

CHRONIS' FAMOUS SANDWICH SHOP ON CORNER LOCATION AND MAIN THOROUGHFARE

Restaurant Business + Real Estate Opportunity

5825 WHITTIER BLVD LOS ANGELES, CA 90022

FOR SALE

DTLA





PRESENTED BY



THE YAMZON TEAM

2024 RANKING

#1 California

#2 Nationwide

#3 Worldwide

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PROPERTY DESCRIPTION

Subject Property:	5825 Whittier Blvd Los Angeles CA 90022
Building Size:	± 1,075 SF
Lot Size:	± 12,312 SF
Year Built:	1950
No. of Parking:	24
County Land Use:	Restaurant / Tavern
No. of Buildings:	1
Street Frontage:	± 94 Ft Along Whittier Blvd ± 132 Ft Along Keenan Ave
Property Type:	Restaurant
Zoning:	LCC3
APN:	6342-031-018

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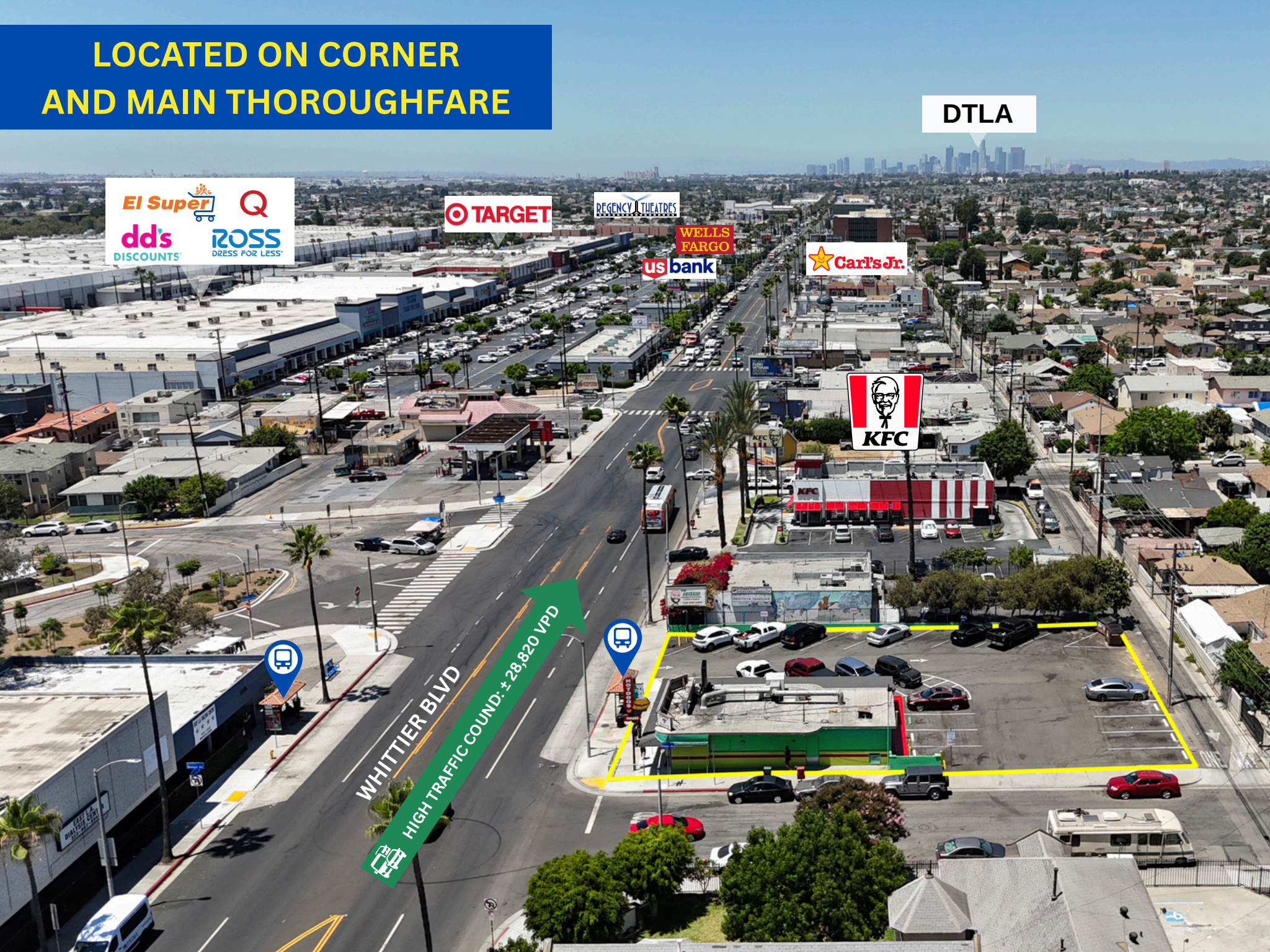
LOCATED ON CORNER
AND MAIN THOROUGHFARE

DTLA



WHITTIER BLVD

HIGH TRAFFIC COUNT: ± 28,820 VPD

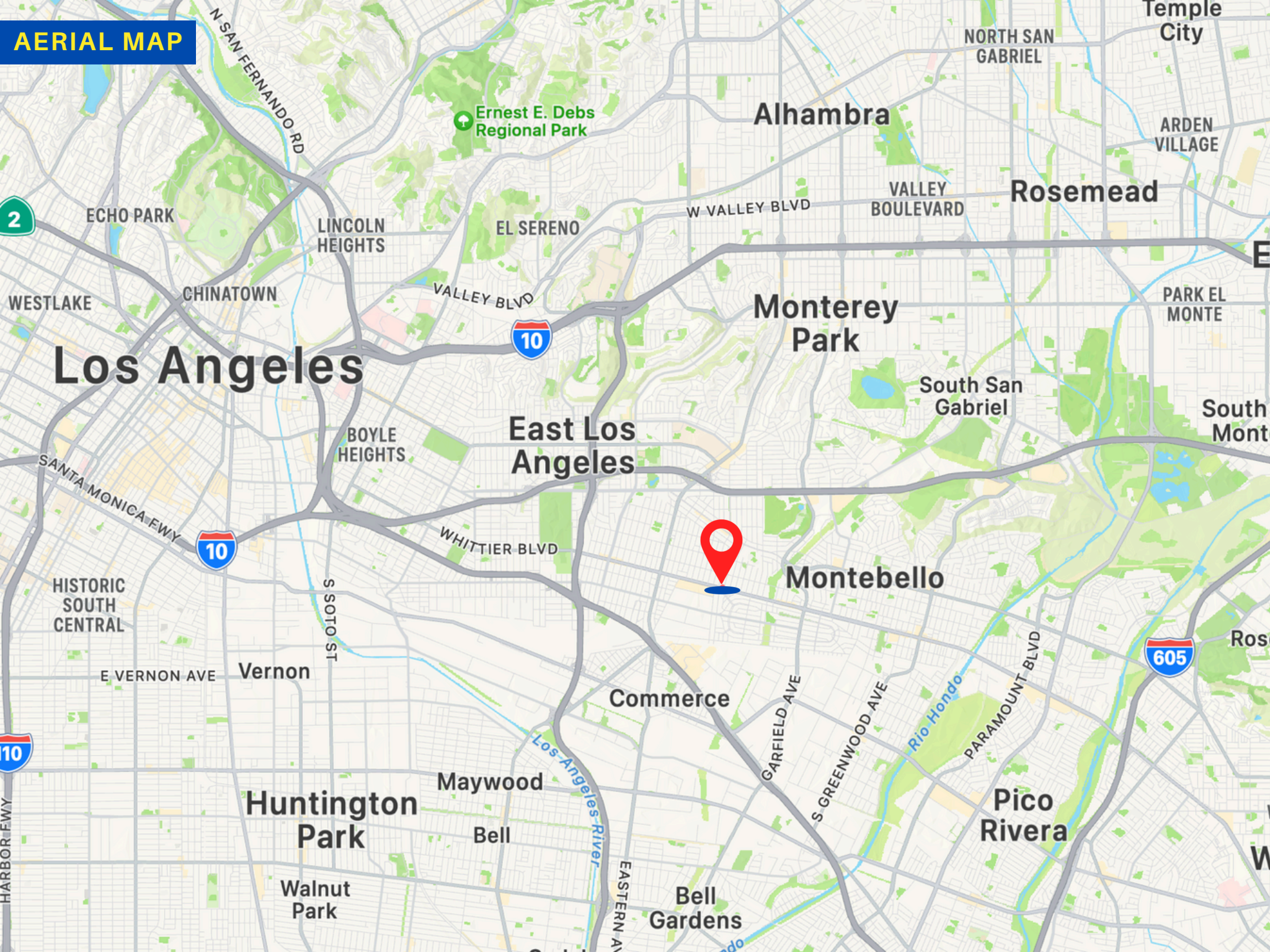


INVESTMENT HIGHLIGHTS

- Rare Opportunity to acquire a highly profitable, turnkey fast casual restaurant business
- Prime location in dense residential and commercial East LA market
- Located on Whittier Blvd one of East LA's Main Thoroughfares
- High Traffic Volume: Approximately 28,820 VPD
- Offering includes business and ownership of the real estate
- Strong local following, high repeat traffic, heavy lunch and dinner flow
- Known for consistent quality, speed, and customer service
- Freestanding building with kitchen equipment, drive-up potential
- Well-maintained, functional for current use
- Exceptional profit margins (SDE > 80%)
- Valuable real estate with redevelopment potential



AERIAL MAP



Los Angeles

East Los Angeles

Montebello



Ernest E. Debs Regional Park

Alhambra

Rosemead

Monterey Park

South San Gabriel

Commerce

Huntington Park

Pico Rivera

Bell Gardens

Maywood

Bell

Walnut Park

Vernon

Arden Village

Park El Monte

South Montebello

Rossmore

Wilmington

West Athens



Bel Air

Los Feliz

North East LA

Alhambra



Beverly Hills

Hollywood

Central LA



Monterey Park

Westwood

Brentwood



Mid-City

Culver City

East LA

Santa Monica



Ladera Heights

South LA

Huntington Park

Commerce

Marina Del Rey



Inglewood

Bell Gardens

South Gate

El Segundo

Hawthorne

Lynwood

Willowbrook

Paramount

Manhattan Beach

Gardena

Compton



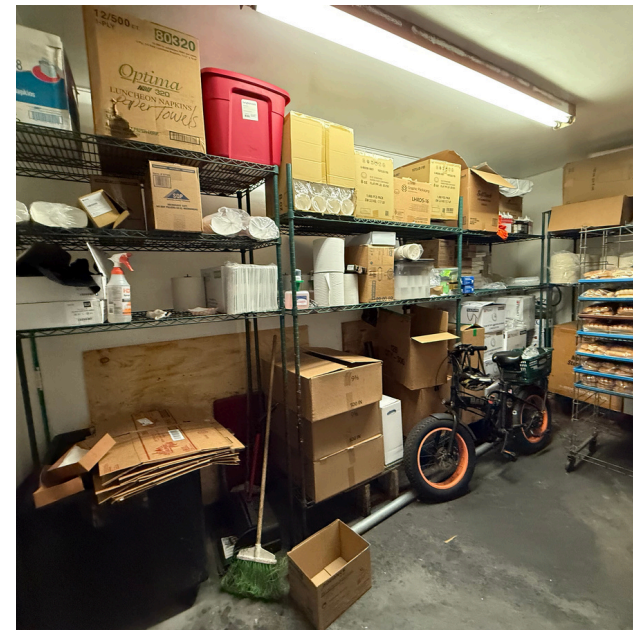
University of the Pacific



CHRONIS' FAMOUS SANDWICH SHOP



A beloved East LA institution that has been serving up classic American fare since 1945. Known for its chili dogs, pastrami sandwiches, and cheeseburgers, Chronis' offers a nostalgic dining experience with outdoor seating and a private parking lot.



WHITTIER BLVD

EAST LA THOROUGHFARE

Major East-West Connector

- Extends from Downtown Los Angeles through East LA into cities like Montebello, Pico Rivera, and Whittier.
- Functions as a key arterial road linking multiple neighborhoods and city centers.

Commercial Corridor

- Lined with retail shops, restaurants, auto repair shops, and local businesses.
- Acts as a vital hub for everyday services and community commerce.

Public Transit Access

- Heavily served by LA Metro and local bus lines.
- Important route for residents without cars, enhancing mobility and accessibility.

High Traffic Volume

- Supports daily commuter flow, especially during peak hours.
- Often used as an alternative to the 60 and 5 freeways.

Cultural & Historic Significance

- Famous for lowrider culture, community parades, and historical events—especially near Whittier & Soto.

Whittier Boulevard is more than a road—it's a lifeline for transportation, culture, business, and community in East Los Angeles. Its role as a main thoroughfare is defined by its connectivity, commercial activity, transit access, and historic importance.

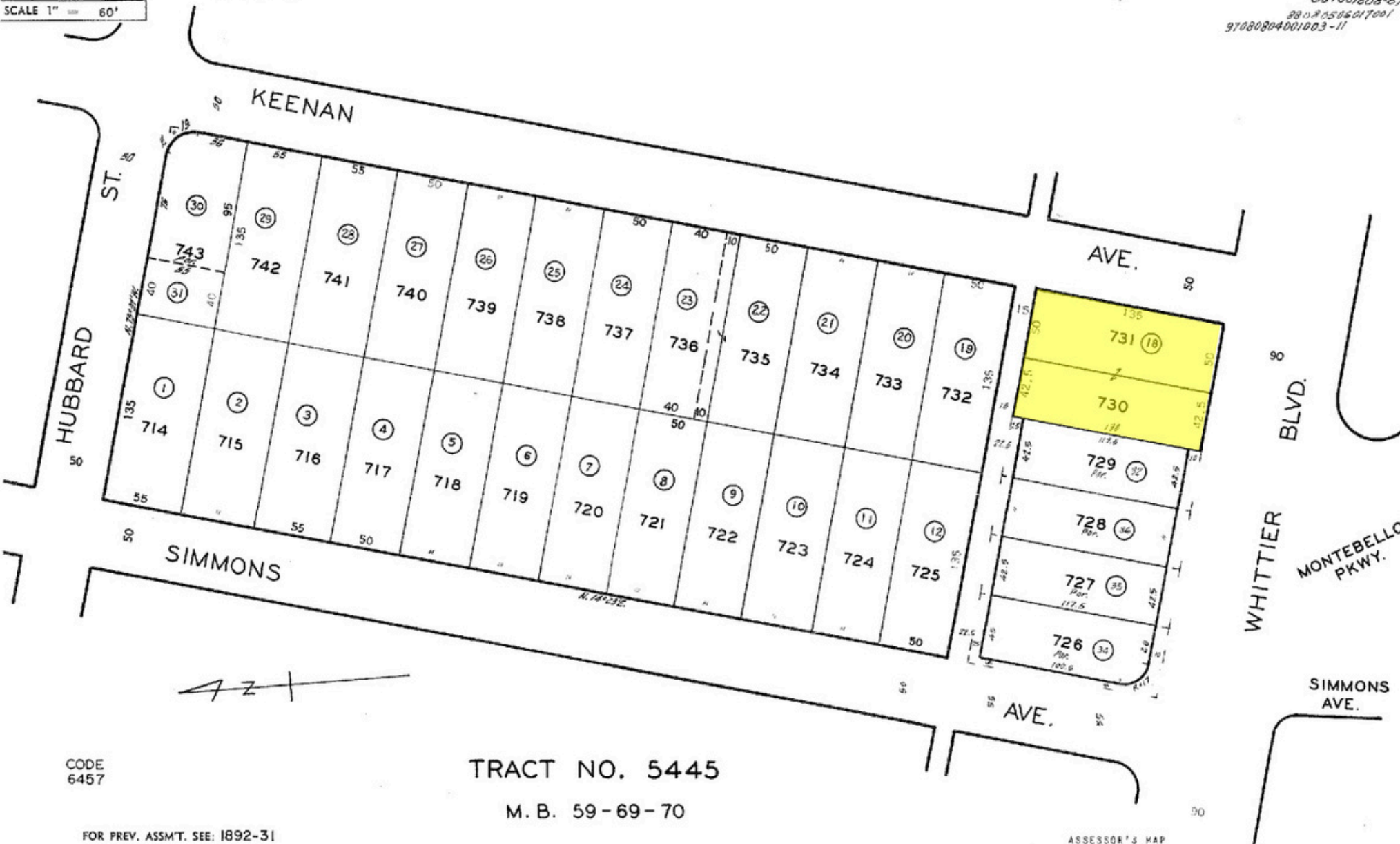


PARCEL MAP

6342 31
SCALE 1" = 60'

1998

740612205
861001808-8
88000506017001
97080804001803-11



CODE
6457

TRACT NO. 5445

M. B. 59-69-70

FOR PREV. ASSM'T. SEE: 1892-31

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

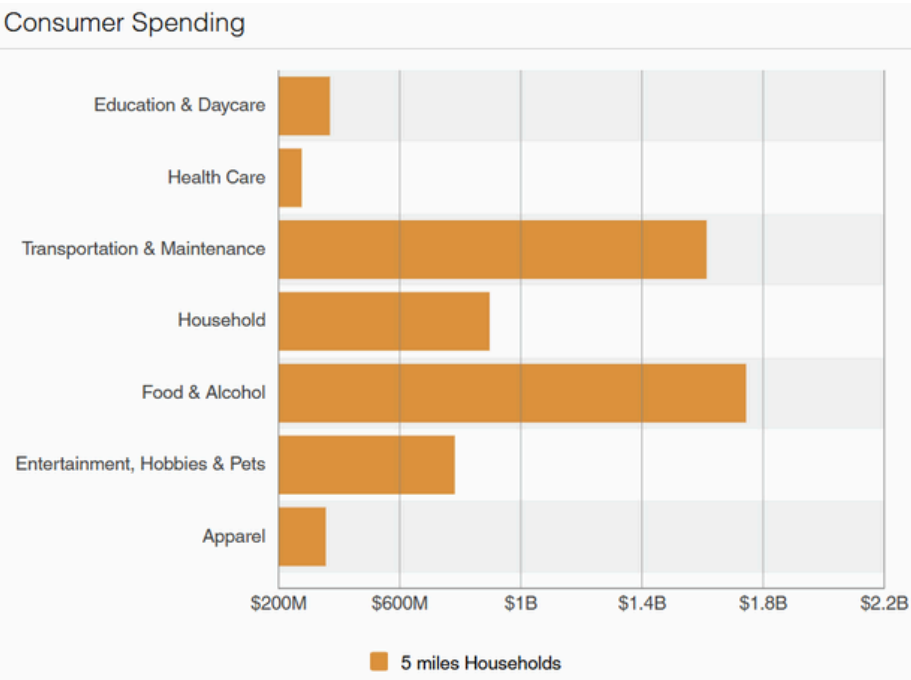
RADIUS DEMOGRAPHICS

	3 miles	5 miles	10 miles
2020 Population	215,715	717,462	3,277,316
2024 Population	192,452	649,414	3,071,781
2029 Population Projection	183,225	620,326	2,957,147
Annual Growth 2020-2024	-2.7%	-2.4%	-1.6%
Annual Growth 2024-2029	-1.0%	-0.9%	-0.7%
Median Age	37.4	37.5	37.1

Population By Race	3 miles	5 miles	10 miles
White	23,894	76,596	469,030
Black	1,366	6,669	196,043
American Indian/Alaskan Native	4,163	13,147	59,226
Asian	24,634	107,765	481,237
Hawaiian & Pacific Islander	162	622	5,158
Two or More Races	138,233	444,613	1,861,087
Hispanic Origin	158,510	505,025	2,049,201

Housing	3 miles	5 miles	10 miles
Median Home Value	\$679,965	\$677,070	\$714,415
Median Year Built	1955	1956	1957

Households	3 miles	5 miles	10 miles
2020 Households	62,751	206,445	1,012,851
2024 Households	55,554	185,593	950,007
2029 Household Projection	52,764	176,891	914,120
Annual Growth 2020-2024	-0.8%	-0.5%	0.1%
Annual Growth 2024-2029	-1.0%	-0.9%	-0.8%



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