

BEAUTIFUL NEW 4,500 SF BUILDOUT ON BOOMING WHITTIER BLVD

4751 Whittier Blvd, East Los Angeles, CA 90022



JACK GARLAND · Associate

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DRE #02041876



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PROPERTY FEATURES

- + Beautiful new renovation
- + Open layout of 4,500 SF space
- + Space is in clean shell condition

AREA AMENITIES

- + Corner of Kern and Prime Whittier Blvd
- + Extremely high foot traffic
- + Dense Hispanic neighborhood

DEMOS

	1 mile	3 mile	5 mile
Population	45,127	272,716	788,463
Avg HH Income	\$45,406	\$41,070	\$41,722
Daytime Pop	22,106	131,400	377,775
Traffic Count	±22,316 CPD on Whittier Blvd		

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