



COMMERCIAL
ASSET GROUP

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11238-11240
Whittier Blvd

Whittier, CA 90606

(Corner of Whittier & Broadway)

**RETAIL SPACE & NON-HOODED
FOOD USE IN A PRIME SHOPPING
CENTER IN WHITTIER FOR LEASE**

WEST WHITTIER PLAZA

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AVAILABLE

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Astro

12024

- Located in the main trade area of Whittier Blvd
- Corner of Whittier Blvd and Broadway
- Anchored by starbucks and surrounded by national and regional tenants
- Easy access to the 605 Fwy
- Surrounded by a densely populated residential community
- Seeking cell phone and repair, fitness, takeout food, barber shop, hair salon
- Parking ratio 4.21 x 1,000

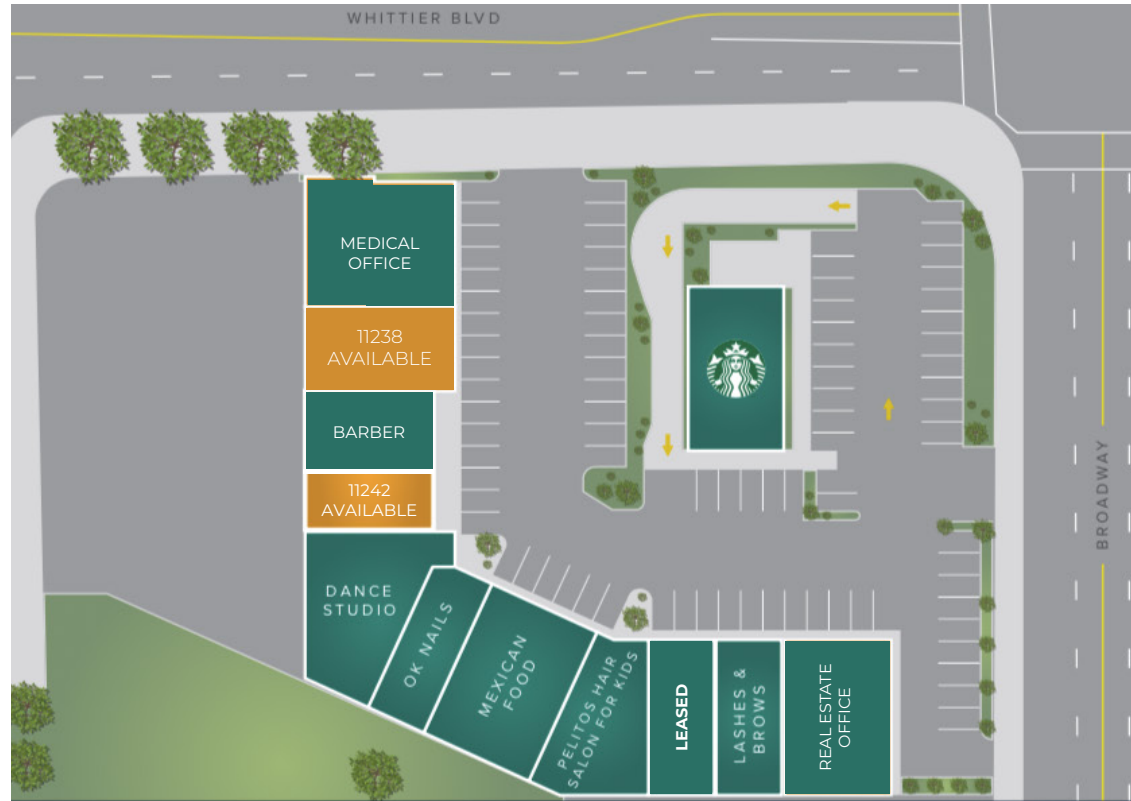
SPACE SIZE

UNIT 11240: ±1,000 RSF

UNIT 11238: ±1,340 RSF

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SITE PLAN



Address	SF	Tenant
11236 Whittier	2,400	Medical Office
11238 Whittier		Available
11240 Whittier	1,000	Barber
11242 Whittier	1,000	Available
11244 Whittier	1,640	Dance Studio
11246 Whittier	960	OK Nails
11250 Whittier	3,000	Casa Jiminez Mariscos Mexican Food
11254 Whittier	1,200	Pelitos Hair Salon For Kids
11256 Whittier	1,000	Spa
11258 Whittier	1,000	Lashes & Brows
11260 Whittier	2,200	Real Estate Office
11270 Whittier		Starbucks

AREA OVERVIEW

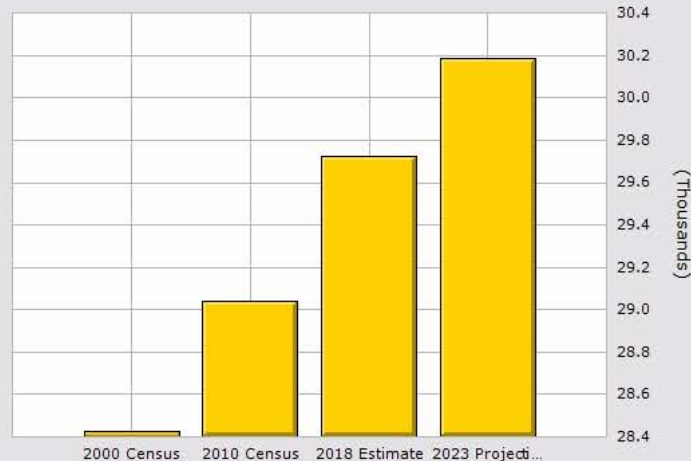
WHITTIER, CALIFORNIA

Whittier is a growing city in Southern California located in Los Angeles County. Being just minutes from Downtown Los Angeles, Whittier gives residents and visitors easy access to the big city while still being able to have a small town feel.

REDEVELOPMENT

Whittier's Redevelopment Agency has numerous projects underway to revitalize the community. This includes a \$7 million project near the historic Hoover Hotel. In addition, the agency is working on developing a 480-acre project area near Whittier Blvd. The City of Whittier is presently experiencing a resurgence of commercial activity. Every one of the former auto dealer sites is currently under construction or open with new uses. In their place now stand Oakmont Senior Living, LA Fitness and luxury apartment at Whittier and Catalina. The Friendly Hills Marketplace, anchored by Orchard Supply Hardware and Home Goods, is now complete and Grub Burger Bar is set to open soon at the new Whittier Crossing. From an even longer-term vantage point, the Lincoln Specific Plan approved by Council would likely yield 150,000 square feet of new retail and commercial uses.

MAJOR EMPLOYERS:



Population	1 Mile	2 Mile	3 Mile
2018 Total Population:	29,726	97,490	169,647
2023 Population:	30,186	99,074	172,311
Pop Growth 2018-2023:	1.55%	1.62%	1.57%
Average Age:	37.00	36.60	36.90
Households			
2018 Total Households:	8,808	29,042	49,156
HH Growth 2018-2023:	1.50%	1.63%	1.59%
Median Household Inc:	\$74,817	\$63,686	\$64,668
Avg Household Size:	3.30	3.30	3.40
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$423,897	\$428,679	\$423,463
Median Year Built:	1953	1956	1956

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