

EAST LOS ANGELES, CA

4901 WHITTIER BLVD



EXCLUSIVE MARKETING PACKAGE



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EXECUTIVE SUMMARY

Offered at \$2,595,000, this Whittier Boulevard retail portfolio is priced at only \$157.94/SF and includes two nearby storefront buildings totaling 16,430 square feet of ground-floor GLA across approximately 0.38 acres.

The portfolio offers prime corner and in-line retail positioning, strong corridor visibility, signalized intersection exposure, pedestrian activity, vehicle access, and transit connectivity. Public parking is available in an adjacent lot next to the property, supporting customer and employee access.

CoStar estimated rents of \$2.04-\$2.49/SF and a reported 4.7% submarket vacancy support the property's leasing and repositioning potential. Masonry construction, flexible storefront configurations, and MXD zoning may appeal to investors, owner-users, operators, developers, and 1031 exchange buyers.

\$2,595,000

PRICE

2

UNITS

1939 & 1950

YEAR BUILT

16,430 **SQFT**

16,500 **LOT SIZE**

LCM1*

ZONING

5240-007-010/011

APN





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PROPERTY HIGHLIGHTS

Just Listed: Two Adjacent Storefront Retail Buildings

Only \$158 psf

16,430 SF of Ground Floor GLA

Two Adjacent Parcels on a Corner Lot

Property Highlights:

- Heavily Trafficked Whittier Blvd Location
- Excellent Pedestrian & Transit Access
- One Unit Delivered Vacant
- Zoned LCMI* For Retail, Service or Potential Mixed-Use Redevelopment



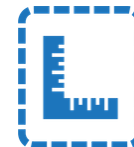
Heavily Trafficked
Whittier Blvd Location



One Unit Delivered
Vacant



Only \$158/sqft



16,430 SQ Ground Floor



Abundant Public Parking
Across Both Sites

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AERIAL MAP

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4901 Whittier Blvd. | East LA, CA

7	100°
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34.6
MEDIAN AGE

13,645
PEOPLE PER
SQUARE MILE

\$67,967
MEDIAN HOUSEHOLD
INCOME

29.9 MIN
AVERAGE
COMMUTE

COMMUNITY PROFILE

East Los Angeles is a dense, established trade area anchored by Whittier Boulevard, one of the community's primary commercial and cultural corridors. The East Los Angeles CDP recorded 118,786 residents in the 2020 Census, with 30,442 households, 3.66 persons per household, and a population density of 15,938 people per square mile. Local retail sales totaled approximately \$457.3 million in 2022, while accommodation and food-service sales reached approximately \$140.4 million.

The corridor is supported by Metro Line 18, nearby regional freeways, and County planning policies that recognize Whittier Boulevard as a key commercial area and encourage shared parking solutions for existing businesses.

FUNDAMENTALS

- 13,645 residents per square mile create strong density
- Whittier Blvd is an established commercial corridor
- Metro Bus Line serves Whittier Blvd
- Regional access connects nearby commercial districts

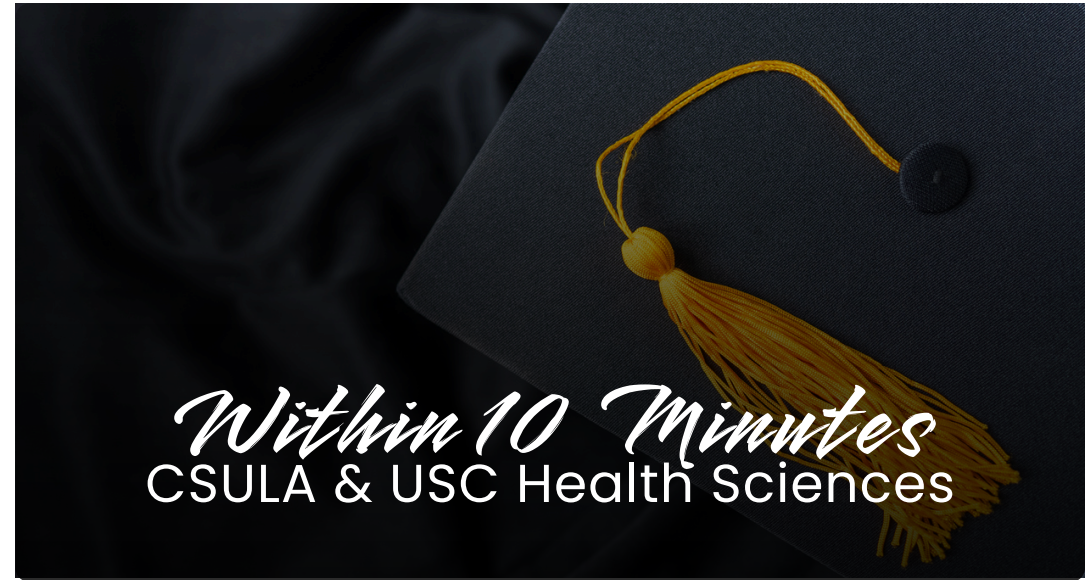
LOCAL MAP

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AREA PERKS

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