

4620-4622
4624-4628
4630-4632

WHITTIER BLVD

LOS ANGELES / CA 90022

CAN BE SOLD SEPARATELY
OR TOGETHER

CBRE



© 2026 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

This Memorandum contains selective information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CMPM 4620-4632 Whittier Blvd_OM_Moore_v06_GH 03/19/26





4620-4622
4624-4628
4630-4632
WHITTIER BLVD

CONTENTS

EXECUTIVE SUMMARY	01.
PROPERTY DESCRIPTION	02.
FINANCIAL ANALYSIS	03.
LOCATION OVERVIEW	04.
MARKET OVERVIEW	05.



4620-4622

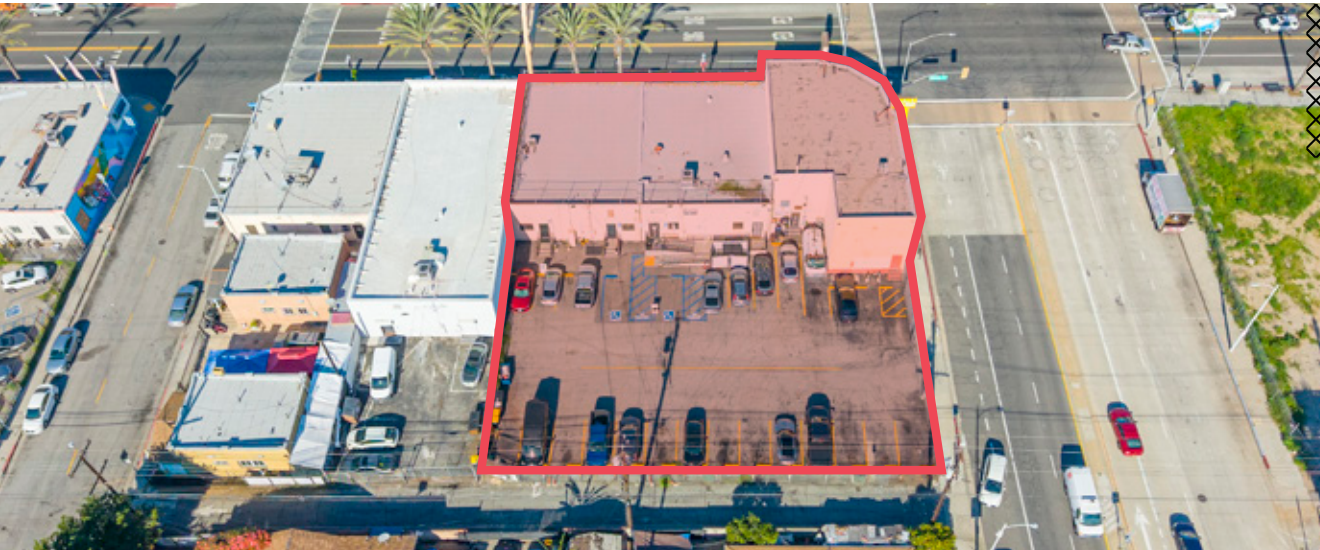
4624-4628

4630-4632

WHITTIER BLVD

OT

EXECUTIVE SUMMARY



THE OFFERING

The subject properties are at the gateway of Whittier Boulevard, welcoming businesses, retailers, and residences to this historic corridor that continues to add to the rich tapestry of Southern California. The home to many film locations and historic tales, these properties have been privately held for over 50 years and are now being made available for purchase. They are the perfect opportunity for an investor, owner-user, or developer that wants to be seen by the over 40,000 vehicles a year that travel along this corridor. The properties offer lots of secure parking in its fenced parking lot, and the visibility of the storefront signage is a very valuable commodity for a retailer, residential developer, or small business owner that wants to serve this great community.

INVESTMENT HIGHLIGHTS



Hard signalized corner that sees over 25,000 VPD



Over 100,000 residents in 1-mile radius and over 650,000 in 3-mile radius



Located minutes from downtown and less than a quarter mile from Loyola High School



Strong surrounding tenants such as AutoZone, 7-Eleven, and more



4620-4622
4624-4628
4630-4632
WHITTIER BLVD

02.

PROPERTY DESCRIPTION

7.

4620-4622, 4624-4628, & 4630-4632 WHITTIER BLVD. / LOS ANGELES, CA 90022

FOR SALE

PROPERTY OVERVIEW

Address	4620- 4622 Whittier Blvd. ± 2,432 SF
	4624 Whittier Blvd. ± 2,564 SF
	4630-4634 Whittier Blvd. ± 5,614 SF
Market/Submarket	East LA
Square Footage	±10,610 SF
Lot Size	±19,125 SF
Year Built	*1971 Renovated
Occupancy	100%

4630-4632
WHITTIER BLVD

4624-4628
WHITTIER BLVD

4620-4622
WHITTIER BLVD



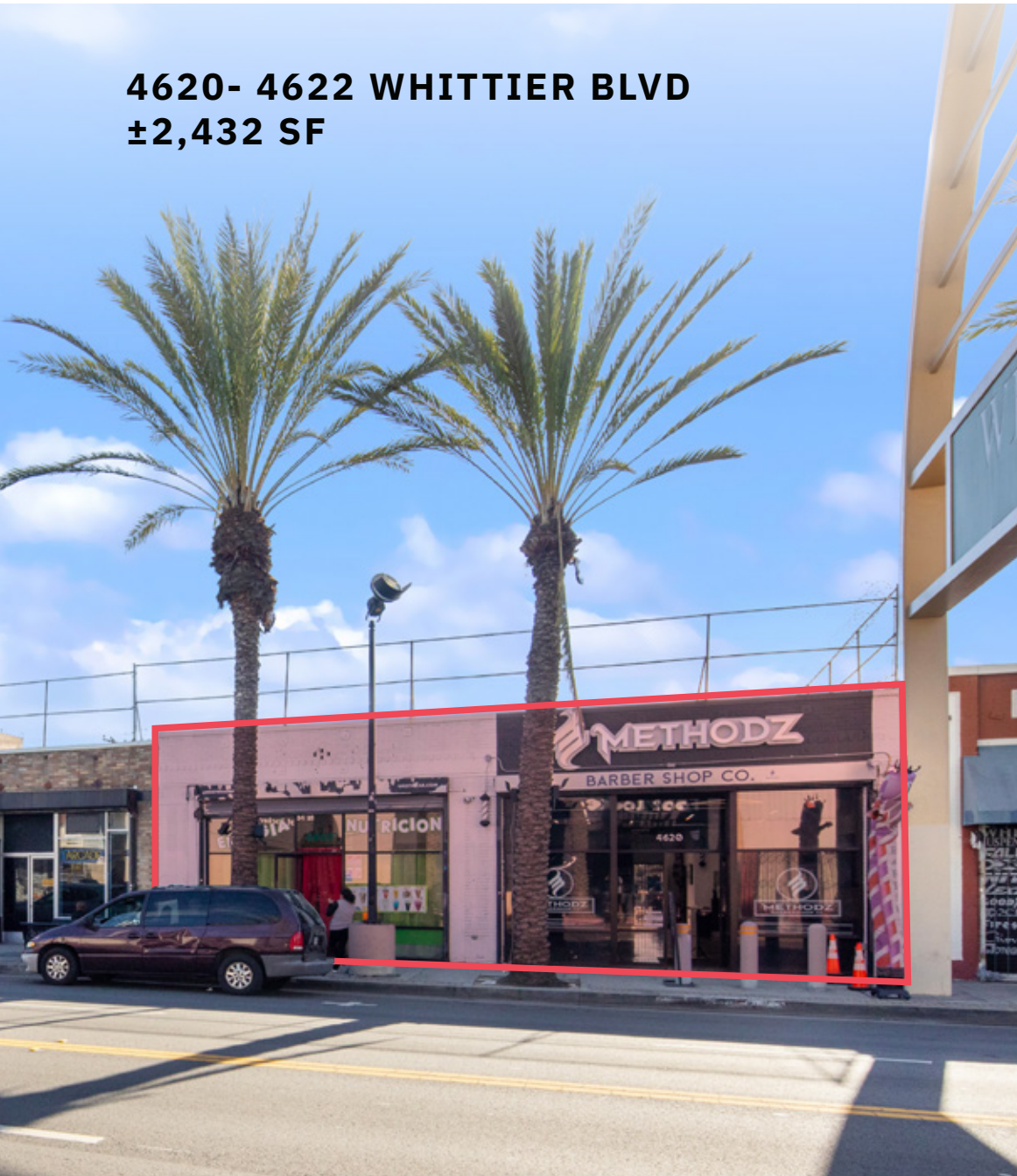
4630-4632 WHITTIER BLVD
±5,614 SF



4624-4628 WHITTIER BLVD
±2,564 SF



4620- 4622 WHITTIER BLVD
±2,432 SF





4620-4622

4624-4628

4630-4632

WHITTIER BLVD

03.

FINANCIAL ANALYSIS

PROFORMA RENT ROLL

	4620-4622 Whittier 2,432 SF	4624 Whittier 2,564 SF	4630-4634 Whittier 5,614 SF	Combined 10,610 SF
Projected Monthly Rent	\$5,000.00	\$5,000.00	\$7,800.00	\$17,800.00
Projected Annual Rent	\$60,000.00	\$60,000.00	\$93,600.00	\$213,600.00
Less 3% Vacancy	\$(1,800.00)	\$(1,800.00)	\$(2,808.00)	\$(6,408.00)
Less Tax, CAM, Ins	\$(1,824.00)	\$(1,923.00)	\$(4,211.00)	\$(7,958.00)
Net Operating Income	\$56,376.00	\$56,277.00	\$86,581.00	\$199,234.00

Contact Broker for information



4620-4622
4624-4628
4630-4632
WHITTIER BLVD

04.

LOCATION OVERVIEW



KEY LOCATION BENEFIT



Exceptional Visibility & High Traffic Counts:

The property sits at the high-visibility intersection of Whittier Blvd & Arizona Blvd, with more than 100 cars passing daily, making it ideal for retail, service, and professional uses.



Strong Walkability & Proximity to Major Transit:

The building benefits from close access to public transportation, including the East LA Civic Center (Metro Gold Line).



Dense, Established Consumer Base in All Directions:

The immediate area boasts 38,071 residents within a 1-mile radius, growing to over 693,000 within 5 miles.

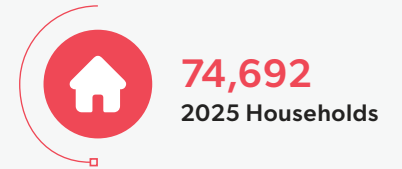
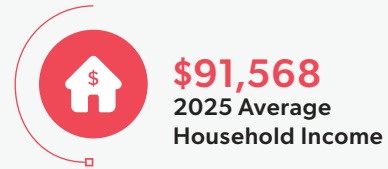
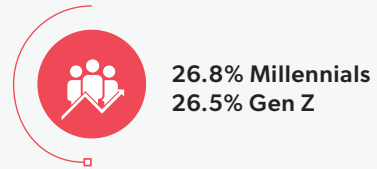


Positioned in a Vibrant Commercial Corridor:

Located in the heart of East Los Angeles' Whittier Blvd commercial corridor, the property is surrounded by restaurants, shops, banks, fitness options, and everyday services.



DEMOGRAPHICS



4620-4622
4624-4628
4630-4632
WHITTIER BLVD

05.

MARKET OVERVIEW

MARKET OVERVIEW

The property at 4620-4632 Whittier Blvd is strategically positioned within the heart of East Los Angeles, a dense and highly active commercial submarket known for strong retail demand, heavy traffic volumes, and consistent neighborhood-serving commerce. The location sits within the East Los Angeles submarket, home to more than 38,000 residents within a 1-mile radius and over 693,000 residents within a 5-mile radius, reflecting one of the region's most robust population densities.

Whittier Blvd itself is one of East LA's most historically recognized and commercially vibrant corridors, offering steady vehicular flow and exceptional storefront visibility, with more than 100 cars passing daily at this specific intersection. This high-traffic environment supports a thriving base of small businesses, service providers, medical offices, and retail operators, making the corridor an established destination for daily consumer activity.

The property benefits from strong multimodal access, including proximity to the Metro Gold Line's East LA Civic Center Station just 0.9 miles away, expanding reach across Greater Los Angeles for both customers and employees. Surrounding cities such as Boyle Heights, Commerce, and Montebello reinforce the location's role as a regional connector for commerce.

Overall, the market surrounding 4620 Whittier Blvd offers the fundamentals commercial operators seek: stable population density, significant traffic exposure, diverse surrounding businesses, and strong transit accessibility—positioning this asset as a compelling opportunity in one of Los Angeles' most dependable neighborhood retail markets.



NEIGHBORHOOD TENANTS



4620-4622

4624-4628

4630-4632

WHITTIER BLVD



INVESTMENT CONTACTS

DERRICK MOORE

Senior Vice President

+1 213 613 3334

Lic. 01029938

derrick.moore@cbre.com

DIANDRA DILLON

Associate

+1 213 613 3222

Lic. 02210049

diandra.dillon@cbre.com

SHIHO TAKEI MOORE

Associate

+1 213 613 3000

Lic. 02224981

shiho.moore@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM 4620-4632 Whittier Blvd_OM_Moore_v06_GH 03/19/26