

# Downtown Whittier

## 2<sup>nd</sup> Gen Restaurant Asset Sale

Join:



LA MONARCA  
BAKERY & CAFE



A La Mode  
That's the way to do it



POUR LE BAIN  
only once a month

Color Me Mine



6744 Greenleaf Ave.,  
Whittier, CA 90601



**HIGH TOUCH GROUP**

COMMERCIAL HOSPITALITY INVESTMENT

Linnard Lane, President, DRE #00805179

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Proposed Uses to be verified with City and subject to permitting restrictions. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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## THE DETAILS

**KEY MONEY:** **\$179,000.00**

### CURRENT RENT

**MONTHLY RENT:** \$ 3,761.28 (11/1/25-10/31/26)  
\$ 3,949.34 (11/1/26-10/31/27)  
\$ 4,146.81 (11/1/27-10/31/28)  
\$ 4,354.15 (11/1/28-10/31/29)

**MG:** Tenant Pays 35% of Trash, Water, +\$122/Mo.

### CURRENT LEASE TERM & OPTIONS

**TERM:** Expires October 31, 2029  
**OPTIONS:** 1 X 5 Year Option

### SIZE

1,500 Sq. Ft. (approx.)  
**SEATING:** 48Seats +

### HIGHLIGHTS & FEATURES

- Fully Equipped Kitchen Type 1 Hood & Walk In, Grease Interceptor
- Next To Whittier College
- Type 41 Beer & Wine License Included
- High Walk Score of 98. Substantial pedestrian traffic and ideal positioning within the core retail corridor.
- Supports a wide range of restaurant concepts
- Rare opportunity to acquire a centrally located fully built out restaurant in Uptown Whittier with built-in demand and long-term stability.

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Amenities Map



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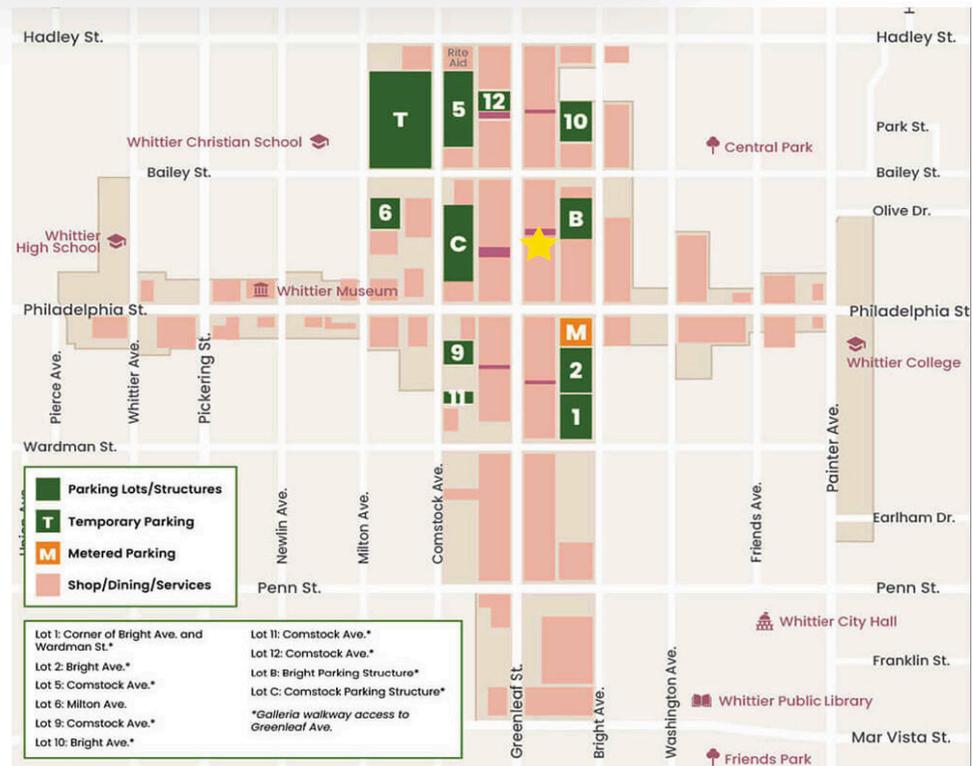
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# Uptown Whittier Parking

Blackbird Abbey is Adjacent to Structure “B”

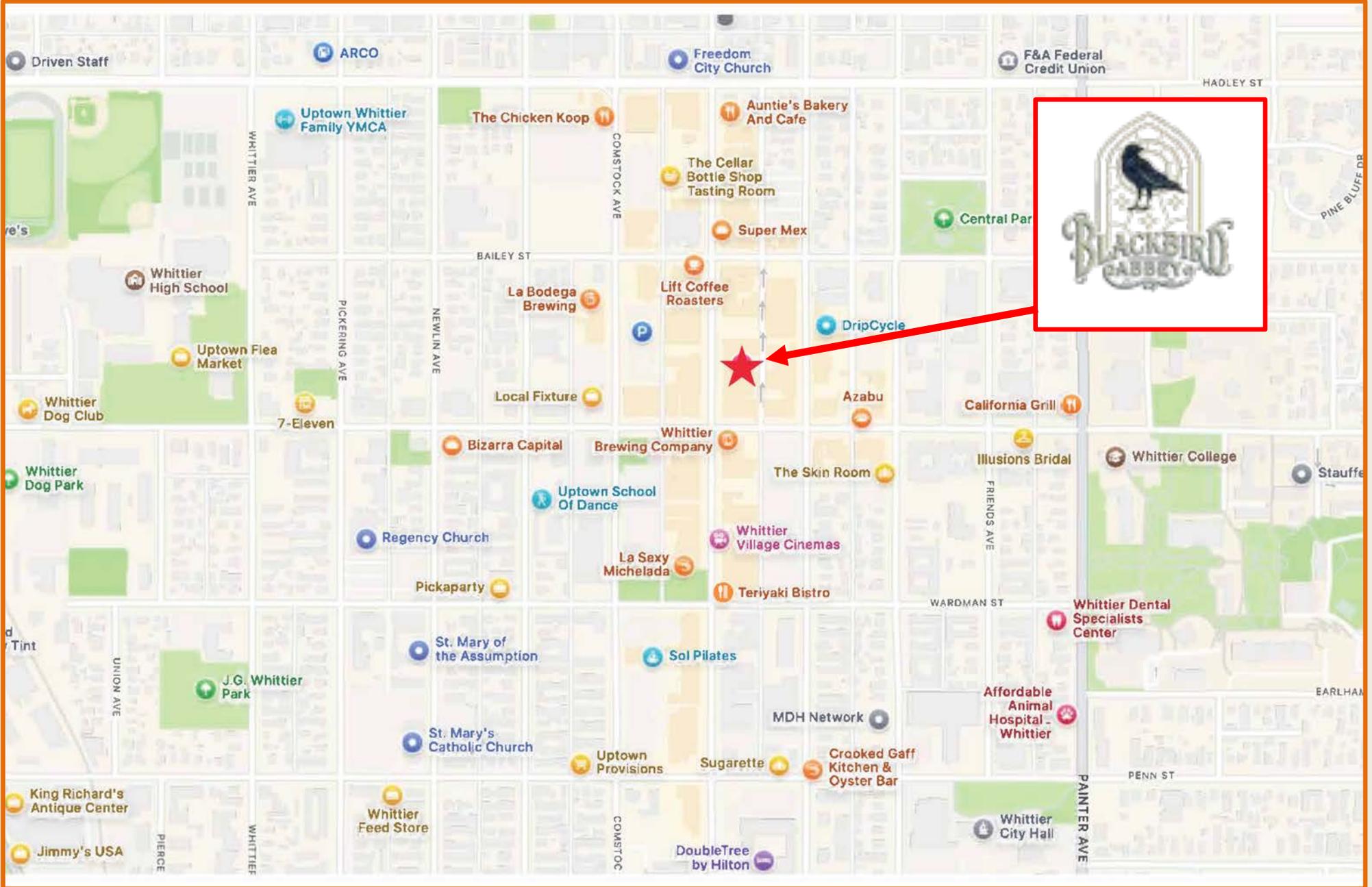
There are 10 city-owned parking lots and two parking structures conveniently located in the Uptown Whittier District. Convenient galleria walkways adjacent to the surface lots provide quick and easy access from the parking lots to the business area of Uptown Whittier.

Free parking is available from 9 A.M.-6 P.M. daily, for up to 3 hours in most of the city surface lots. Please observe posted signs on surface lots for accurate parking time allotment.



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## *Uptown Whittier*

Whittier, CA is a historic and centrally located city in Los Angeles County's Gateway Cities region, known for its charming Uptown district, strong community character, and blend of residential, retail, and commercial uses, with a population of over 87,000 and ongoing revitalization efforts enhancing its appeal. Whittier is located approximately 30 minutes Southeast of Downtown Los Angeles.

The Uptown Whittier District is a vibrant, historic commercial hub known as the "Heart of Whittier," featuring a mix of main street retail, upper-floor offices, specialty shops, diverse dining options, live music venues, and a restored multiscreen movie theater, all within a walkable, amenity-rich environment that blends charm with economic vitality.



**Whittier is a historic, vibrant, centrally located community with strong amenities and walkability.**



## Population & Households

- Total Population: 29,375
- Total Households: 11,213
- Families: 7,289
- Median Age: 37.6
- Average Household Size: 2.56

## Age Profile

- 0–19: 23.7%
- 20–34: 24.6%
- 35–54: 28.2%
- 55–74: 18.4%
- 75+: 5.2%

## Ethnic Composition

- Hispanic/Latino: 78.0%
- White (Non-Hispanic): 29.3%
- Asian: 4.4%
- Black/African American: 1.4%

## Income Profile (3 Mile ESRI)

- Average Household Income: \$123,064
- Per Capita Income: \$39,418
- Average Household Income (2030 Projection): \$139,481
- Total households earning \$100,000+: ~49%

## Consumer Spending

- Dining MPI: 100-116
- Entertainment MPI: 106-136
- Fitness & Wellness MPI: 110
- Apparel & Jewelry MPI: 113

Indicates above-average discretionary spending and strong support for restaurants, cafés, fitness studios, and specialty retail.



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## CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 dba High Touch Group, the Seller's agent ("Broker") in connection with the sale of the Business Assets. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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