

MIXED USE RETAIL STORE IN EAST WHITTIER FOR LEASE

14043 WHITTIER BLVD. WHITTIER CA 90605



**Exclusively
Offered By:**

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PROPERTY DESCRIPTION

Lease Price:	\$2.22 SF
Structure SF:	±6,779 SF
Lot Size:	±41,338 SF
Type:	Single Tenant
Year Built:	1973
Units:	1
Zoning:	Mixed Use
APN:	8143-021-018



14043 Whittier Blvd presents a rare leasing opportunity in the heart of one of Southeast LA County's most commercially vibrant corridors. This high-exposure property is zoned MU-1 (Mixed-Use 1), offering broad flexibility for retail, office, residential, or creative use — ideal for tenants seeking a dynamic live/work or commercial setup.

Strategically located along the heavily trafficked Whittier Blvd, the property benefits from consistent vehicular and pedestrian flow, excellent signage visibility, and close proximity to major retailers, restaurants, and community services. The site is surrounded by dense residential neighborhoods and benefits from nearby freeway access, making it attractive for destination businesses and neighborhood-serving uses alike.

The surrounding area features a dense residential population with strong median household incomes, making this location especially attractive for professional services, boutique retailers, medical practices, salons, or even small cafés and studios. Its MU-1 zoning designation offers tenants the freedom to build out a space tailored to their operational needs — whether for business, residential, or mixed-use purposes.

PROPERTY HIGHLIGHTS

- **Prime Whittier Boulevard Frontage**
- **High-visibility location with strong daily traffic counts, ideal for retail, office, or service-oriented businesses.**
- **Flexible Commercial Zoning**
- **Suited for a wide variety of commercial uses including medical, professional office, retail, or boutique services.**
- **Freestanding Building with Private Parking**
- **Ample on-site parking with easy ingress/egress from Whittier Blvd.**
- **High-Density Trade Area**
- **Surrounded by national retailers, medical offices, and neighborhood services. Dense residential population and strong consumer base.**



Exterior Photos





Permittable Uses

Employee Housing
Live-Work Units
Senior Residential Project
Live-Work Units
Mixed-Use Development
Senior Residential Project

Animal Sales and Grooming
Art, Antique, Collectible
Artisan Shops
Banks and Financial Services
Child Day Care Facility
Offices, Medical and Dental

Retail, Limited
Retail, Specialty/Quality
Libraries and Museums
Studio-Art, dance, martial arts, music, yoga, etc.

Interior Photos



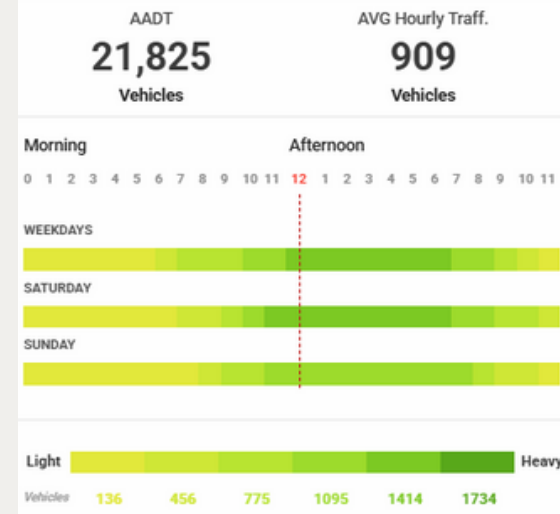
Aerial Map



Traffic Count



± 909 Vehicles Per Hour
±21,000, Vehicles Per Day



Demographics



Income

\$40,365

Per capita income

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589

about 80 percent of the amount in California: \$48,013

Age

37.2

Median age

a little less than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.9

a little less than the figure in California: 38.2

Income

\$40,365

Per capita income

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589

about 80 percent of the amount in California: \$48,013

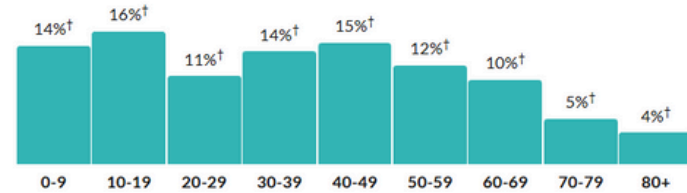
\$95,895

Median household income

a little higher than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$91,960

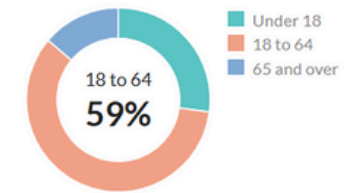
about the same as the amount in California: \$95,521

Population by age range



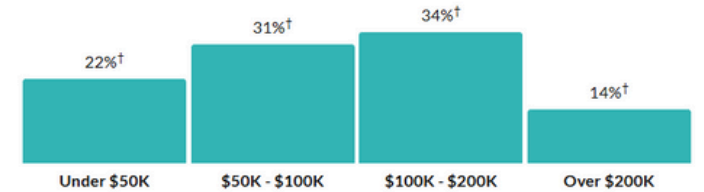
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Population by age category



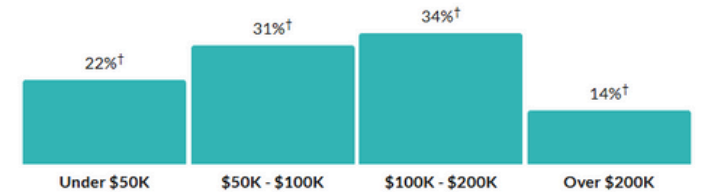
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Household income



Show data / Embed

Household income



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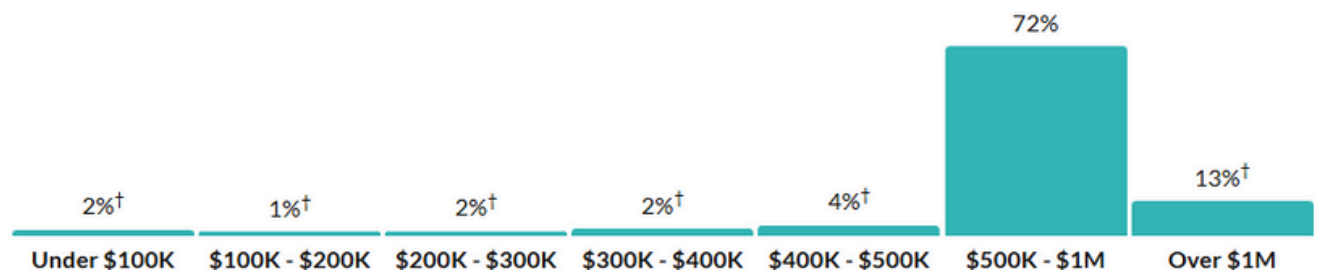
Value

\$795,800

Median value of owner-occupied housing units

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$867,200

Value of owner-occupied housing units





THE YAMZON

TEAM

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