

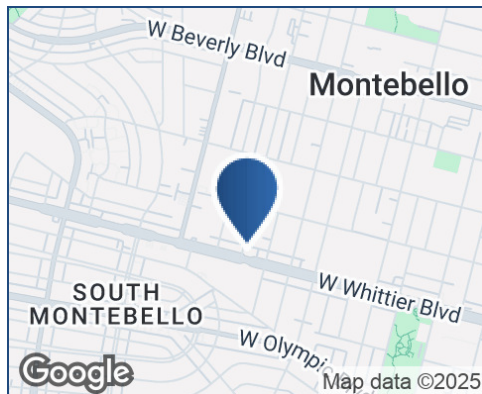
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	25,638
STREET	W. Whittier Blvd.

* Figures shown represent estimates



DEMOGRAPHICS - 2025

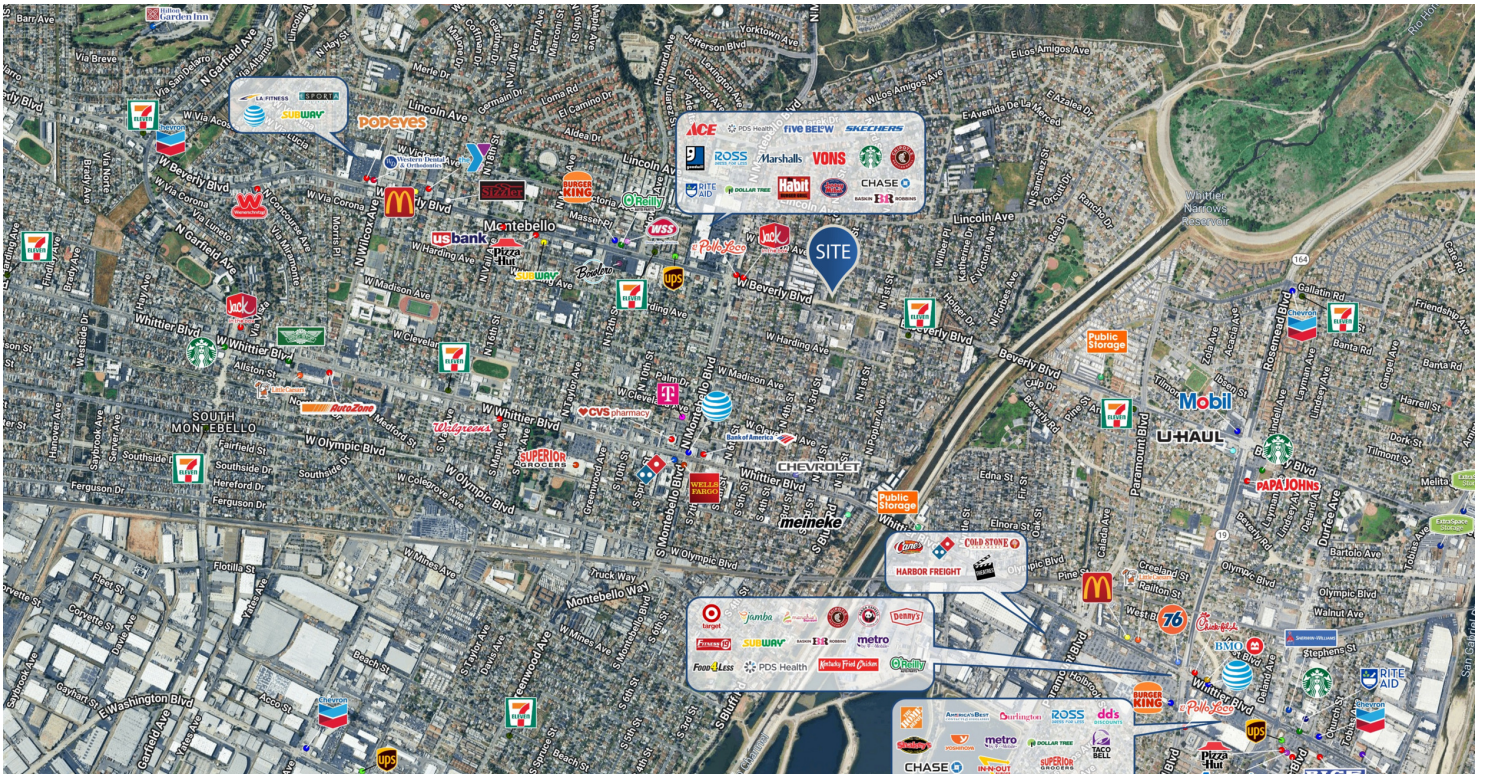
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	31,755	193,242	632,518
Average HH Income	\$97,837	\$107,826	\$106,336
Estimated Households	10,322	59,373	189,686

PROPERTY HIGHLIGHTS

- 2,800 SF medical office building (will be delivered vacant)
- Zoning: C-2
- APN: 6344-021-024
- Nearby retailers include The Home Depot, Target, Superior Grocers, Vons, Harbor Freight, Big 5 Sporting Goods, Marshalls, Ross Dress For Less, Sketchers, Five Below, Dollar Tree, AutoZone, O'Reilly Auto Parts, McDonald's, Raising Cane's, Jack in the Box, Chick-fila-A, Burger King, Starbucks, Chipotle, 7-Eleven, and more

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Location Map



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