



Space For Lease

5301 Whittier Blvd.

Los Angeles, CA 90022

Property Highlights

- Located on Whittier Blvd, a major east/west thoroughfare
- Within close proximity to the I-5, I-60 and I-710 freeways.
- Ample Parking
- Strong three-mile demographics with over 230,300 residents and 68,500 households, a daytime population of 266,590, and an average household income over \$96,500.
- One block from the Commerce Center, featuring:



Colliers International
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Available:

4,386 SF - Unit K

10,000 SF (Divisible) - Unit K2

Contact us:

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James Rodriguez

Sr. Vice President

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Michael Bohorquez

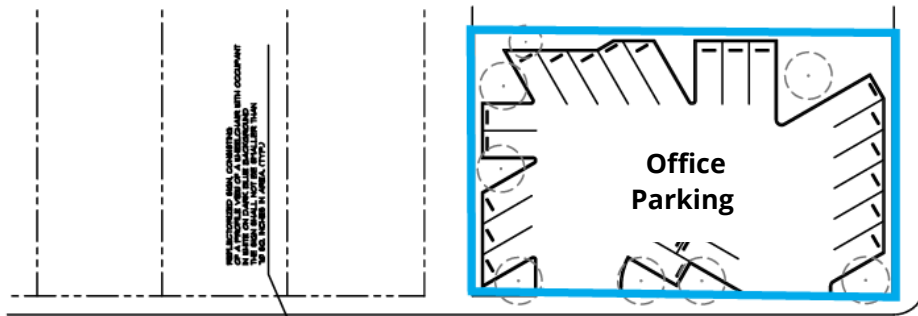
Vice President

michael.bohorquez@colliers.com

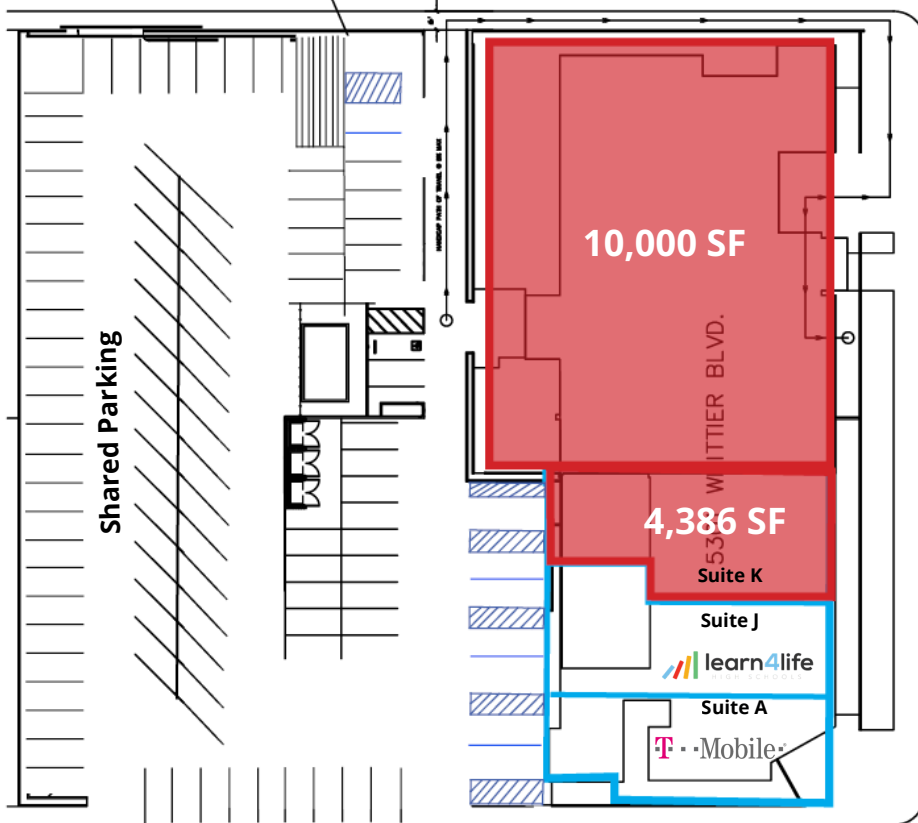
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Accelerating success.

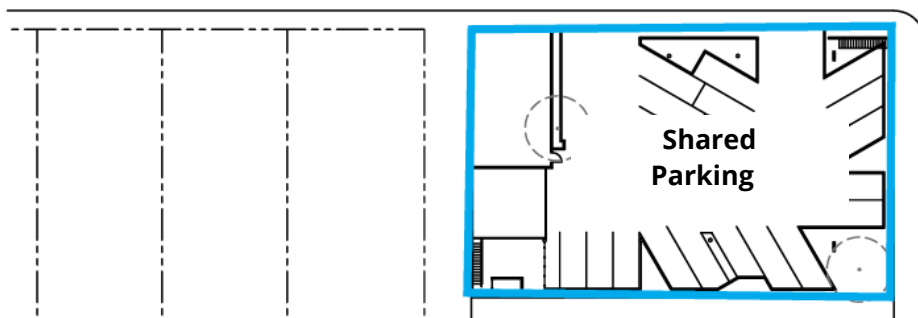
Site Plan



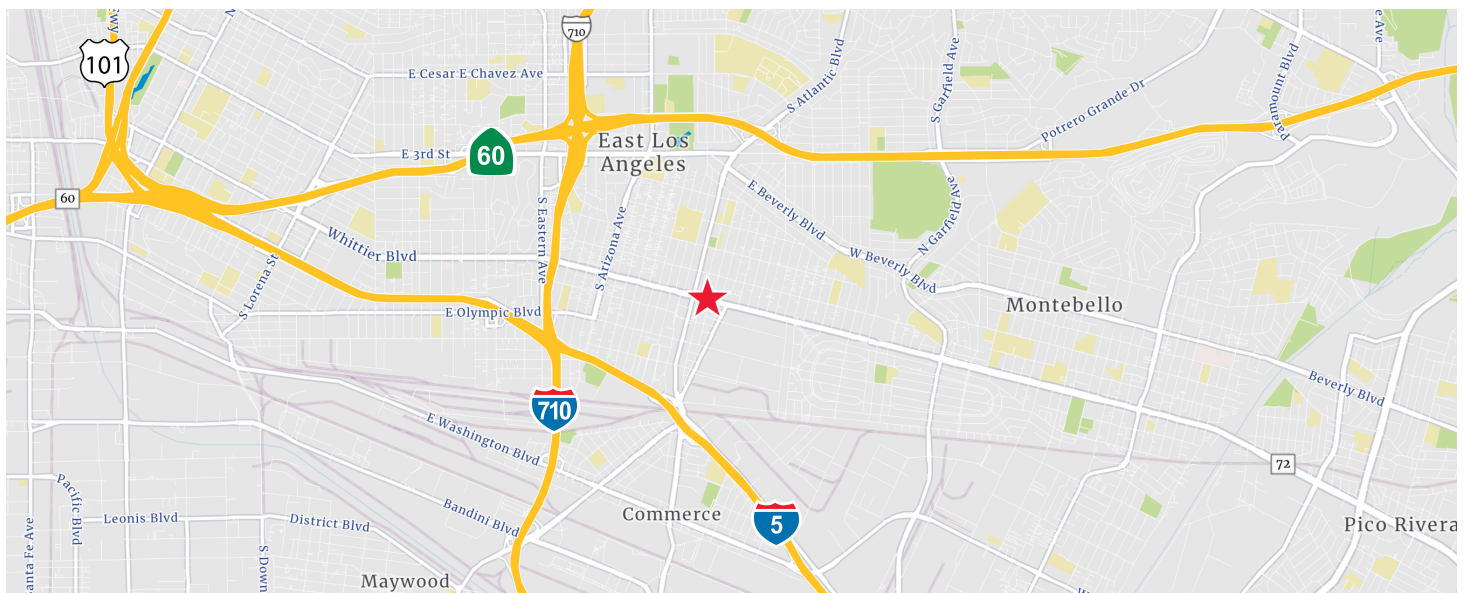
HILLVIEW AVE



AMALIA AVENUE



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	43,874	230,307	697,696
Total Households	12,230	68,548	209,434
Total Family Households	9,841	53,106	159,429
Average Household Size	3.53	3.34	3.27
Median Age	34.3	35.9	36.6
Population Age 25+	28,825	155,645	480,031
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.44%	-0.37%	-0.34%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-1.01%	-0.86%	-0.83%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.63%	-0.51%	-0.39%
Households	-0.12%	-0.03%	0.15%
Families	-0.10%	-0.01%	0.12%
Median Household Income	2.78%	2.42%	2.69%
Current Year Population by Sex			
Male Population	22,027	114,659	348,433
% Male	50.2%	49.8%	49.9%
Female Population	21,847	115,648	349,263
% Female	49.8%	50.2%	50.1%
Current Year Race and Ethnicity			
Total	43,875	230,308	697,697
White Alone	17.0%	15.7%	15.2%
Black Alone	0.6%	0.8%	1.3%
American Indian Alone	3.4%	2.8%	2.5%
Asian Alone	1.0%	10.3%	15.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	57.3%	50.8%	46.6%
Two or More Races	20.5%	19.5%	18.6%
Hispanic Origin	96.0%	85.4%	78.3%
Diversity Index	63.0	75.0	80.2
Current Year Educational Attainment			
Total	28,822	155,644	480,032
Less than 9th Grade	24.0%	20.7%	19.7%
9th - 12th Grade, No Diploma	16.6%	13.2%	12.2%
High School Graduate	22.7%	23.7%	24.4%
GED/Alternative Credential	2.5%	2.6%	2.6%
Some College, No Degree	16.4%	14.5%	14.1%
Associate Degree	5.8%	6.3%	6.3%
Bachelor's Degree	8.1%	13.5%	15.1%
Graduate/Professional Degree	3.8%	5.3%	5.6%
Current Year Income and Households Summary			
Median Household Income	\$71,044	\$74,864	\$73,070
Average Household Income	\$90,571	\$96,503	\$97,179
Per Capita Income	\$25,457	\$28,728	\$29,352
Current Year Summary Business Data			
Total Businesses	1,613	8,800	25,353
Total Daytime Population	39,538	266,592	718,668
Daytime Population: Workers	16,030	140,489	343,895
Daytime Population: Residents	23,508	126,103	374,773

Contact

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