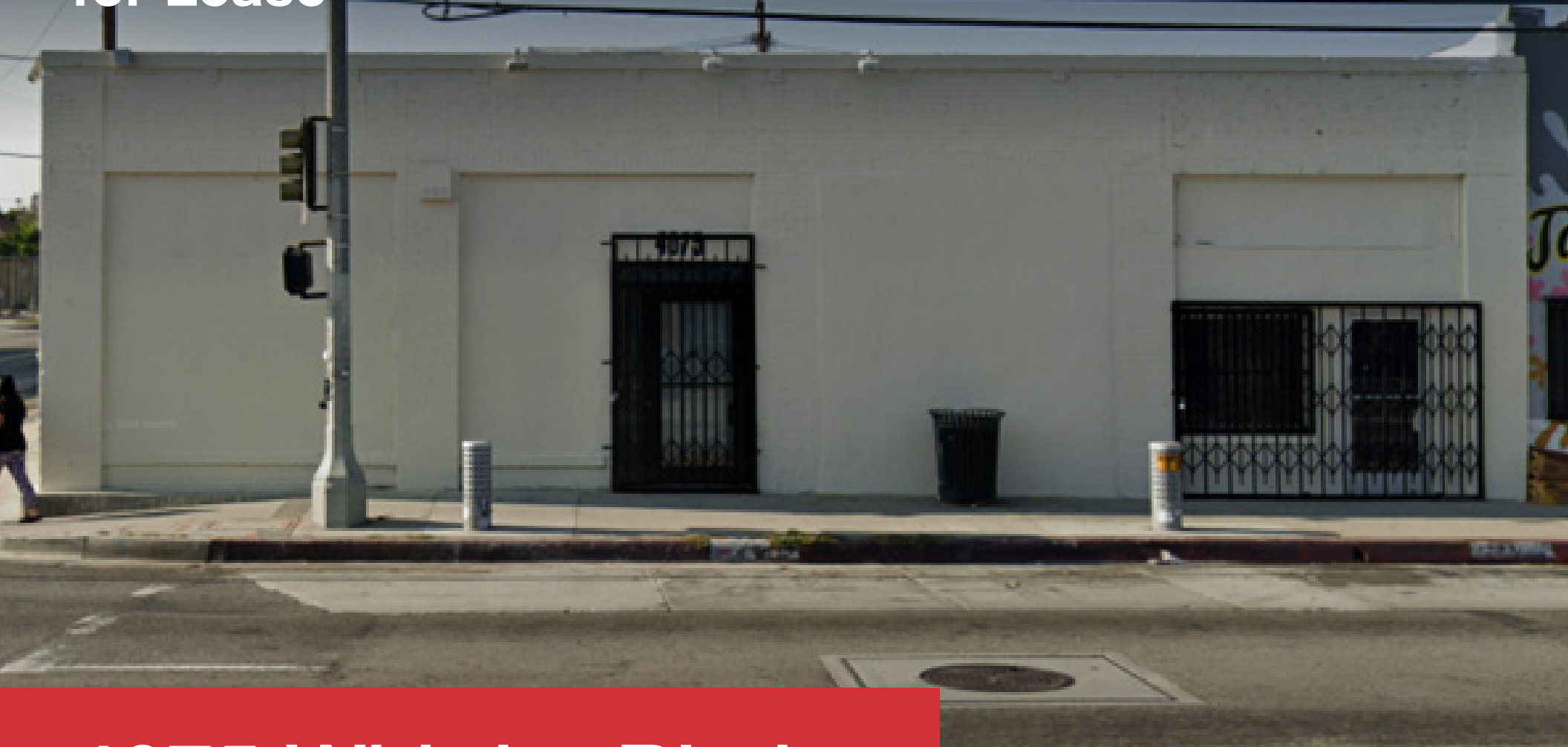


# High Visibility Office / Retail / Medical Space for Lease



**4075 Whittier Blvd**  
Los Angeles, CA 90023

**OFFERING MEMORANDUM**

**Steve Body** Ph.D, MBA, MSF, MA

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DRE Lic # 01927373

# 01 Property

## Property Highlights

- 2,370 SF of Retail / **Professional** / Medical / Dental Office
- Proven Location in the Heart of the East LA
- Facing East LA Doctors Hospital
- High Impact Property – 46,000 car traffic per day
- High Visibility Corner Location
- Potentially Strong Synergy with Other Medical and Dental Providers in the Area
- Ideal for Primary Care, Vascular, OBGYN, Pain Management, Orthopedics, Rheumatology, Urgent Care, General or Specialty Dentistry



## Property Highlights

### Professional / Medical Office Design

- 8 Private Rooms
- Spacious Waiting and Admin areas
- Open Common Area / Nursing Station
- Lunch and Kitchen Areas
- 2 Bathrooms



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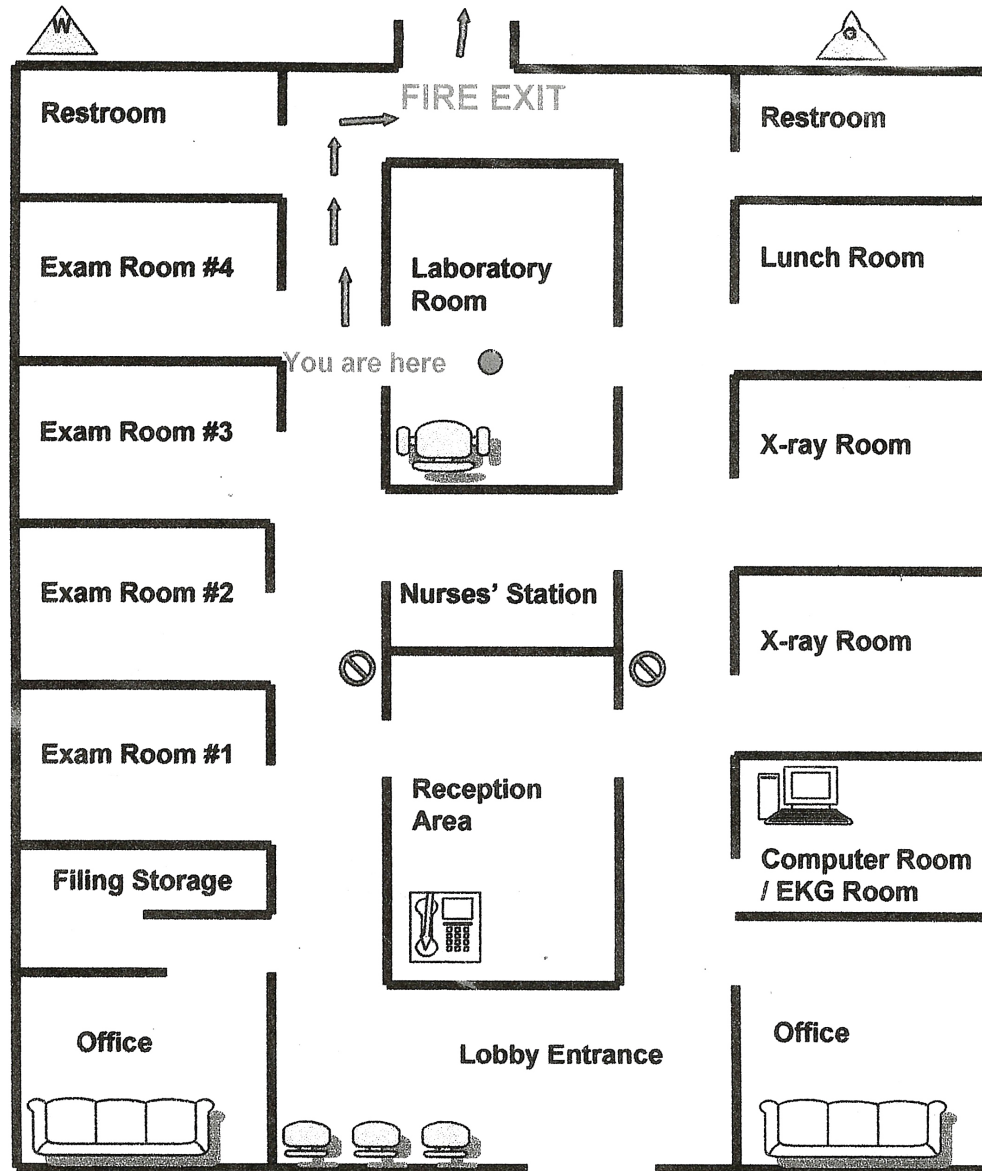
## Property Details



### PROPERTY INFORMATION

Year Built	1924/2024-R
Rentable Area	2,370 SF
Building Size	3,450 SF
Zoning	LCM1 - Office/Retail/Medical Use Permitted
For Lease	\$2.25/SF NNN
Parking	Street Parking
Tenant Improvements	Negotiable

# Floor Plan



MEASUREMENTS DEEMED RELIABLE BUT NOT GUARANTEED.

# 02 Location

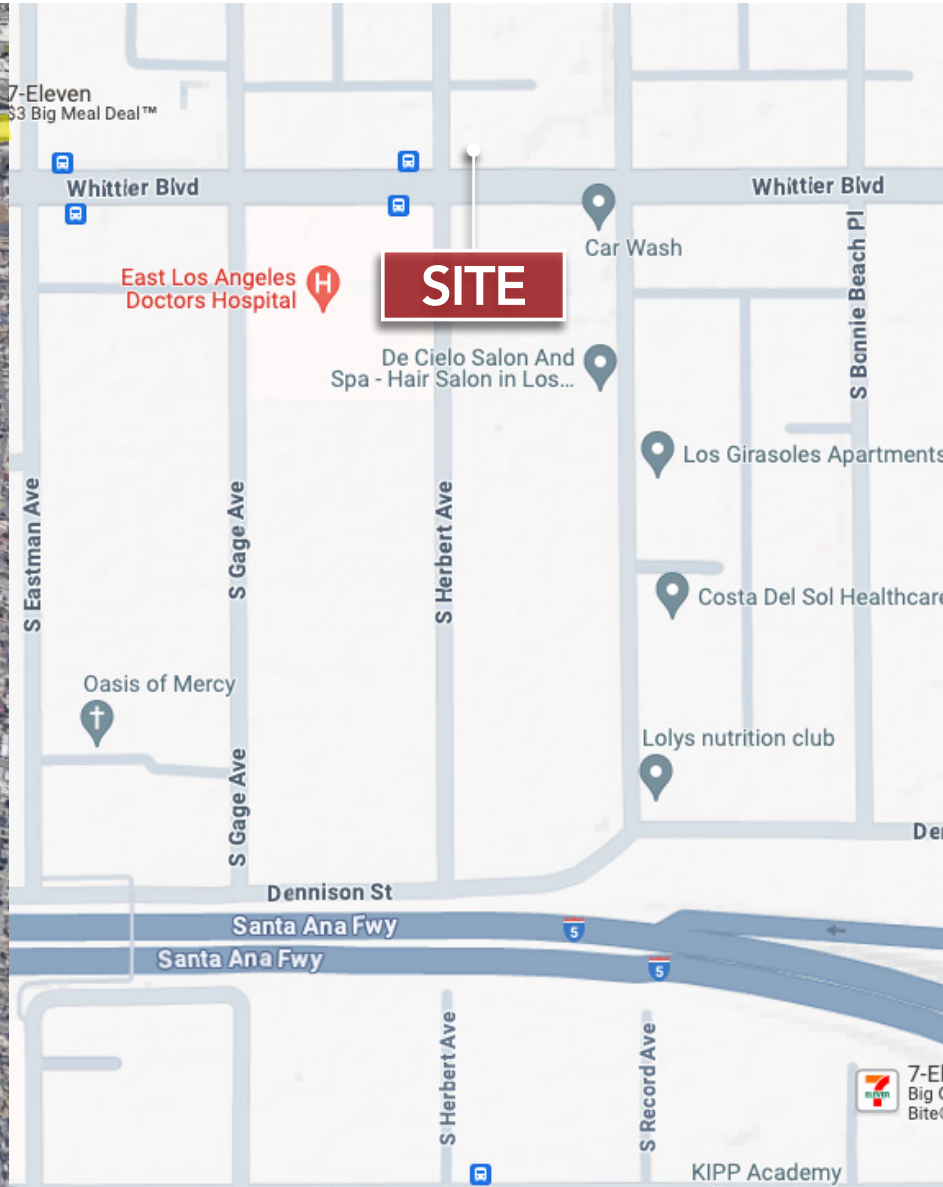
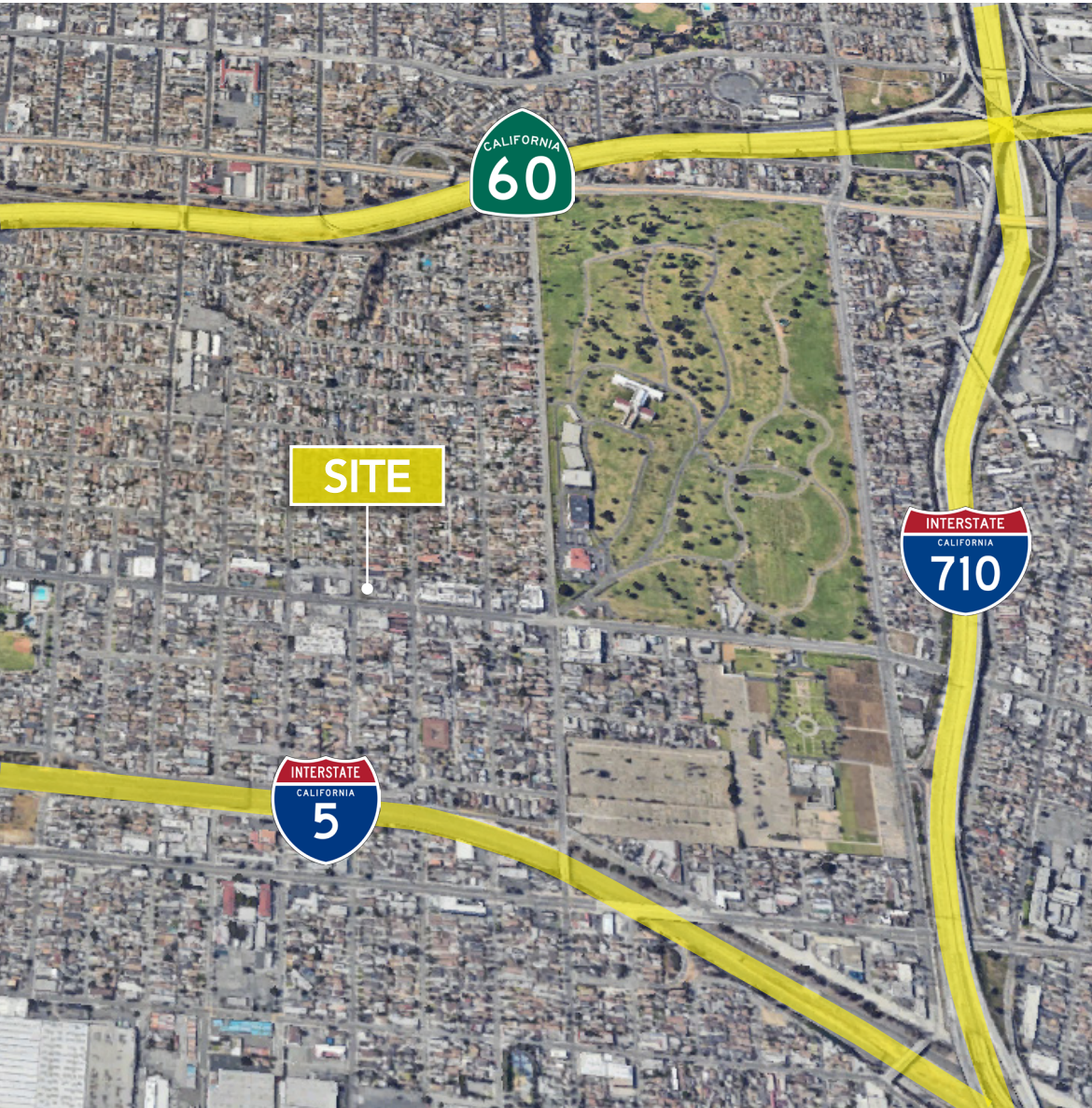
## Location Highlights

- High Demand East LA Retail/Office/Medical Market
- High Visibility Location on Whittier Blvd
- Across the Street from East LA Doctors Hospital
- Convenient Access from I-5, I-710, and Rt 60
- Average Daily Traffic - +/-46,000 Cars
- Street Parking



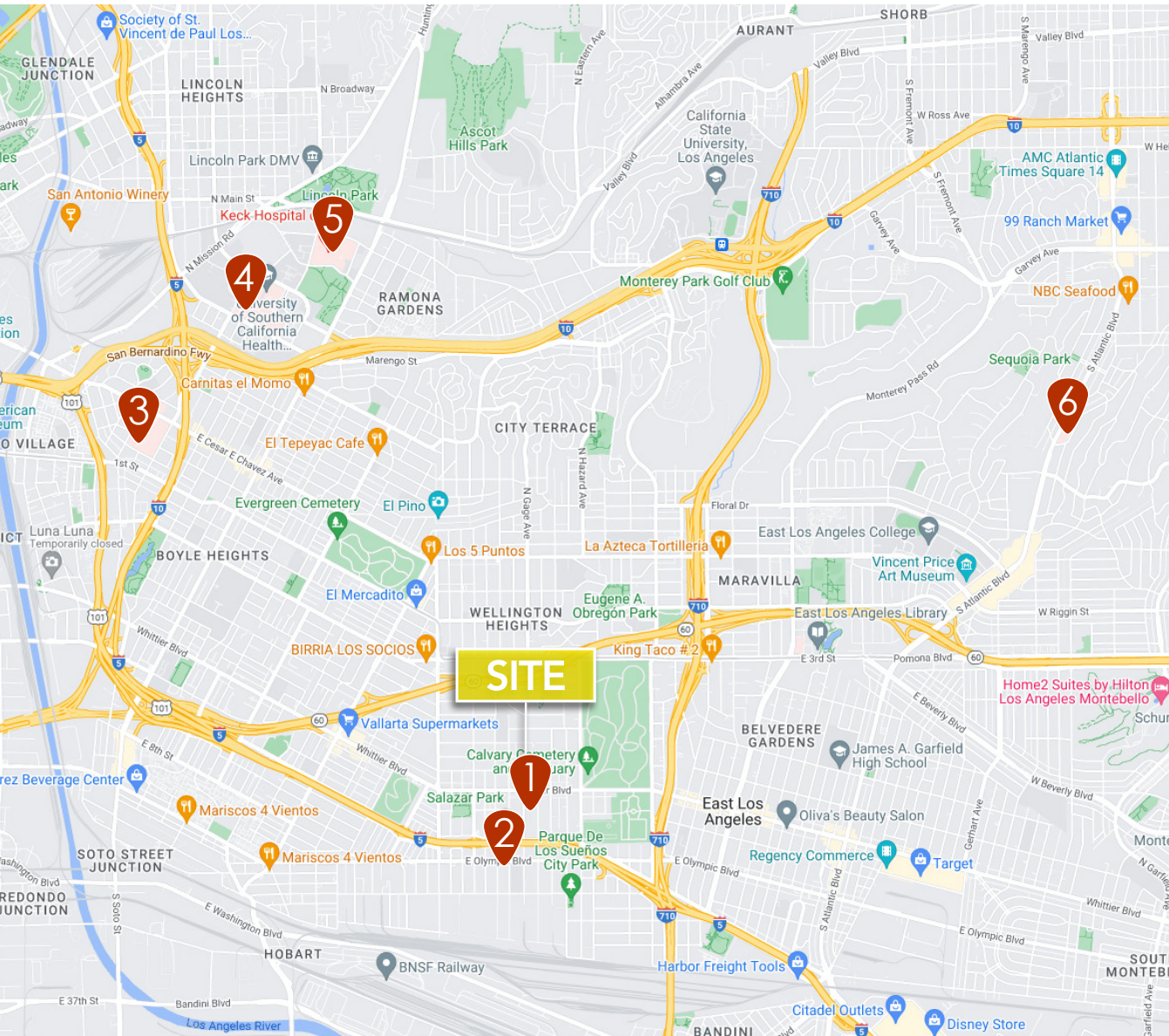
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## Location Overview



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## Hospital Area Map



**Hospital Beds: 1,958**

**Hospital Revenues: \$12 Billion+**

- 1. East LA Doctors Hospital**  
Patient Revenue: \$296,674,794  
Beds: 127
- 2. Los Angeles Community Hospital**  
Patient Revenue: \$614,404,777  
Beds: 212
- 3. Adventist Health White Memorial**  
Patient Revenue: \$ 2,915,911,704  
Beds: 353
- 4. Los Angeles General Medical Center**  
Patient Revenue: \$3,519,423,171  
Beds: 670
- 5. Keck Hospital of USC**  
Patient Revenue: \$4,756,053,805  
Beds: 341
- 6. Monterey Park Hospital**  
Patient Revenue: \$554,465,847  
Beds: 101

## East Los Angeles



East LA is an unincorporated area of Los Angeles with a population of about 865,962 within a 5-mile radius from the Property. Daytime employment is 415,168. Founded in 1873, the area retained its unincorporated status due to having its own water supply. The Property is located on Whittier Blvd which is the main thoroughfare with public bus and shuttle services to Los Angeles. There is a public bus station in front of the Property. The 5-mile area has about 234,605 households with an average HH income of \$77,466. Over 90% of the population is under the age of 65.

Population:	865,962
Households:	243,605
Average Households Income:	\$77,466
Daytime Employment:	415,168
Consumer Spending:	\$7.5 Billion
Healthcare Spending:	\$327.5 Million

# KW Commercial Southern California Office Locations

Headquarters  
12711 Ventura Blvd #110  
Studio City, CA 91604

Calabasas  
23975 Park Sorrento  
Calabasas, CA 91302

Larchmont  
118 N. Larchmont Blvd  
Los Angeles, CA 90004

West Hollywood  
9000 W. Sunset Blvd Suite  
1100

Inglewood  
208 S. La Brea Ave  
Inglewood, CA 90301

Cerritos  
17785 Center Ct. DR. N #120  
Cerritos, CA 90703

Beverly Hills  
439 N. Canon Dr. 3rd Floor  
Beverly Hills, CA 90210

Bakersfield  
5601 Truxtun Ave Ste 150  
Bakersfield, CA 93309

Long Beach  
6621 E. Pacific Coast Highway Ste 150 Long  
Beach, CA 90803

Westwood  
10960 Wilshire Blvd Unit 100  
Los Angeles, CA 90024

Newport Beach  
680 Newport Center Dr. Ste 250  
Newport Beach, CA 92660

El Segundo  
830 S, CA-1 Ste 200  
El Segundo, CA 90245

Los Feliz  
1660 Hillhurst Ave  
Los Angeles, CA 90027

La Mirada  
14241 Firestone Blvd Ste  
100 La Mirada, CA 90638

## Medical Office Available for Lease

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. CA BRE #01428774



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