



**RETAIL  
SPACE  
FOR LEASE**



*Exclusive listing by Mike Tolj  
Tolj Commercial Real Estate  
DRE NO: 01373646*

**4765 & 4767** Whittier Blvd., East Los Angeles, CA 90022



# PROPERTY HIGHLIGHTS

- *High Ceilings*
- *Heavy Foot and Vehicle Traffic*
- *Prominent Street Frontage & Visibility*
- *Conveniently near the 110 & 10 Freeways*
- *Minutes to Downtown Los Angeles*

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# LEASE TERMS

Located in the Whittier Blvd area of East Los Angeles, this retail property is perfect for a furniture store, clothing, art gallery, learning center, and more. All uses must comply with Los Angeles County zoning codes and regulations.

<b>Unit 1</b>	<b>4765 Whittier Blvd.</b>
<b>Square Footage:</b>	Approx. 2,300 sf
<b>Rental Rate:</b>	\$1.90 per sf per month
<b>Term:</b>	1-5 Years + (Modified Gross)
<b>Unit 2</b>	<b>4767 Whittier Blvd.</b>
<b>Square Footage:</b>	Approx. 1,100 sf
<b>Rental Rate:</b>	\$2.05 per sf per month
<b>Term:</b>	1-5 Years + (Modified Gross)
<b>Combined Units</b>	<b>4765 &amp; 4767 Whittier Blvd.</b>
<b>Square Footage:</b>	Approx. 3,400
<b>Rental Rate:</b>	\$1.85 per sf per month
<b>Term:</b>	1-5 Years + (Modified Gross)

The property is zoned for Los Angeles County Mixed-Use Development (LA-MXD) and includes 1-hour public street parking. In addition to monthly rent, tenant(s) are responsible for all utilities and services, including water, trash, janitorial, and electricity. Zoning details should be verified with the Los Angeles County Department of Regional Planning at <https://planning.lacounty.gov/>



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**INTERIOR PHOTOS**

**4765 WHITTIER BLVD.**



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*INTERIOR PHOTOS*

*4767 WHITTIER BLVD.*



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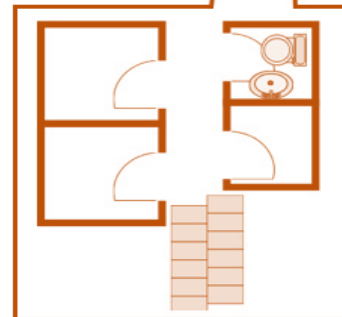
# FLOOR PLAN



**Approx. 2300-sf**

Suite 4765

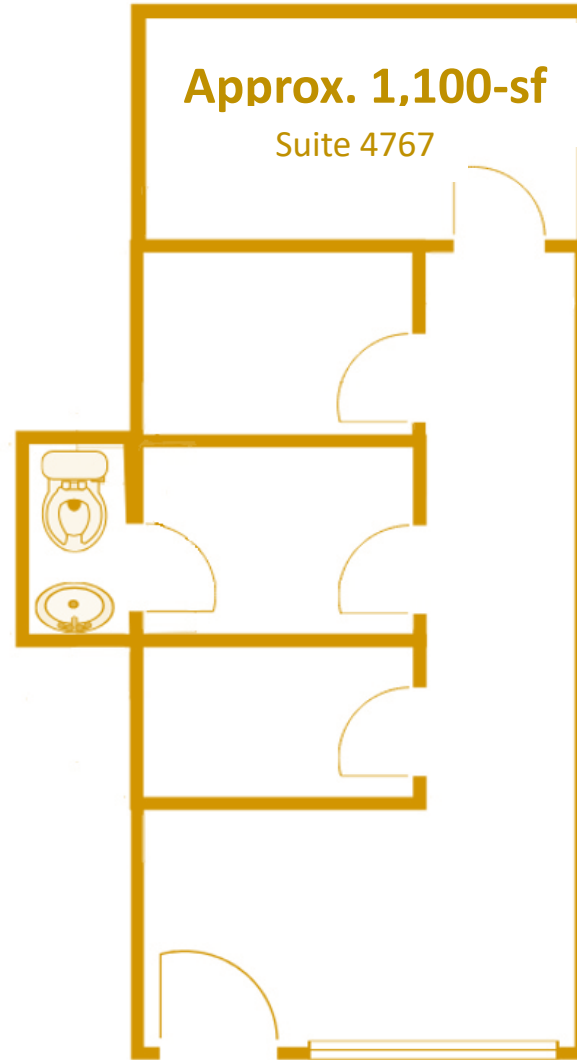
*The floor plan is not drawn to scale and is not exact*



Second-Floor Mezzanine Office  
and Restroom Area

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# FLOOR PLAN

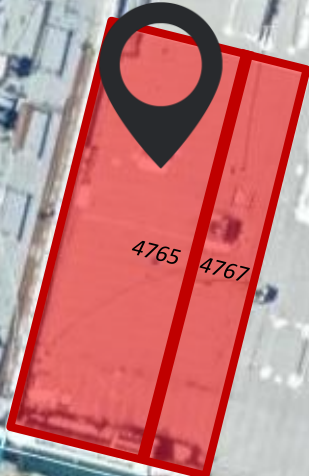


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# AERIAL VIEW

Unit 1 | 5,400-sf



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# FOOD & SHOPPING AMENITIES



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# TRAFFIC COUNT



**11,566**

2024 Est. daily  
traffic counts



Street: **S Arizona Ave**  
Cross: **Whittier Blvd**  
Cross Dir: **S**  
Dist: -

**9,838**

2024 Est. daily  
traffic counts



Street: **S Arizona Ave**  
Cross: **Whittier Blvd**  
Cross Dir: **N**  
Dist: -

**4765 & 4767**

Whittier Blvd, East Los Angeles, CA 90022



### LOCATION – EAST LA'S COMMUNITY VIBE

East Los Angeles: A vibrant, culturally diverse neighborhood with a strong Mexican-American identity, known for its colorful murals, festivals, and family-owned businesses. A dynamic blend of tradition and modernity, it remains an essential cultural hub within Los Angeles..

### WALKABILITY

East Los Angeles is very walkable neighborhood. Residents leisurely walk and enjoy nearby restaurants, bars, and retail shops on Whittier Boulevard and Atlantic Boulevard. The area has a walk score of 92 out of 100.



### GROWING NEIGHBORHOOD

East Los Angeles is home to vintage real estate in Los Angeles. As a small community mixed with a blend of urban, industrial and suburban life, East LA keeps attracting increasingly creative and professionals to its neighborhood.

### TRANSIT

Transit system on Goodrich Boulevard and Whittier Boulevard with several nearby bus stops. Transit score is 46 of 100.



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# STREET PARKING



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# Disclaimer and Information Notice

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**BROKER CONTACT INFORMATION**



**Mike Tolj, MBA**  
**Commercial Broker**  
DRE No. 01373646  
Work: 323.258.4946  
Cell: 323.317.2561  
[mike@toljcommercial.com](mailto:mike@toljcommercial.com)

**930 Colorado Boulevard, Suite 1, Los Angeles, CA 90041**



[www.toljcommercial.com](http://www.toljcommercial.com)