



MULBERRY DR  
25,000 VPD

LA MIRADA BLVD  
24,200 VPD

# 14965 MULBERRY

23,203 SF/.53 ACRE LOT  
WHITTIER, CA 90604

**I R E A**

**Jonathan Krikorian | Partner**  
818.574.5113 | [jkrikorian@irea.com](mailto:jkrikorian@irea.com) | 01947051

**Chris Thompson | Senior Partner**  
818.522.4792 | [chris@irea.com](mailto:chris@irea.com) | 01205918



# IREA

## OFFICE

16501 Ventura Blvd  
Ste 448  
Encino, CA 91436  
818.386.6888  
02113651

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

## JONATHAN KRIKORIAN

Partner  
818.574.5113  
[jkrikorian@irea.com](mailto:jkrikorian@irea.com)  
01947051

## CHRIS THOMPSON

Senior Partner  
818.522.4792  
[chris@irea.com](mailto:chris@irea.com)  
01205918

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# 14965 MULBERRY WHITTIER, CA 90604



## LARGE LOT SIZE

23,203 ± SF Site for Maximum Flexibility



## PRIME SIGNALIZED CORNER LOCATION

High-Visibility Intersection with 49,200±  
Vehicles Per Day



## STRONG DEMOGRAPHICS

\$128,097 Avg Household Income  
190,394 Population in 3-Mile Radius



## STRONG NATIONAL TENANT PRESENCE

Surrounded by Brands like Smart & Final and  
7-Eleven



## \$150,000/Yr Ground Rent

ADDRESS	14965 Mulberry, Whittier, CA 90604
LOT SIZE ACRES	.53 ± AC
LOT SIZE SF	23,203 ± SF
ZONING	LCC2BE
PROPERTY USE	Commercial - Vacant Land
APN	8226-022-038



# LOCATION



14965 MULBERRY DR - IREA

The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties.







# LOCATION







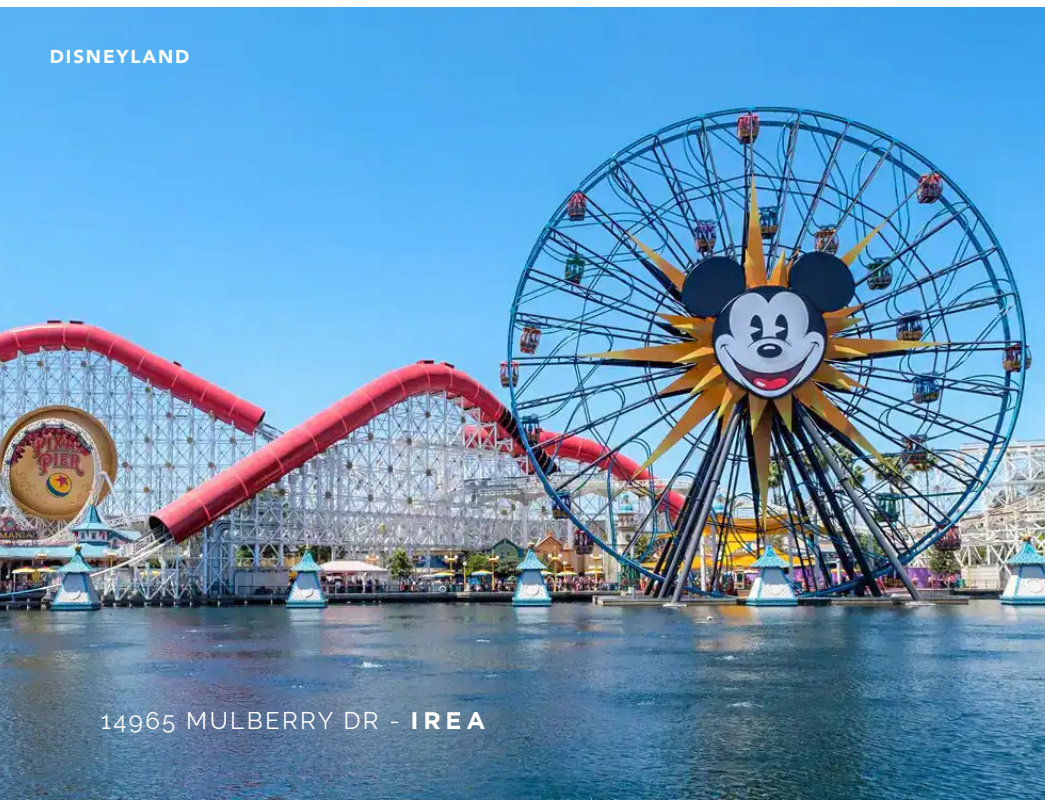
## ABOUT SOUTH WHITTIER

South Whittier, an unincorporated community in southeast Los Angeles County, blends suburban calm with proximity to major job and leisure hubs. Bordering Whittier, La Mirada, and Santa Fe Springs, it offers tree-lined streets, single-family homes, and modest apartment complexes while remaining close to freeways and regional employers. Families dominate the demographic profile, with a median age in the 30s and household incomes in the mid- to upper-\$70,000s.

Economically, South Whittier is residential, but nearby cities support employment in health care, logistics, education, and retail. School districts, hospitals, and distribution centers are among the largest employers, while Disneyland in Anaheim and Knott's Berry Farm in Buena Park — both about a 20-30 minute drive — provide tourism-driven jobs and convenient entertainment.

Real estate values mirror those of many inner-ring suburbs: median home prices typically sit in the \$700,000-\$800,000 range, more affordable than coastal communities but higher than farther inland. Housing stock consists mostly of mid-century ranch-style homes, with demand steady but sensitive to interest-rate cycles. Rentals remain stable due to strong demand from service, logistics, and healthcare workers, with small multifamily units and single-family homes both popular.

Commercial property in South Whittier is primarily small-scale — strip centers, auto shops, and light industrial — while larger office and retail nodes are found in adjacent cities. Parks, schools, and community centers add to quality of life, supporting its appeal for families. With its location, affordability relative to coastal areas, and proximity to major attractions and employers, South Whittier represents a balanced option in Southern California's competitive housing and employment landscape.



DISNEYLAND

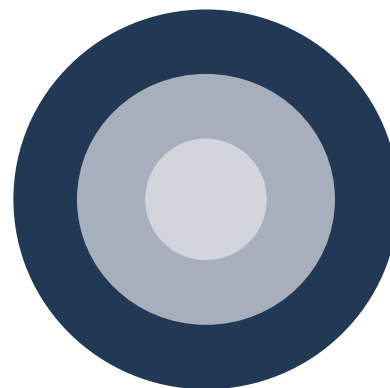


# DEMOGRAPHICS



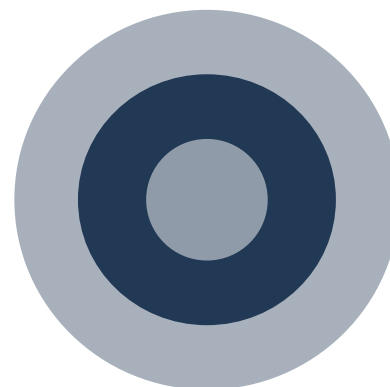
## Household Average Income

1-Mile Radius	\$123,827
3-Mile Radius	\$128,097
5-Mile Radius	\$128,003



## Household Median Income

1-Mile Radius	\$102,093
3-Mile Radius	\$105,969
5-Mile Radius	\$104,177



## Population

1-Mile Radius	31,983
3-Mile Radius	190,394
5-Mile Radius	457,953

## Households

1-Mile Radius	9,760
3-Mile Radius	58,652
5-Mile Radius	140,526



## Workplace

Total Businesses Based on 5-Mile Radius	17,572
Total Employees Based on 5-Mile Radius	159,901

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## Education

HS Degree+	89%
Bachelor's Degree+	25%

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## Housing

Med House Value	\$890,210
Median Rent	\$1,945
Persons/Household	3.26

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Unemployment Rate in South Whittier	
Households in Poverty	5.6%

Based on 1-Mile Radius Unless Otherwise Indicated. Data Provided by Placer.ai





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