

FOR SALE

4141 Whittier Blvd

Los Angeles, CA 90023

eXp Commercial | 2603 Camino Ramon | San Ramon, CA 94583 |

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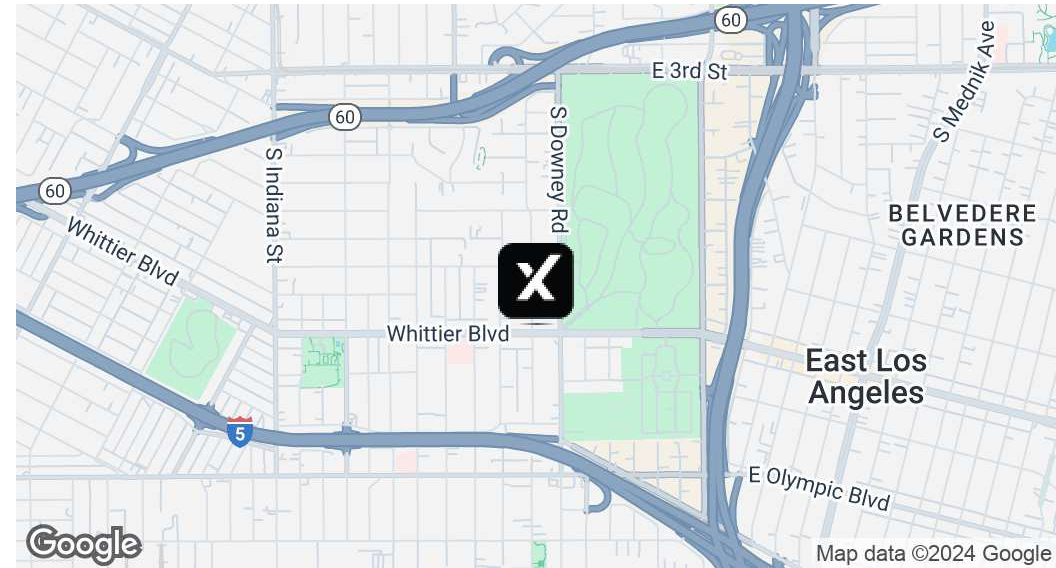
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FOR SALE | Executive Summary

Los Angeles, CA 90023



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	6,059 SF
Lot Size:	7,499 SF
Year Built:	1921
Zoning:	LCM1

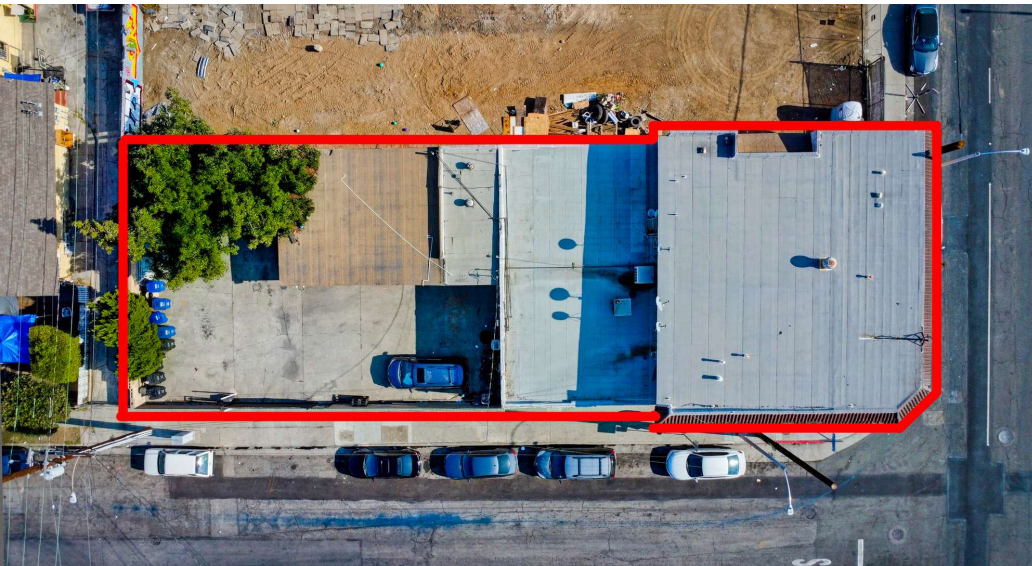
PROPERTY OVERVIEW

This two-story mixed-use property is on the market for the first time in over 20 years, offering an exceptional investment opportunity on a prime corner lot along the bustling and historic Whittier Boulevard. The ground floor features two commercial units, including the well-established Maricela's Discount Store, with coolers, retail shelving, and inventory negotiable in the sale, offering a turn-key opportunity. The second floor includes three residential units generating additional rental income. The property also includes private parking, adding convenience and appeal for both tenants and customers. Close proximity to major hubs such as Cal State University Los Angeles (CSULA), East Los Angeles College (ELAC), Downtown LA, Dodger Stadium, Citadel Outlets, and access to key freeway routes (5, 10, 710, 101) and the Metro Gold Line, this property is strategically positioned to attract both tenants and customers. A compelling value-add opportunity for investors seeking upside potential in a vibrant, high-demand market.



FOR SALE | Property Highlights

Los Angeles, CA 90023

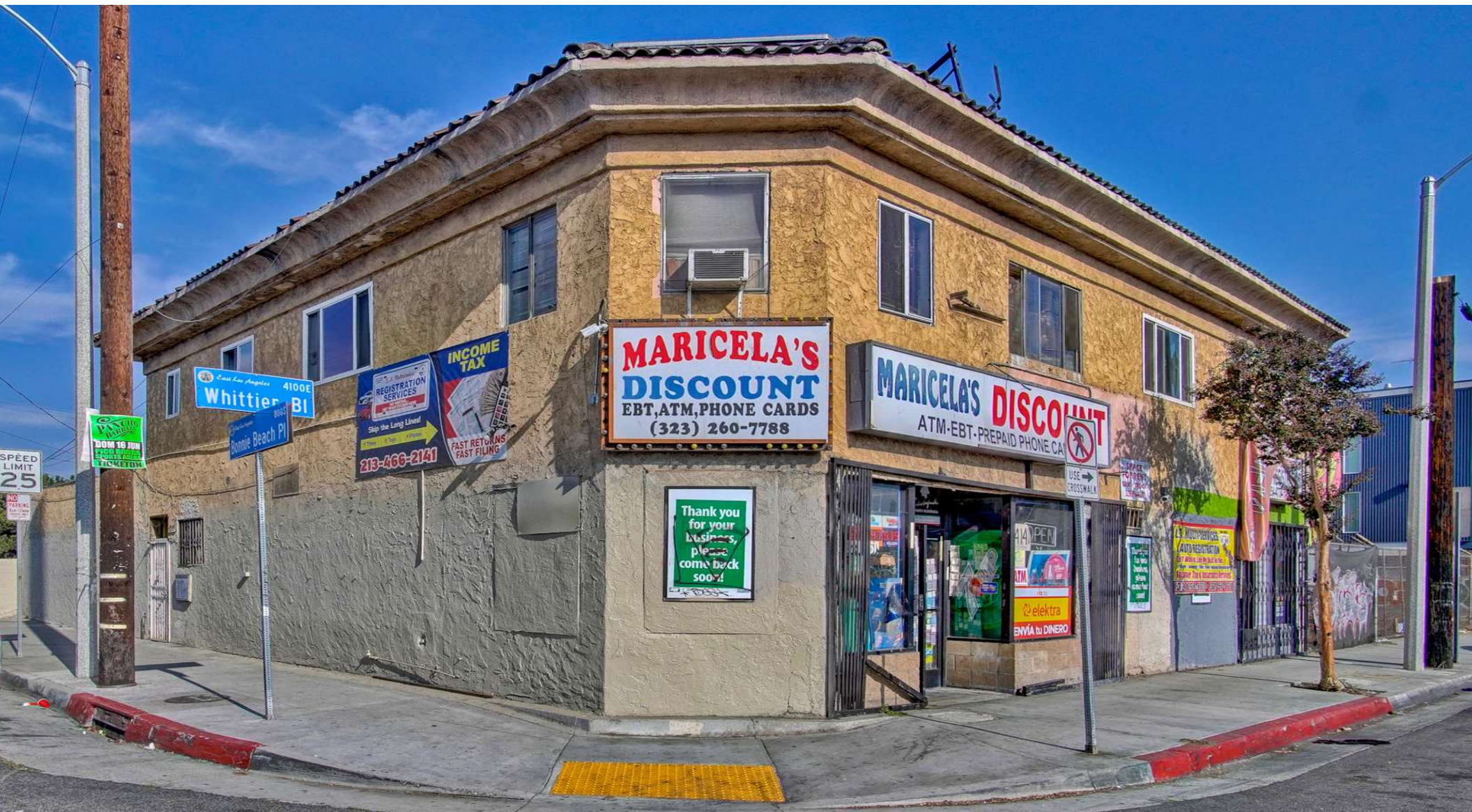


- Prime corner lot with high visibility on historic Whittier Boulevard
- Diversified revenue streams from two commercial units and three residential units
- On-site parking available for tenants and customers
- Close proximity to CSULA, ELAC, Downtown LA, Dodger Stadium, and Citadel Outlets
- Easy access to major freeways (5, 10, 710, 101) and the Metro Gold Line
- Turn-key opportunity with negotiable coolers, retail shelving, and inventory
- Ideal for investors seeking to enhance or redevelop in a vibrant market
- Rare opportunity to acquire a well-located East Los Angeles property that's on the market for the first time in 20+ years.

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FOR SALE | Additional Photos

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FOR SALE | Retailer Map

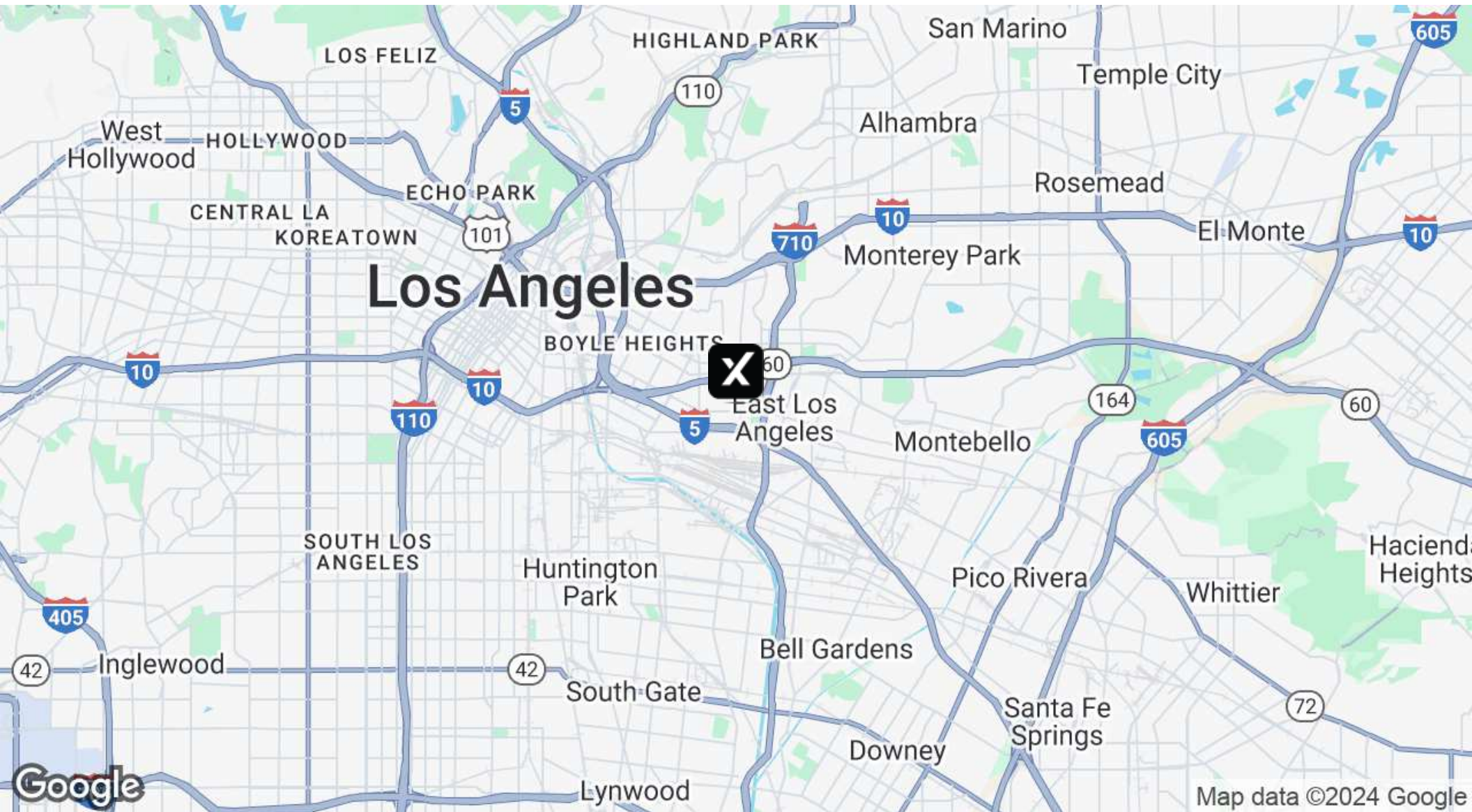
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FOR SALE | Location Map

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FOR SALE | Aerial Map

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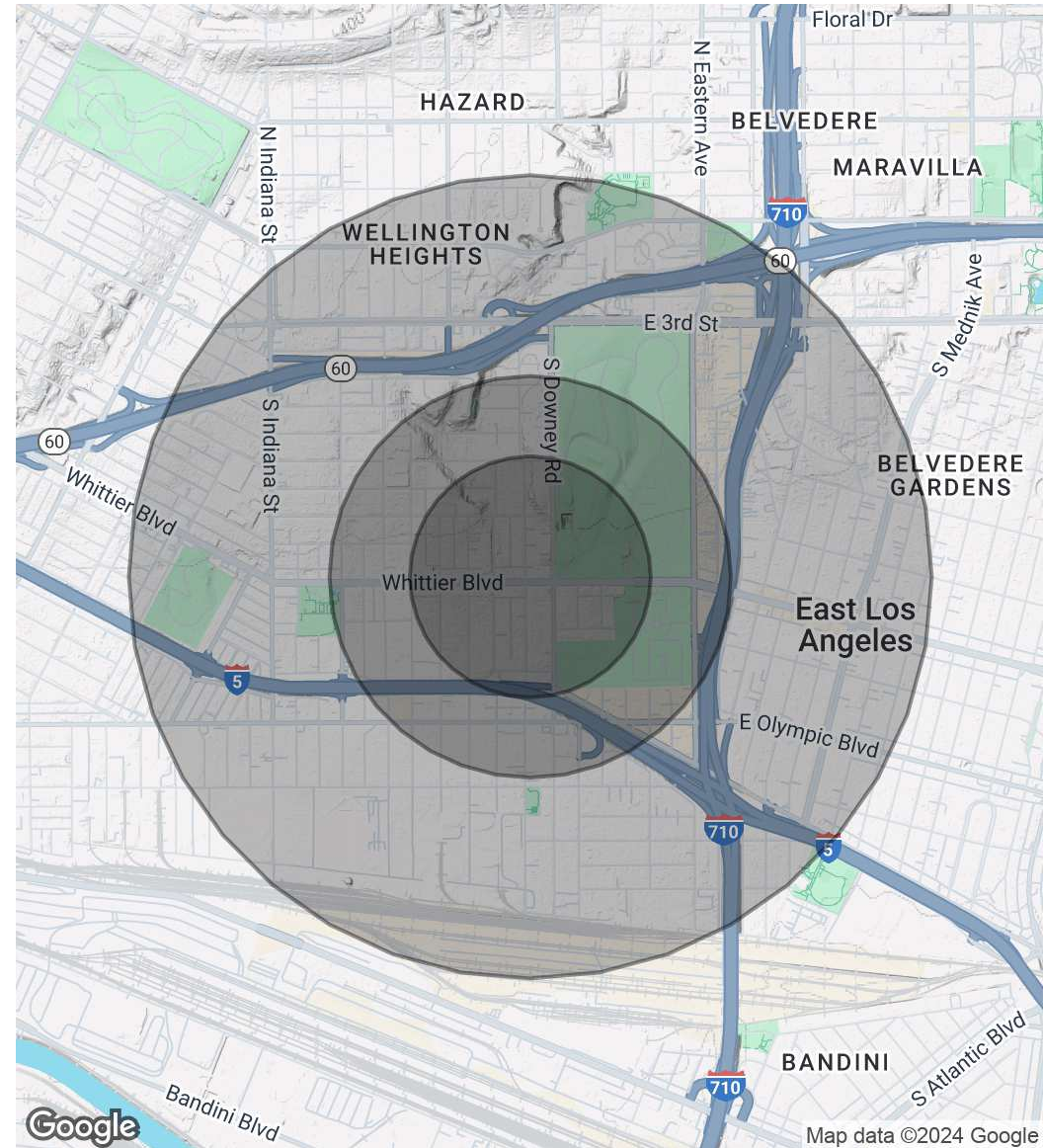
FOR SALE | Demographics Map & Report

Los Angeles, CA 90023

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,129	11,987	43,559
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,321	3,050	11,299
# of Persons per HH	3.9	3.9	3.9
Average HH Income	\$61,713	\$66,207	\$71,512
Average House Value	\$712,033	\$713,963	\$725,724

Demographics data derived from AlphaMap



Map data ©2024 Google

