



**COMMERCIAL**  
REAL ESTATE  
the sign of a profitable property



## BOYLE HEIGHTS - OFFICE/RETAIL/DENTAL SPACE AVAILABLE

3000-3004 Whittier Blvd., Los Angeles, CA 90023



**TODD NATHANSON**  
(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



RETAIL & OFFICE SPACES  
BOYLE HEIGHTS

***EXCLUSIVELY LISTED BY***

**TODD NATHANSON**  
*PRESIDENT*

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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.

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# PROPERTY FEATURES

3000-3004 Whittier Blvd., Los Angeles, CA 90023







## APPROX. 500-3,125 SF

RETAIL, OFFICE AND DENTAL SPACES AVAILABLE

- ✓ First class remodeled exterior
- ✓ Approx. 500 - 3,125 SF 2nd floor office available
- ✓ Approx. 2,000 SF 1st floor office/retail available
- ✓ Approx. 2,189 SF 1st floor former dental office available
- ✓ High visibility on a signalized intersection
- ✓ Rear access and dedicated parking in a private parking lot

## AREA AMENITIES

- ✓ Boyle Heights prime intersection
- ✓ Densely populated area - over 1,000,000 people within a 5 mile radius
- ✓ 8 Schools within a quarter mile
- ✓ Close proximity to the I-10, I-5, 101, 710, and 60 Freeways
- ✓ Near downtown development and arts district

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	51,700	306,106	1,041,609
 Avg. HH Income	\$43,734	\$45,174	\$49,178
 Daytime Pop	11,976	266,777	550,385
 Traffic Count	± 33,000 CPD AT INTERSECTION		



RETAIL & OFFICE SPACES  
BOYLE HEIGHTS

# INTERIOR PHOTOS

3000-3004 Whittier Blvd., Los Angeles, CA 90023



SUITE 3002



SUITE 3004



RETAIL & OFFICE SPACES  
BOYLE HEIGHTS

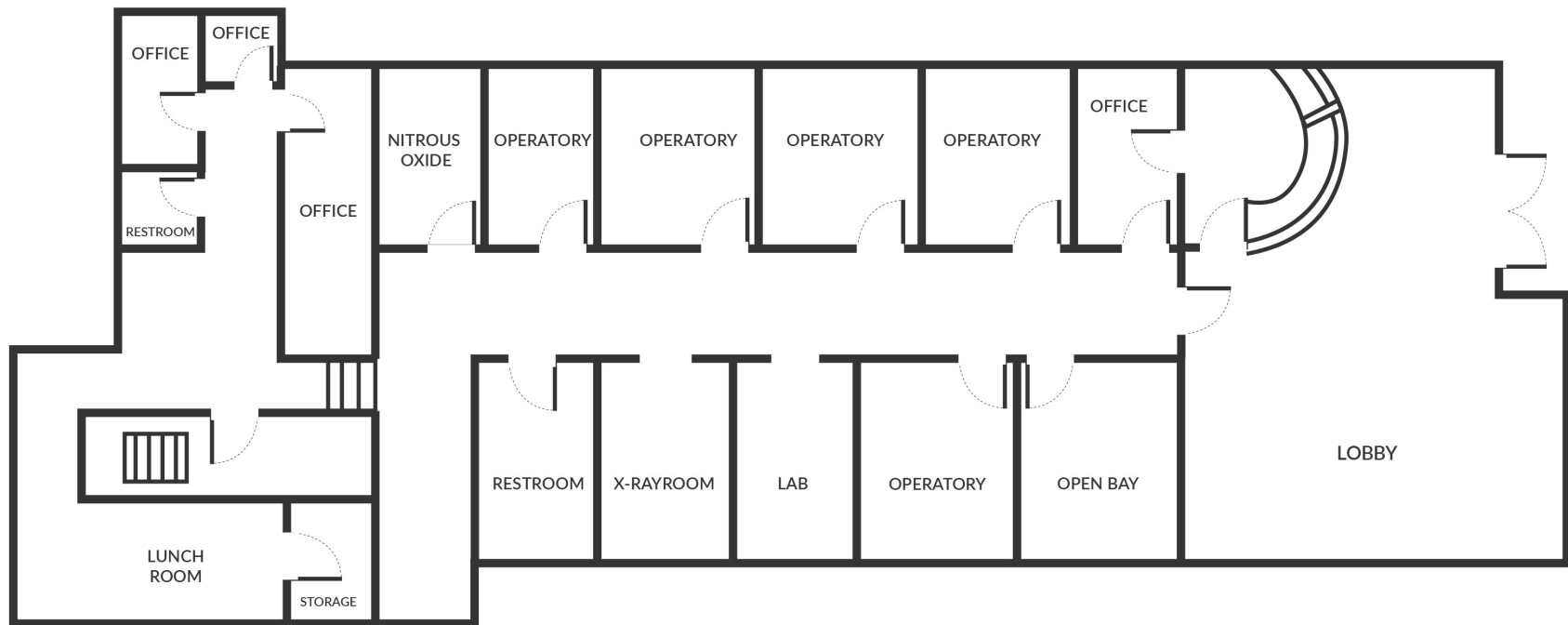
# INTERIOR PHOTOS

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# FLOOR PLAN - FIRST FLOOR

3000-3004 Whittier Blvd., Los Angeles, CA 90023



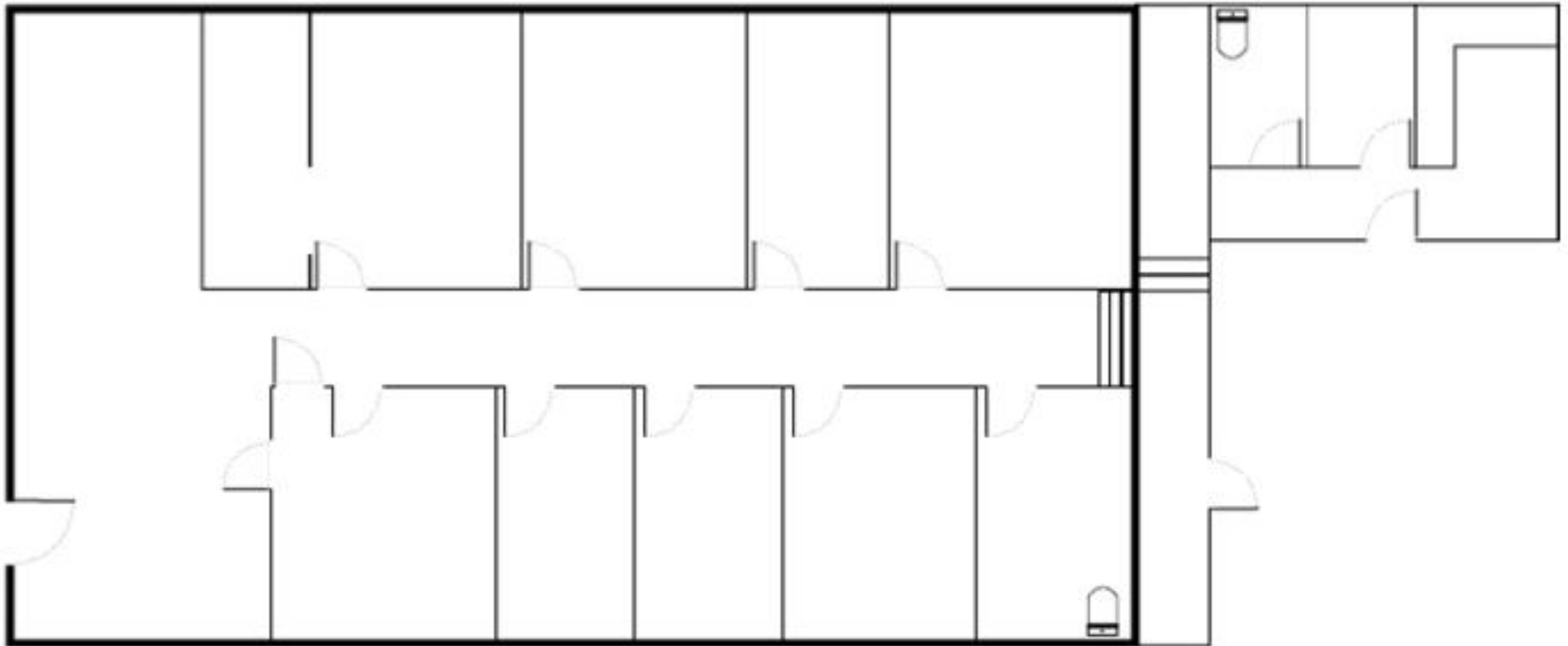
**SUITE 3000**

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.

RETAIL & OFFICE SPACES  
BOYLE HEIGHTS

# FLOOR PLAN - FIRST FLOOR

3000-3004 Whittier Blvd., Los Angeles, CA 90023



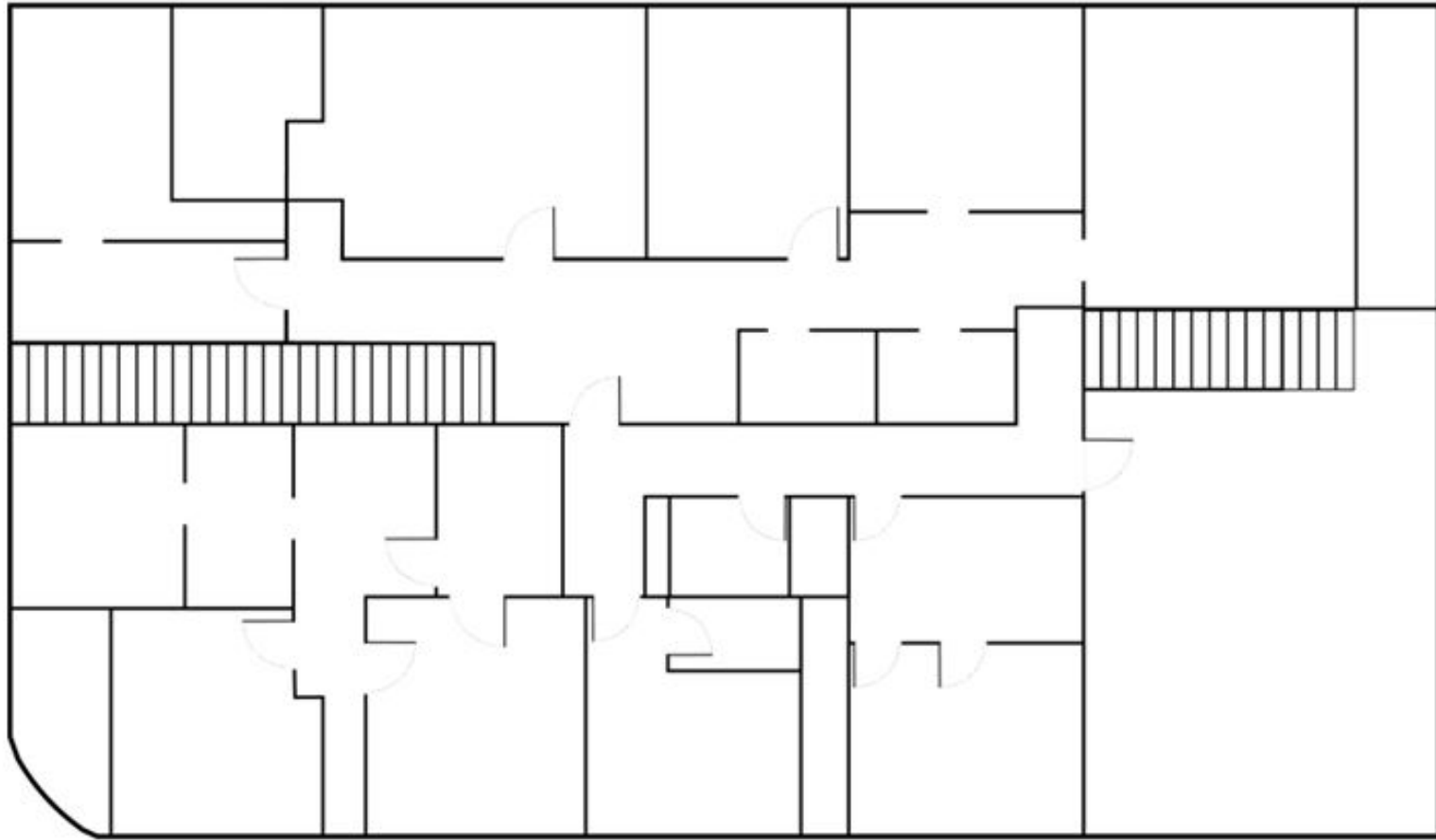
SUITE 3004

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RETAIL & OFFICE SPACES  
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# FLOOR PLAN - SECOND FLOOR

3000-3004 Whittier Blvd., Los Angeles, CA 90023



SUITE 3200

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DOWNTOWN LOS ANGELES



SUPERIOR  
GROCERS.



FarmerBoys

ambiance *Apparel*

CHASE

SUBWAY

AERIAL MAP



&Smart  
&Final.







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