



**COMMERCIAL
REAL ESTATE**
The Sign of a Profitable Property



POSITIONED ON A SIGNALIZED CORNER

RETAIL/OFFICE SPACE FOR LEASE IN DENSE EAST LA MARKET

3476 Whittier Blvd., Los Angeles, CA 90023



JASON BRIGGS
(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



PROPERTY FEATURES

3476 Whittier Blvd., Los Angeles, CA 90023







APPROX. 600 SF

RETAIL/OFFICE SPACE AVAILABLE

- ✓ Center's tenants include Wingstop, Little Caesar's, Subway, Jackson Hewitt, and Boba Boba
- ✓ Adjacent to McDonalds, shared intersection with Bank of America and Burger King
- ✓ Located on a signalized intersection
- ✓ Signage on monument available & heavy foot traffic
- ✓ In addition to a dedicated parking lot, the tenants benefit from 20 minute street parking spaces adjacent to center

AREA AMENITIES

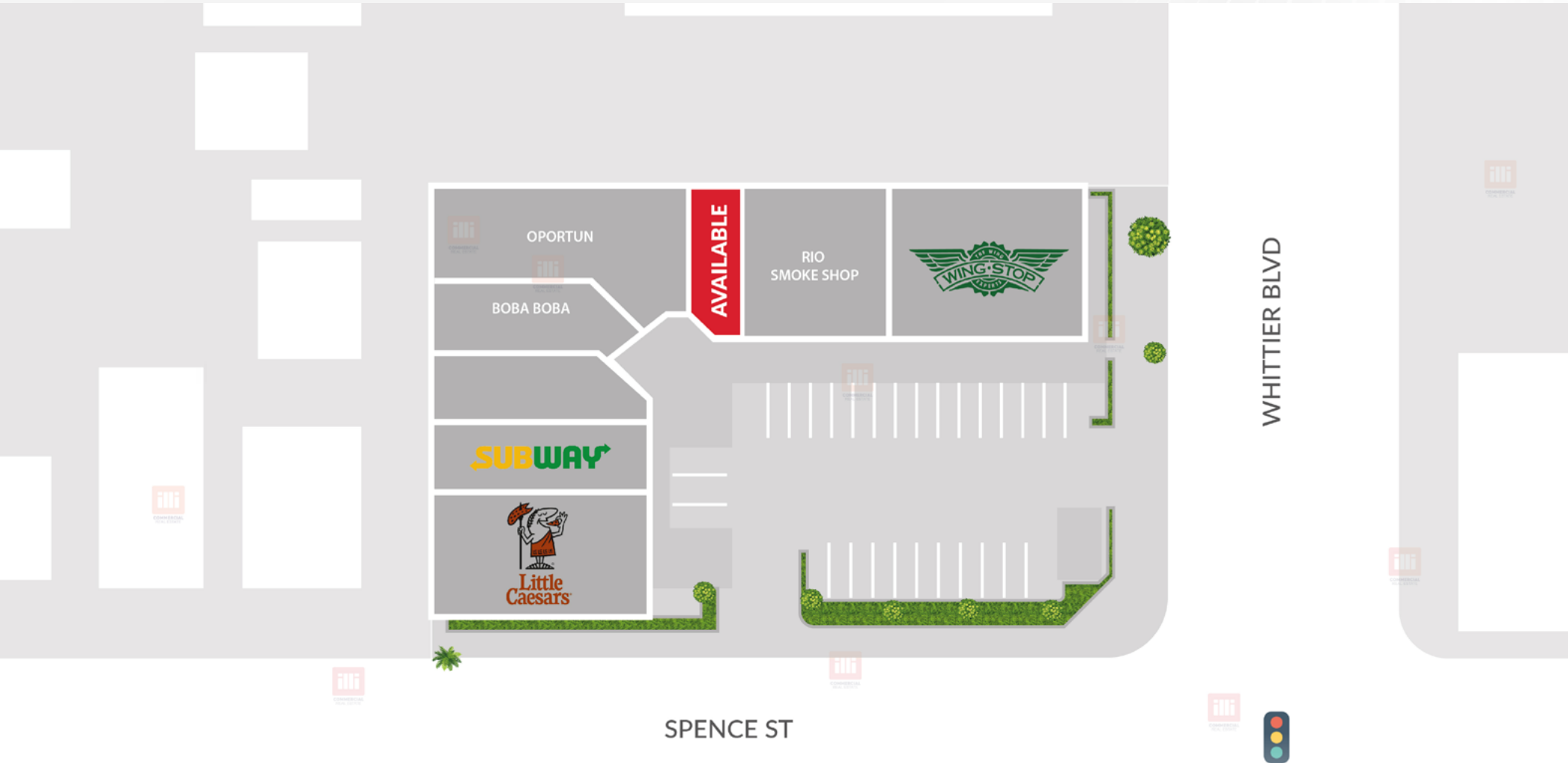
- ✓ Amazing demographics with about $\pm 1,000,000$ people within 5 miles
- ✓ Convenient access to 5, 10, 60 and 710 Freeways
- ✓ In close vicinity to 6 schools: Salesian High, Sunrise, Oscar De La Hoya Animo Charter High School, Robert Louls Stevenson Middle School

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	47,335	256,850	924,714
 Avg. HH Income	\$64,895	\$68,093	\$73,739
 Daytime Pop	37,205	205,293	738,127
 Traffic Count	$\pm 26,227$ CPD ON WHITTIER BLVD		

RETAIL/OFFICE SPACE
LOS ANGELES, CA

SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

DOWNTOWN LOS ANGELES



AERIAL MAP





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JASON BRIGGS
ASSOCIATE

(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.