Median Household Income	\$71,044	\$74,864	\$73,070
Average Household Income	\$90,571	\$96,503	\$97,179
Per Capita Income	\$25,457	\$28,728	\$29,352
Current Year Summary Business Data			
Total Businesses	1,613	8,800	25,353
Total Daytime Population	39,538	266,592	718,668
Daytime Population: Workers	16,030	140,489	343,895
Daytime Population: Residents	23,508	126,103	374,773

Contact

James Rodriguez

james.rodriguez@colliers.com

Michael Bohorquez

michael.bohorquez@colliers.com

Alex LaRosa

alex.larosa@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2026. All rights reserved.