

RETAIL SPACE AVAILABLE IN NATIONAL ANCHORED CENTER

3476 Whittier Boulevard, Los Angeles, CA 90023



POSITIONED ON A SIGNALIZED CORNER



JASON BRIGGS (818) 697-9365

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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 footage 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

- ± 712 SF available
- Center's tenants include Wingstop, Little Caesar's, Subway, and Boba Boba
- Located in a state enterprise zone 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 the center

AREA AMENITIES

- Amazing demographics with about 1,000,000 people within 5 miles
- Adjacent to McDonalds, shared corner with Bank of America and Burger King
- Within half a block of approx. 150 apartment units
- Convenient access to 5, 10, 60 and 710 freeways
- In close vicinity to 6 schools: Salesian High, Sunrise Elementary School, KIPP LA Public School, Lorena Street Elementary School, Collegiate Charter High School of Los Angeles, and R.L.S Middle School



DEMOS	1 Mile	3 Mile	5 Mile
Population	47,335	256,850	924,714
Avg. HH Income	\$64,895	\$68,093	\$73,739
Daytime Pop	40,457	217,089	834,171
Traffic Count	± 26,227 cars per day		



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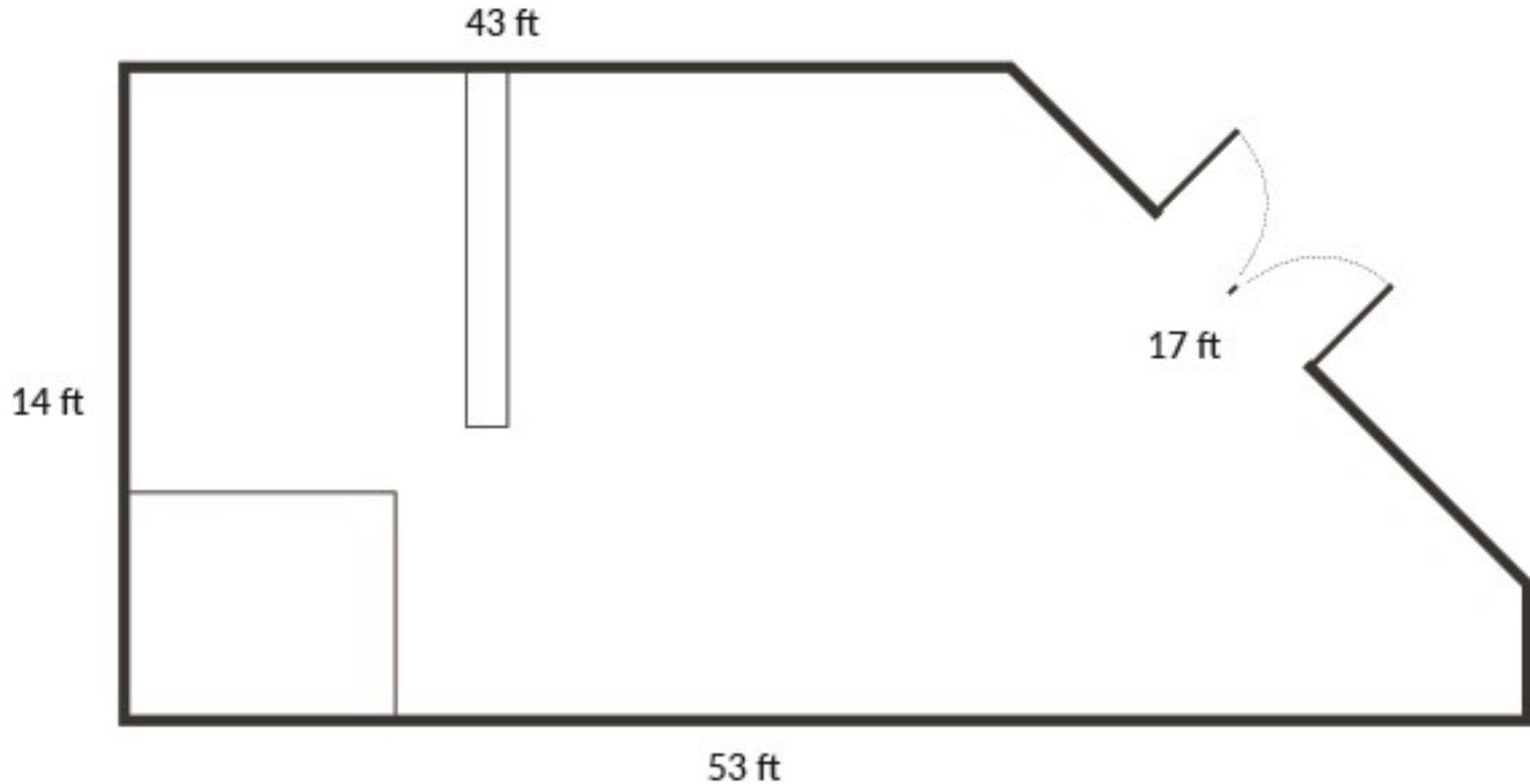
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FLOOR PLAN - SUITE 109



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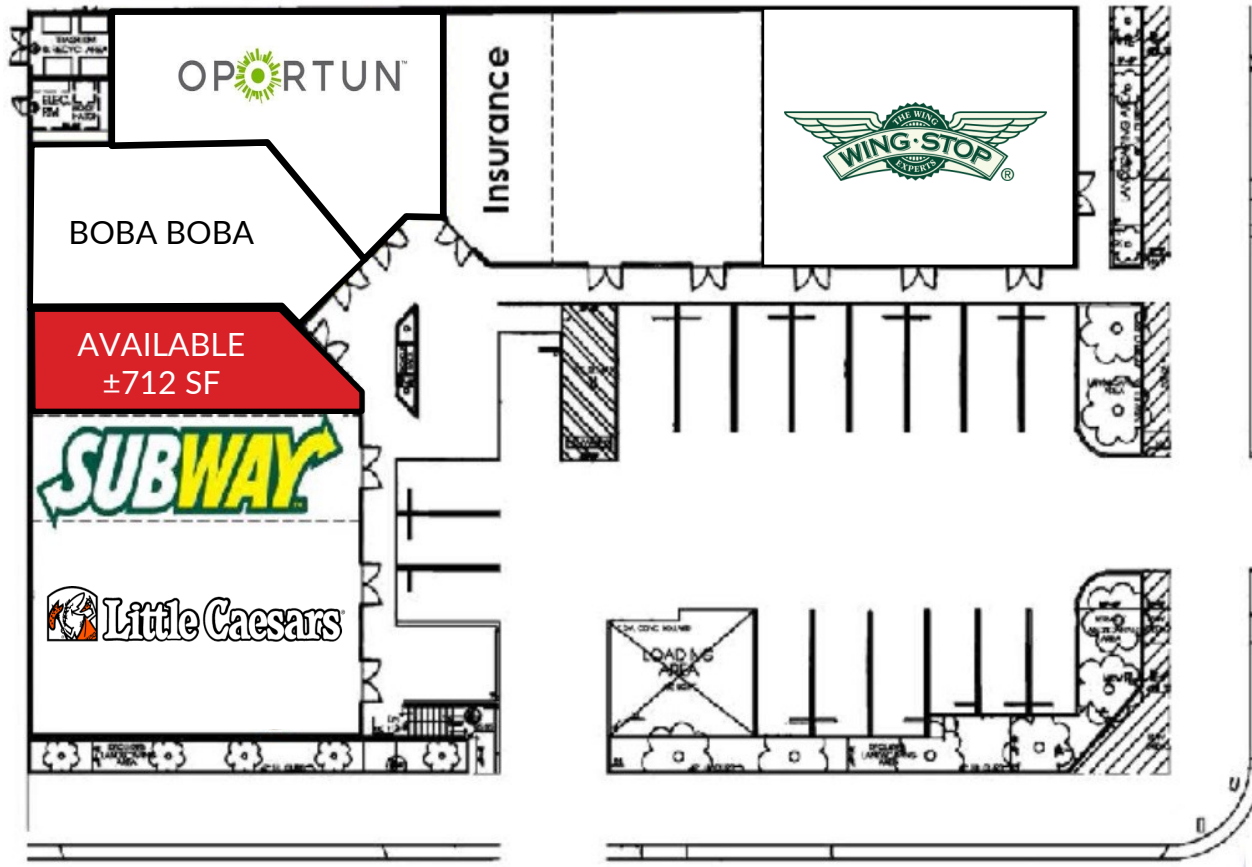
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SITE PLAN



Spence St.

Whittier Blvd.



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