

New Construction

4169 Whittier Blvd Los Angeles, CA

Property Details

- Availability: 1,125 SF
- Lot Size: ±22,573 SF
- Zoning: R4

Highlights

- Brand new construction at a prime signalized intersection
- Strong population density with nearly 50,000 residents living within 1 mile
- Within close proximity to the 710, 5, and 60 freeways
- Traffic Counts: ±39,197 CPD (Whittier Blvd & S Downey Rd)

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For Lease:


1,125 SF

Contact us:

(323) 609-3172

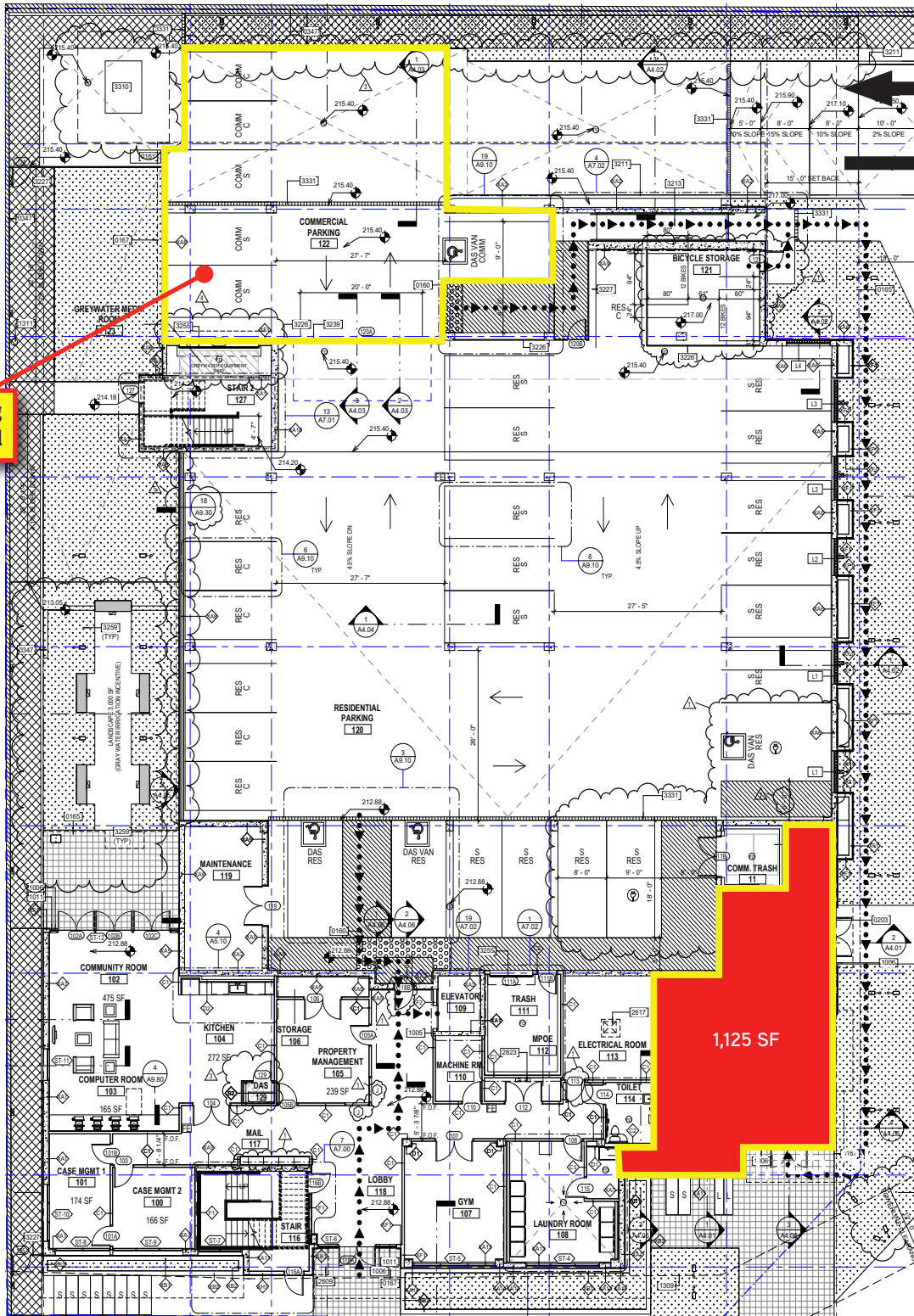
James Rodriguez
Sr. Vice President
+1 213 532 3284
james.rodriguez@colliers.com

Michael Bohorquez
Vice President
+1 213 532 3220
michael.bohorquez@colliers.com



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

Site Plan



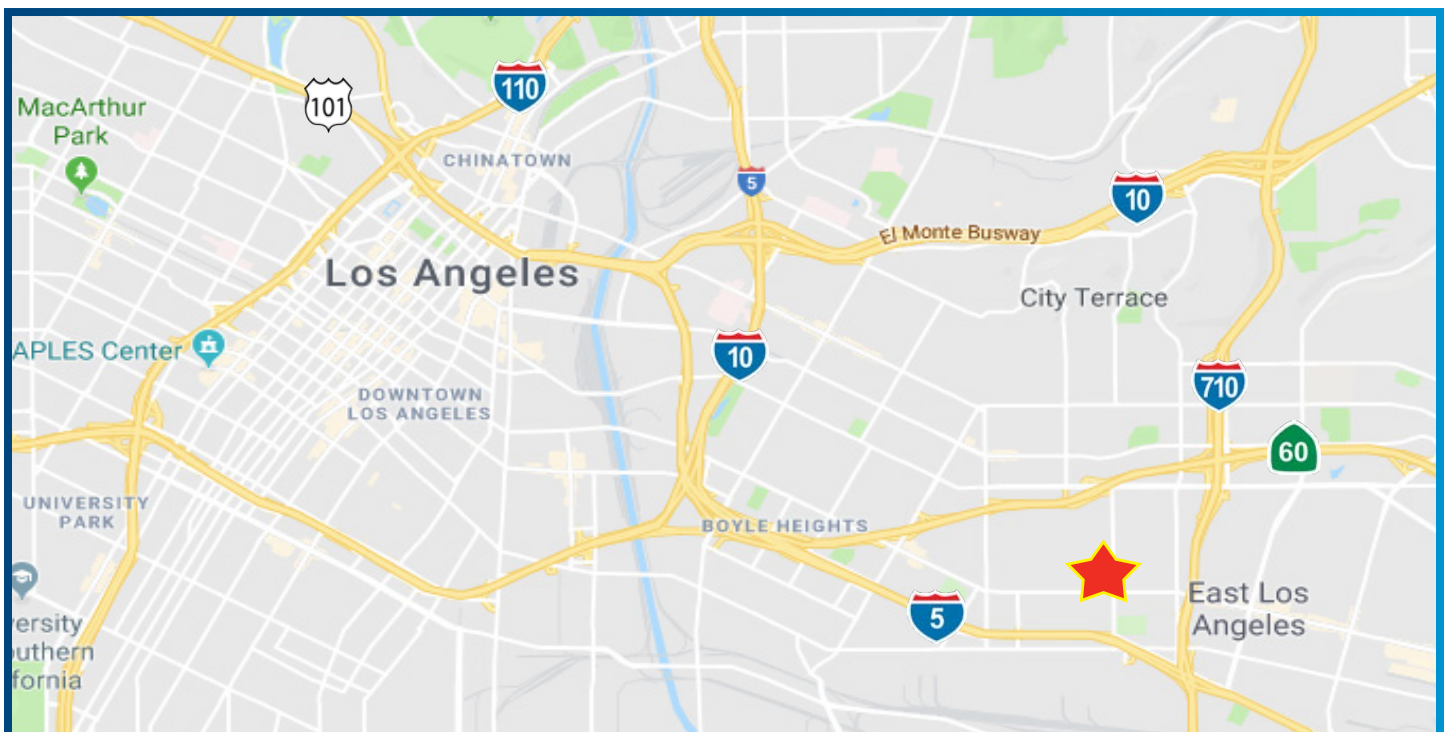
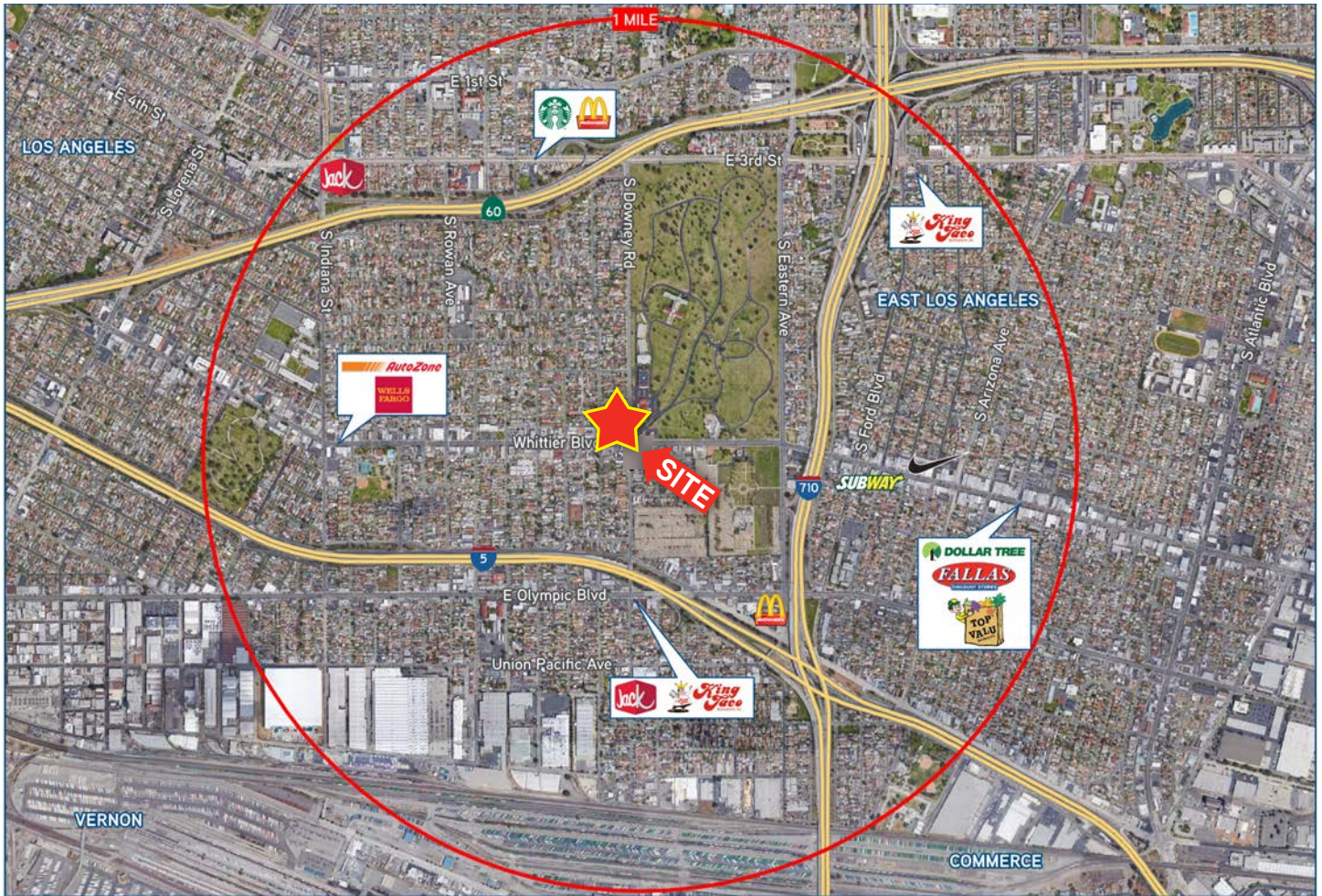
Dedicated Parking for Commercial

DOWNEY RD

WHITTIER BLVD



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	48,522	286,712	837,979
2010 Total Population	48,415	283,001	842,477
2021 Total Population	48,615	283,678	872,171
2021 Group Quarters	261	2,585	22,721
2026 Total Population	48,526	283,822	887,049
2021-2026 Annual Rate (CAGR)	-0.04%	0.01%	0.34%
2000 to 2010 Population Change	-0.2%	-1.3%	0.5%
2000 to 2021 Population Change	0.2%	-1.1%	4.1%
2010 to 2026 Population Change	0.2%	0.3%	5.3%
2021 to 2026 Population Change	-0.2%	0.1%	1.7%
2021 Total Daytime Population	38,672	290,585	910,606
Workers	8,675	116,247	393,649
Residents	29,997	174,338	516,957
2021 Workers % of Daytime Population	22.4%	40.0%	43.2%
2021 Residents % of Daytime Population	77.6%	60.0%	56.8%
Household Summary			
2000 Households	11,019	71,254	216,419
2010 Households	11,247	72,171	229,827
2021 Households	11,286	72,277	244,461
2021 Average Household Size	4.28	3.89	3.47
2026 Households	11,234	72,408	252,233
2021-2026 Annual Rate	-0.09%	0.04%	0.63%
2000 to 2010 Household Change	2.1%	1.3%	6.2%
2000 to 2021 Household Change	2.4%	1.4%	13.0%
2010 to 2026 Household Change	-0.1%	0.3%	9.7%
2021 to 2026 Household Change	-0.5%	0.2%	3.2%
2010 Families	9,684	59,106	173,527
2021 Families	9,736	59,254	178,542
2026 Families	9,710	59,161	180,956
2021-2026 Annual Rate	-0.05%	-0.03%	0.27%
Housing Unit Summary			
2021 Housing Units	11,864	76,615	262,410
Owner Occupied Housing Units	29.0%	33.7%	31.1%
Renter Occupied Housing Units	71.0%	66.3%	68.9%
Vacant Housing Units	4.9%	5.7%	6.8%
Owner Occupied Median Home Value			
2021 Median Home Value	\$503,106	\$543,258	\$594,499
2026 Median Home Value	\$627,370	\$654,419	\$697,212
Income			
2021 Per Capita Income	\$13,622	\$16,520	\$19,986
2021 Median Household Income	\$45,580	\$49,771	\$51,436
2021 Average Household Income	\$58,438	\$64,948	\$70,959
Household Income Base	11,286	72,277	244,461
<\$15,000	12.4%	12.8%	14.3%
\$15,000 - \$24,999	12.5%	11.4%	11.0%
\$25,000 - \$34,999	12.3%	11.1%	9.9%
\$35,000 - \$49,999	16.7%	14.8%	13.2%
\$50,000 - \$74,999	19.1%	19.1%	17.2%
\$75,000 - \$99,999	12.0%	12.1%	11.7%
\$100,000 - \$149,999	11.2%	11.6%	13.1%
\$150,000 - \$199,999	2.2%	4.1%	5.0%
\$200,000+	1.7%	3.0%	4.5%

Source: Esri, U.S. Census

Demographics

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	28.1	29.8	31.4
2021	28.8	30.8	32.7
2026	30.9	32.8	34.5
2021 Population by Age			
Total	48,616	283,677	872,172
0 - 4	8.9%	8.0%	7.2%
5 - 9	8.8%	8.0%	7.2%
10 - 14	8.3%	7.6%	6.9%
15 - 19	8.1%	7.8%	7.1%
20 - 24	8.8%	8.2%	8.0%
25 - 29	9.4%	9.1%	9.2%
30 - 34	8.0%	8.0%	8.3%
35 - 39	7.0%	7.1%	7.3%
40 - 44	6.1%	6.2%	6.4%
45 - 49	5.6%	5.8%	6.1%
50 - 54	5.0%	5.3%	5.6%
55 - 59	4.0%	4.5%	5.0%
60 - 64	3.5%	4.1%	4.5%
65 - 69	3.0%	3.3%	3.6%
70 - 74	2.2%	2.6%	2.9%
75 - 79	1.4%	1.9%	2.1%
80 - 84	0.9%	1.2%	1.4%
85+	0.9%	1.3%	1.5%
18+	69.2%	71.7%	74.6%
21+	64.2%	67.0%	70.1%
2021 Population by Race/Ethnicity			
Total	48,615	283,678	872,172
White Alone	48.6%	48.4%	43.1%
Black Alone	0.6%	0.9%	3.2%
American Indian Alone	1.1%	1.0%	1.0%
Asian Alone	0.3%	4.9%	13.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	46.3%	41.1%	35.7%
Two or More Races	3.0%	3.6%	3.8%
Hispanic Origin	98.2%	92.4%	78.9%
Diversity Index	77.2	79.6	86.4
2021 Population 25+ by Educational Attainment			
Total	27,758	171,262	555,471
Less than 9th Grade	32.9%	27.6%	23.6%
9th - 12th Grade, No Diploma	17.6%	15.8%	14.4%
High School Graduate	21.6%	22.9%	21.8%
GED/Alternative Credential	1.5%	2.0%	2.0%
Some College, No Degree	15.7%	14.8%	14.9%
Associate Degree	4.0%	4.5%	5.2%
Bachelor's Degree	5.0%	9.5%	13.1%
Graduate/Professional Degree	1.8%	3.0%	5.3%

Contact

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Sr. Vice President
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