



WHITTIER GATEWAY

12376 Washington Blvd., Whittier, CA 90606

Lambert Rd. 25,000 CPD

Washington Blvd. 48,800+ CPD

Retail Space Available
at high traffic Home Depot-anchored Center

Prominent restaurant opportunities on high traffic intersection

Whittier Gateway is a Home Depot anchored shopping center in the heart of Whittier. The retail pad on the hard corner of Washington Blvd. and Lambert Rd. benefits from direct branding visibility to more than 60,000 CPD.

Whittier Gateway offers an opportunity to co-tenant with national brands including Home Depot Starbucks, Jimmy John's, Carl's Jr., and Del Taco. The center is located directly across the street from PIH Hospital - Whittier, which has an annual visitor count of more than 1 million people per Placer.ai.

SITE PLAN



Unit #	Tenant	Square Footage
12322	The Home Depot	108,000
12320	Del Taco	2,086
12358	Carl's Junior	2,960
12376A	Vacant End-Cap (Can be demised)	2,250
12376B	Burattino Pizza	1,347
12376C	Starbucks	2,178
12376D	Jimmy John's	1,187

Space Plan





AERIAL
MAP

The Opportunity



THE WHITTIER TRADE AREA SERVES OVER OVER 178,000 PEOPLE

TRADE AREA

	1 mile	3 miles	5 miles
2025 Population	23,834	167,914	434,993
2022 Daytime Population	23,454	127,861	306,701
Households	7,851	52,830	133,934
Median Age	36.4	37.6	38.1
Median HH Income	\$80,924	\$99,120	\$102,889
Average HH Income	\$100,621	\$126,623	\$130,101

Source: Regis Sites USA, 2025





FOR MORE INFORMATION CONTACT:

Scott Burns

Senior Managing Director
License #01237652
+1 310 694 3188
scott.burns@jll.com

Shauna Mattis

Managing Director
License #01071320
+1 310 694 3190
shauna.mattis@jll.com

Caylie Bontz

Senior Associate
License #02198135
+ 1 316 213 4371
calylie.bontz@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions, or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.