

Uptown Whittier -High Yield Retail Offering

FIRST TIME IN MARKET IN 36+ YEARS!

OFFERING PRICE
\$12,500,000

CAP RATE
6.75%

NET LEASED INVESTMENT
(BUSINESS NOT FOR SALE)



VILLAGE
CINEMA COMMERCIAL

CENTER

7038 -7054 Greenleaf | Whittier, Ca

Joe Miller
joe.miller@cbre.com

CBRE

TABLE OF CONTENTS

1

Property Summary

2

Investment Summary / Pricing

3

Location & City Overview



■ PROPERTY SUMMARY



1

THE OFFERING

The offering is an exciting opportunity to acquire a long-term, stabilized retail asset in affluent, uptown Whittier - two blocks north of Whittier College

Whittier Village Cinema has owned and operated the asset for over 25 years - high volume location

Parent Company, Starlight Cinemas operates 7 locations with a strong financial statement

Rarely vacant shops offer stability and upside

Freeway accessible to the San Gabriel (605) and Santa Ana (5) Freeways, and near main arterial, Whittier Boulevard



- Beautifully Designed Building
- Adjacent to ample city parking
- Outstanding visibility
- Excellent demographics – over \$114,000 Avg Household Income and 29,000+ - 1 Mile radius
- Near Whittier College just two blocks from site
- East of Management – All NNN Leases
- Many prominent traffic drivers in area include Hilton Hotel, Whittier College, Whittier High School and nearby is Whittier Boulevard, home to most nationwide, prominent retailers

■ INVESTMENT SUMMARY / PRICING



2

INVESTMENT SUMMARY

The offering represents a rare opportunity to buy a high-yielding , secure optimally located, 100% leased asset



1st time on market in
36+ Years



100% Leased ,
NNN asset



High Yield asset ,6.75%,
with Long term, anchor
tenancy - 10 Years



Upscale (over \$114,000
HH income) and densely
populate trade area

PROPERTY OVERVIEW

Price	\$12,500,000
Address	7036 -7054 Greenleaf, Whittier, CA
Market/Submarket	Los Angeles/ Orange County
Square Footage	±34,920 SF
Lot Size	±34,848 SF
Cap Rate	6.75%
Remodeled	2003
Occupancy	100%
Yield	6.75%

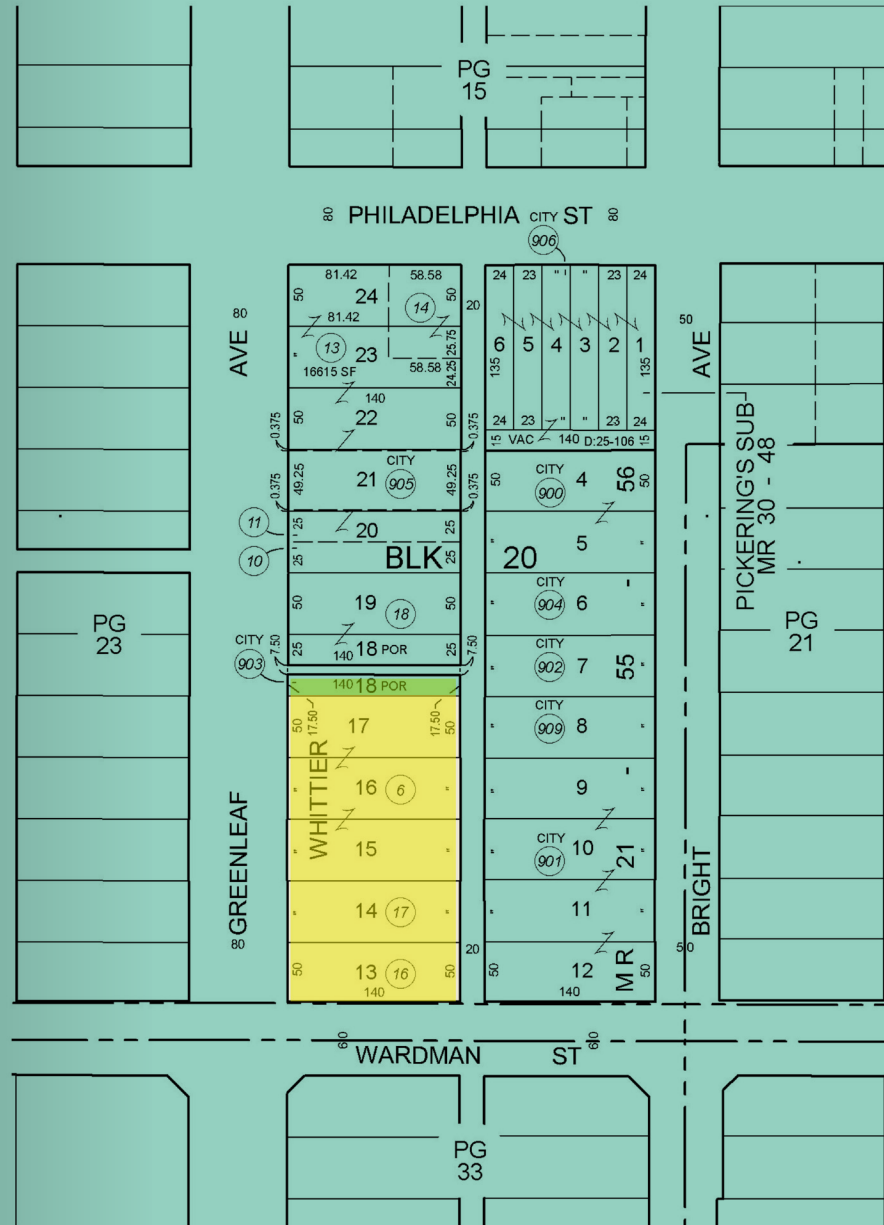


VILLAGE CINEMA COMMERCIAL

CENTER



PARCEL MAP



FINANCIALS

RENT ROLL

Tenant Name	Address	SF	Rent	Rent-PSF	Increase	Least Term	Options	Leases
Cinema	7038 Greenleaf	28,000 SF	\$52,600	\$1.88	2% ANNUAL	TBD	TBD	NNN
Honey Bee Fruits and Juices	7038 Greenleaf	500 SF	\$1,551	\$3.02	2% ANNUAL	2/2/20 - 1/31/30	NONE	NNN
Madres Brunch	7040 Greenleaf	2,700 SF	\$7,035	\$2.61	\$200 / MONTH	9/1/22-8/31/32	NONE	NNN
Auras World	7044 Greenleaf	2,800 SF	\$5,660	\$2.02	2% ANNUAL	5/1/21- 4/30/31	1X 5 YR	NNN
Teriyaki Bistro	7058 Greenleaf	1,300 SF	\$5,675	\$4.36	3% ANNUAL	01/01/2013 - PRESENT	NONE	NNN

*current net charges .21 psf / Month

35,300 SF \$72,521

INCOME AND EXPENSE SUMMARY

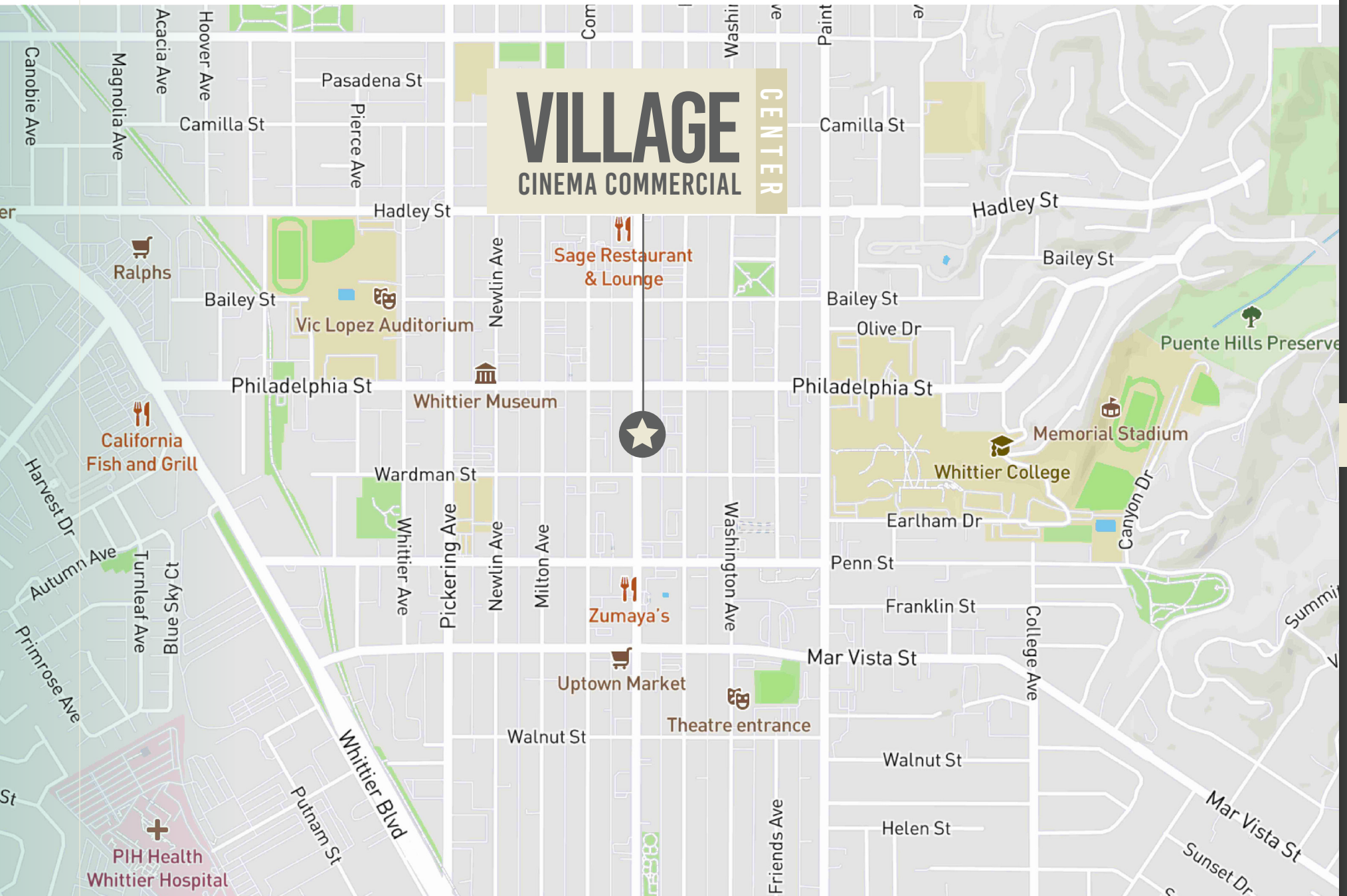
Base Annual Rental Income	\$870,252
Less: 3% - Reserves	(\$26,107)
Net Income	\$844,145

Operating Expenses

Projected Taxes	\$138,000	* 1.1% millage rate
Insurance	\$15,000	Estimated
Water	Tenant pays - separate meter	
HVAC	Tenant pays - separate meter	
ELECTRIAL	Tenant pays - separate meter	
MAINTENANCE	\$5,000	
TOTAL - ANNUAL	\$158,000	All leases NNN
NNN PSF .38 PSF	-	
PRICE	\$12,500,000	
CAP RATE	6.75%	



LOCATION MAP



VILLAGE
CINEMA COMMERCIAL

CENTER

Sage Restaurant & Lounge



Zumaya's

Uptown Market

Theatre entrance

California Fish and Grill

Ralphs

Vic Lopez Auditorium

Whittier Museum

Whittier College

Memorial Stadium

Puente Hills Preserve

PIH Health Whittier Hospital

■ LOCATION & CITY OVERVIEW



3

LOCATION & CITY OVERVIEW

Whittier, California, is located in Los Angeles County, Southern California, approximately 12 miles southeast of Los Angeles and only 20 miles to affluent Orange County .



CITY OF WHITTIER



ACCESSIBILITY

Whittier boasts ease of accessibility having major thoroughfares nearby.

- **Interstate I-605 (I-605):** This freeway runs north south and empties into the Whittier area
- **Interstate 5 (I-5):** The I-605 is located between the I-60 and I-5 freeways, making these freeways accessible to city center.
- **Whittier Boulevard:** This is a major arterial street that runs through Los Angeles County and the main street in Whittier. Whittier boulevard is home to almost every major retailer and is close by to this asset.

The economy of Whittier, California, is supported by a diverse range of industries, with prominent sectors including healthcare, retail, manufacturing, education, and various service-businesses.

Key industries and sectors in Whittier include:

- **Healthcare** Major healthcare providers like PIH Health and Whittier Hospital Medical Center are among the city's largest employers, indicating a strong healthcare sector.
- **Retail** Whittier features a variety of shopping centers, including Uptown Whittier, the Quad, and Whittwood Town Center, hosting numerous retail stores, restaurants, and specialty shops. These two major shopping centers consist of nearly 1.1 million square feet of retail space and boast major retailers such as Target, Vons, Kohls, Old Navy, Marshalls, Petco and Vallarta Markets.

- **Manufacturing** The city has a notable manufacturing presence, with companies such as Johnson Controls Inc., Miller Castings (aerospace and industrial gas turbine components), Rahn Industries.
- **Education** Whittier College is a significant educational institution in the city. Home to President Richard Nixon, this college is 3 blocks away and has been in the city for 139 years.
- **Hospitality** The presence of hotels and motels, along with restaurants, indicates a hospitality industry. With notable resort housing such as Lakeridge Condominiums and Friendly Hills in the city limits



AFFLUENCE

Whittier is very fortunate to have strong demographics. The population of the city is 85,589 population (2025 Census) and further boasts average household incomes of over \$93,000 within the city limits. The strong mix of retail, industrial and business sector, make life, shopping make Whittier a wonderful place for commerce and living.



CITY OVERVIEW

Site Demographics - 3 Miles



Place of Work

2025 Businesses	4,973
2025 Employees	54,195



Population

2010 Population - Census	141,145
2020 Population - Census	141,720
2025 Population - Current Year Estimate	137,812
2030 Population - Five Year Projection	134,528



Average Income

2025 Average Household Income	\$122,407
2030 Average Household Income	\$138,756

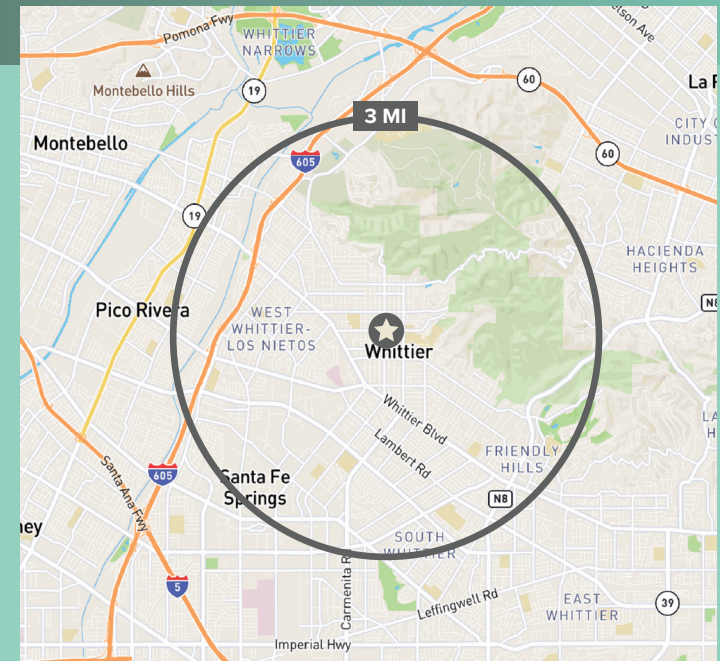


Median Income

2025 Median Household Income	\$97,033
2030 Median Household Income	\$110,945

Top Whittier Employers

Name	Employees	Description
PIH Health Hospital	3,500	Healthcare
Interhealth Corporation	2,600	Healthcare
Community College Rio Hondo	1,800	Education
Los Angeles County Sanitation District	1,000	Sanitation Service
Whittier Hospital Medical Center	850	Healthcare
City of Whittier	640	Municipality
Rose Hills Memorial Park	600	Funeral and Cemetery
Fedex Freight	525	Shipping and Freight
Los Angeles Freightliner Inc	400	Shipping and Freight
Humana Inc	373	Healthcare





VILLAGE CINEMA COMMERCIAL

CENTER

INVESTMENT CONTACT

Joe Miller
First Vice President
+1 714 614 3444
Broker license # 00902422
joe.miller@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM Whittier Village Cinemas_BRO_Miller_v05_TLJ 03/11/26