

THE VILLAGE DENTAL CTR



LEASE

6740-6744 Greenleaf Ave

THE WHITTIER BUILDING

Whittier, CA 90601



PRESENTED BY:

LUIS PALENCIA

Office: 562.444.8644

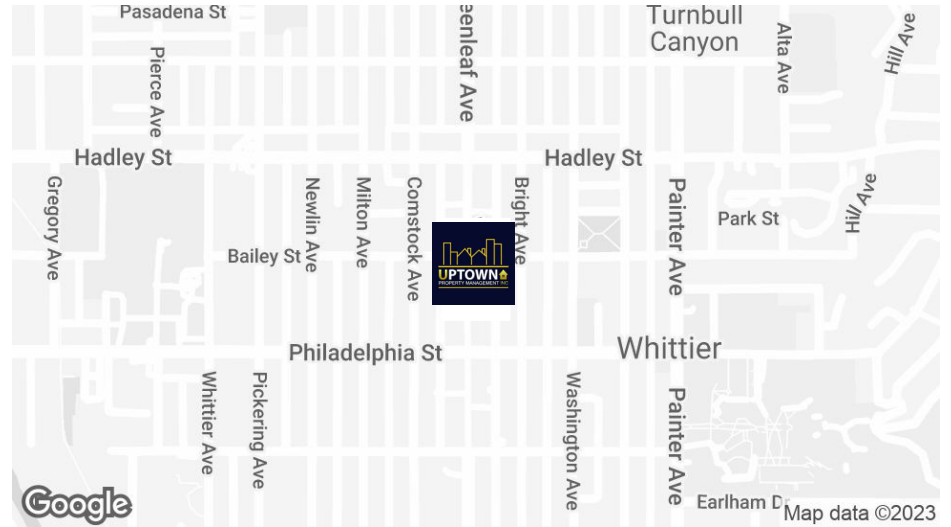
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CaDRE #01914086

Uptown Property Management Inc. DRE # 0218542

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- High Daytime Population
- Signage
- Walk to Shops & Restaurants
- Foot Traffic
- Elevator Served
- Flexible Terms

SPACES

6742 GREENLEAF AVE STE 300

LEASE RATE

\$ 1.50 SF/month

SPACE SIZE

4,700 SF

PROPERTY DESCRIPTION

Medical/Office space available in Uptown Whittier's primary retail corridor! Fully built out dental office has a highly efficient layout with Reception/waiting area, Eight (8) Standard & Two (2) Surgery Stations, Lab Room, Sterilization, Kitchenette, Private Doctor's Office with Separate Restroom. 3 restrooms total, all ADA. Located on the 3rd floor of a elevator-served, mixed-use building, this suite occupies the entire 3rd floor.

Improved office space on the 2nd floor in very close proximity to an elevator and staircase with three (3) private offices, reception, waiting room and general office space. Located above restaurant & retail services.

DEMOGRAPHICS

TOTAL HOUSEHOLDS

0.25 MILES

995

0.5 MILES

3,820

1 MILE

10,252

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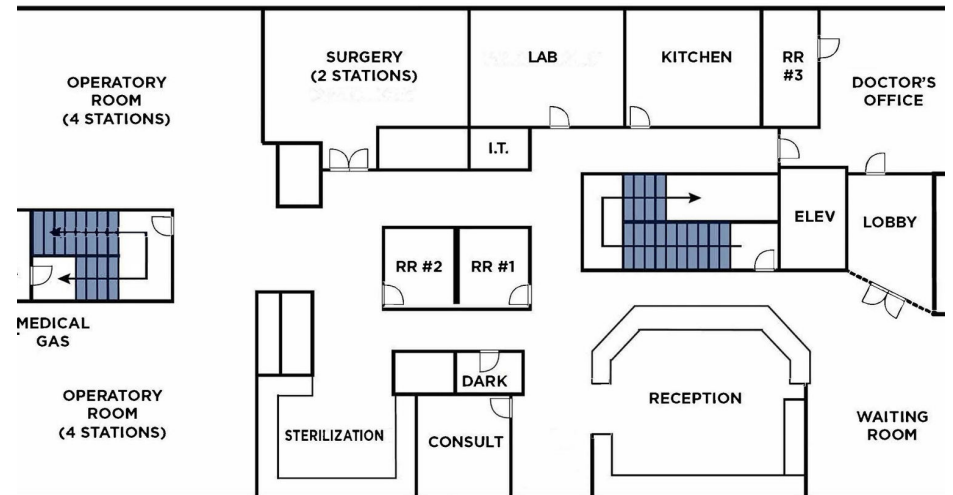
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ADDITIONAL PHOTOS



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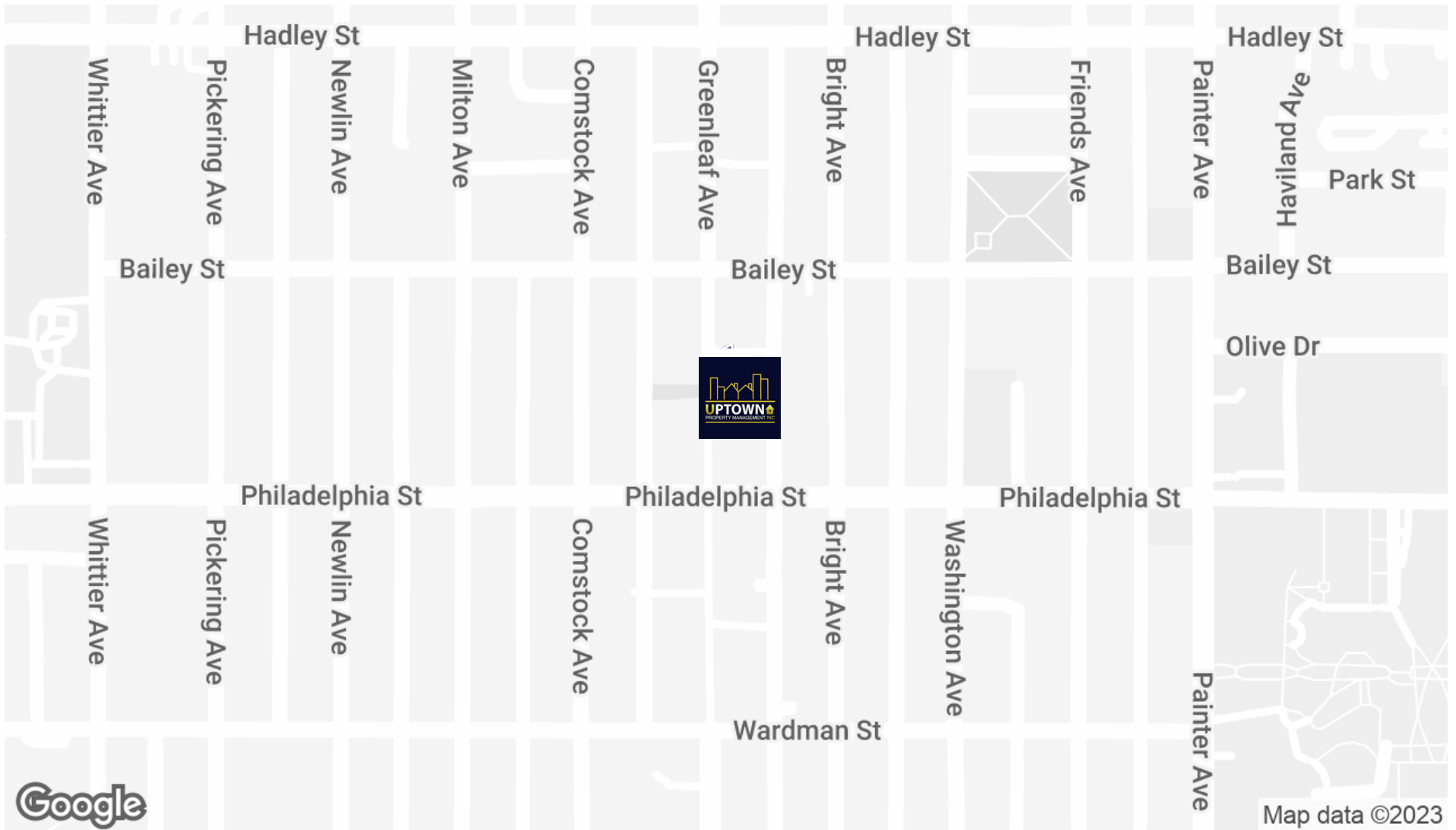
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

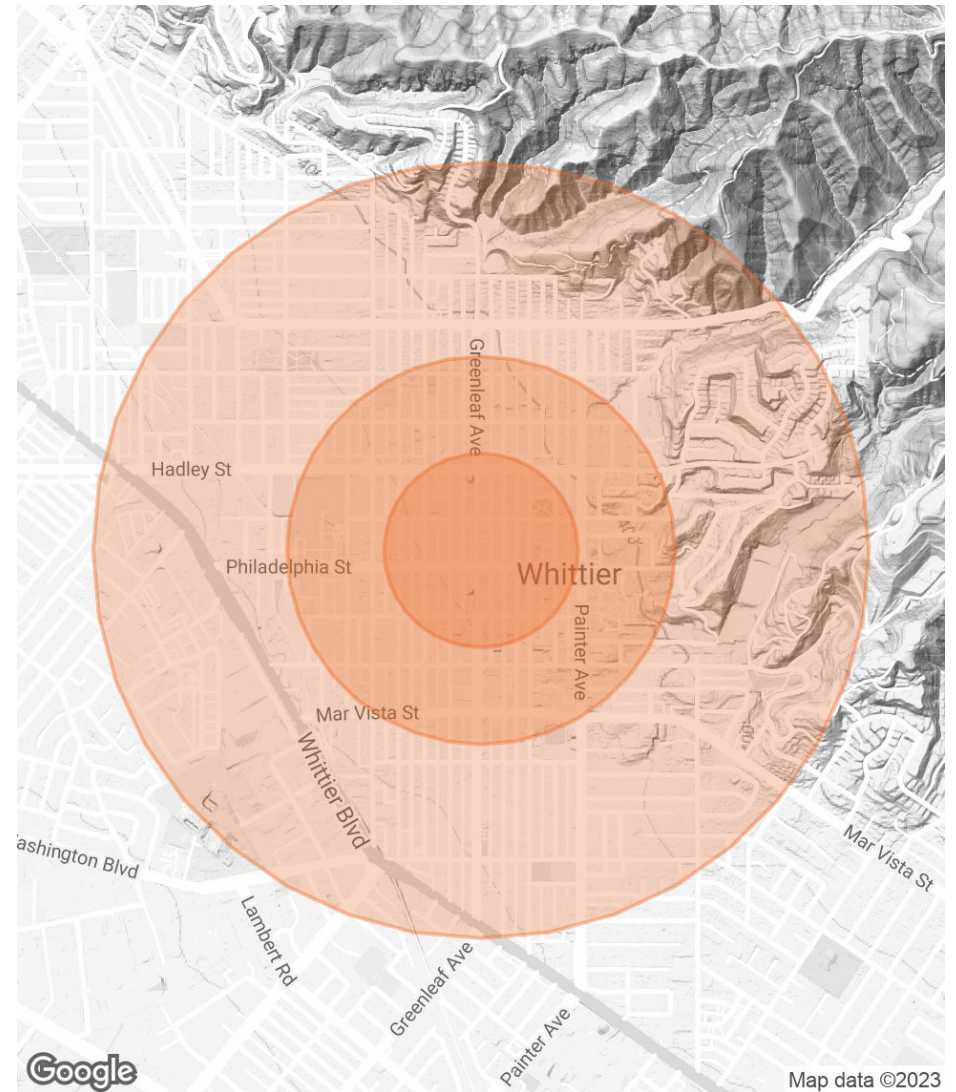
POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION | 2,114 | 9,763 | 27,971 |
| AVERAGE AGE | 40.4 | 34.9 | 35.8 |
| AVERAGE AGE (MALE) | 41.9 | 35.9 | 36.4 |
| AVERAGE AGE (FEMALE) | 39.9 | 34.1 | 35.2 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS | 995 | 3,820 | 10,252 |
| # OF PERSONS PER HH | 2.1 | 2.6 | 2.7 |
| AVERAGE HH INCOME | \$51,003 | \$57,520 | \$64,900 |
| AVERAGE HOUSE VALUE | \$500,723 | \$455,760 | \$484,998 |

* Demographic data derived from 2020 ACS - US Census



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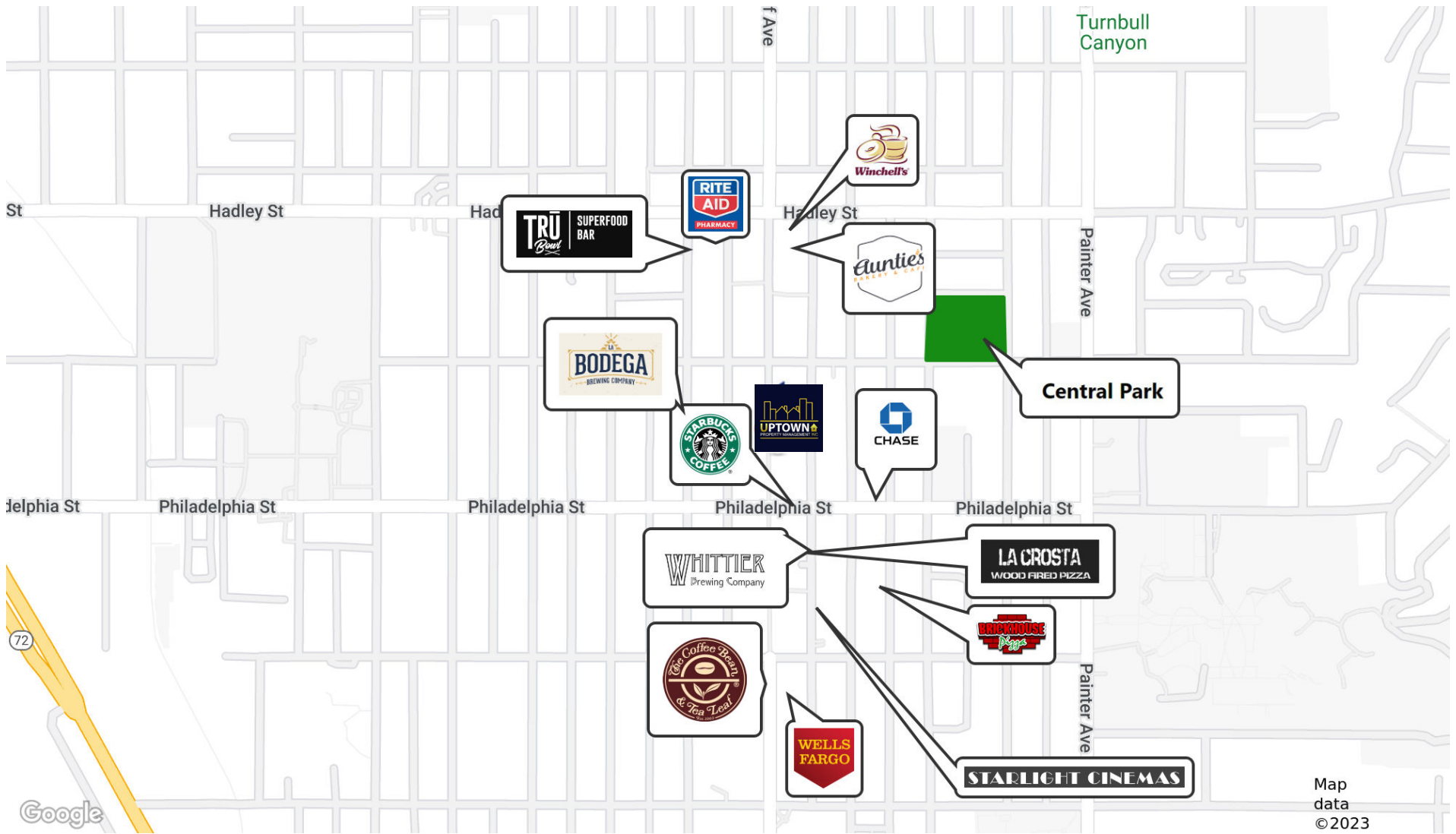
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RETAILER MAP



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