

OFFERING MEMORANDUM

UPTOWN WHITTIER PROPERTY

OFFICE BUILDING FOR SALE – 8,521 SF

12501 Philadelphia St.,

Whittier, CA 90601



DEODATE
REAL ESTATE | STRATEGY

10
YEAR ANNIVERSARY
2013-2023

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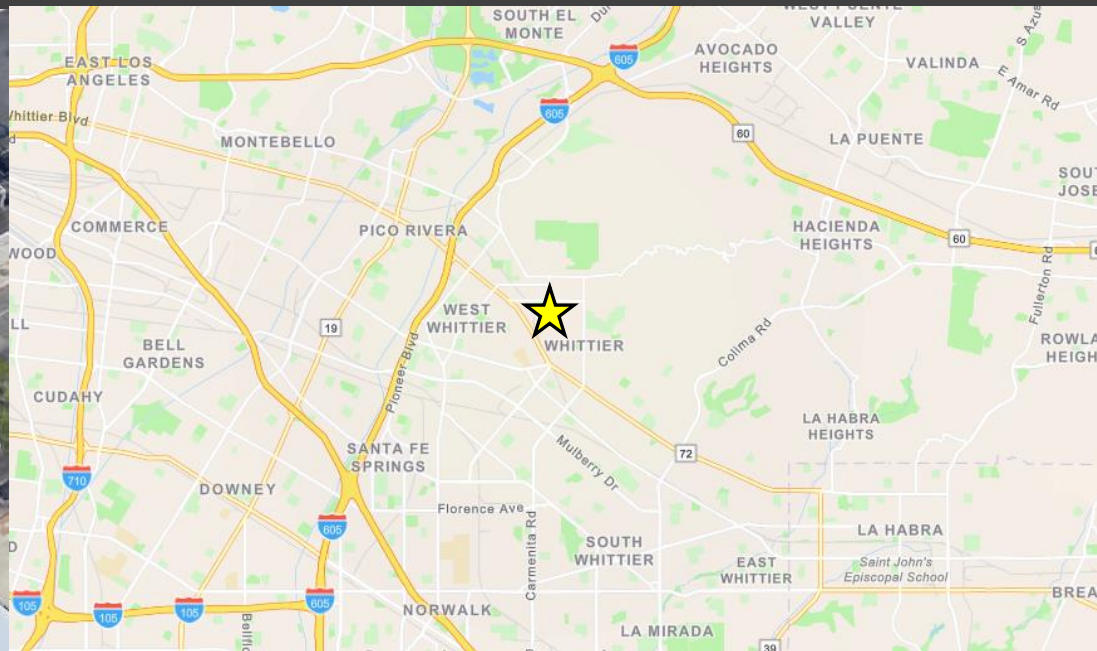
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Address:	12501 Philadelphia St., Whittier, CA 90601
APN:	8139-010-031, 8139-010-027, 8139-010-016
Asking Price:	\$3,600,000.00
Building Size:	8,521 SF
Lot Size:	18,200 SF
Zoning:	WHC2*

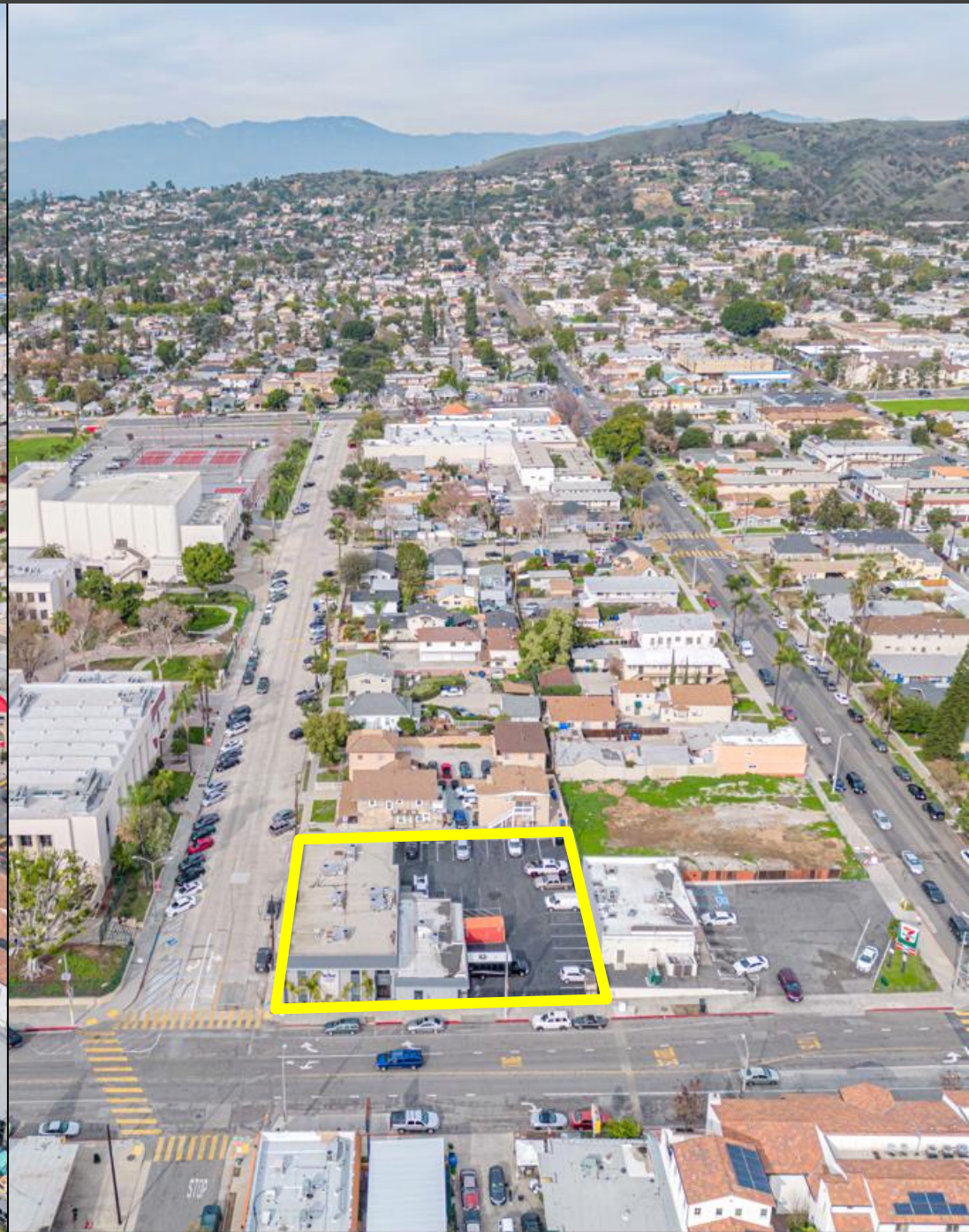
Property Overview

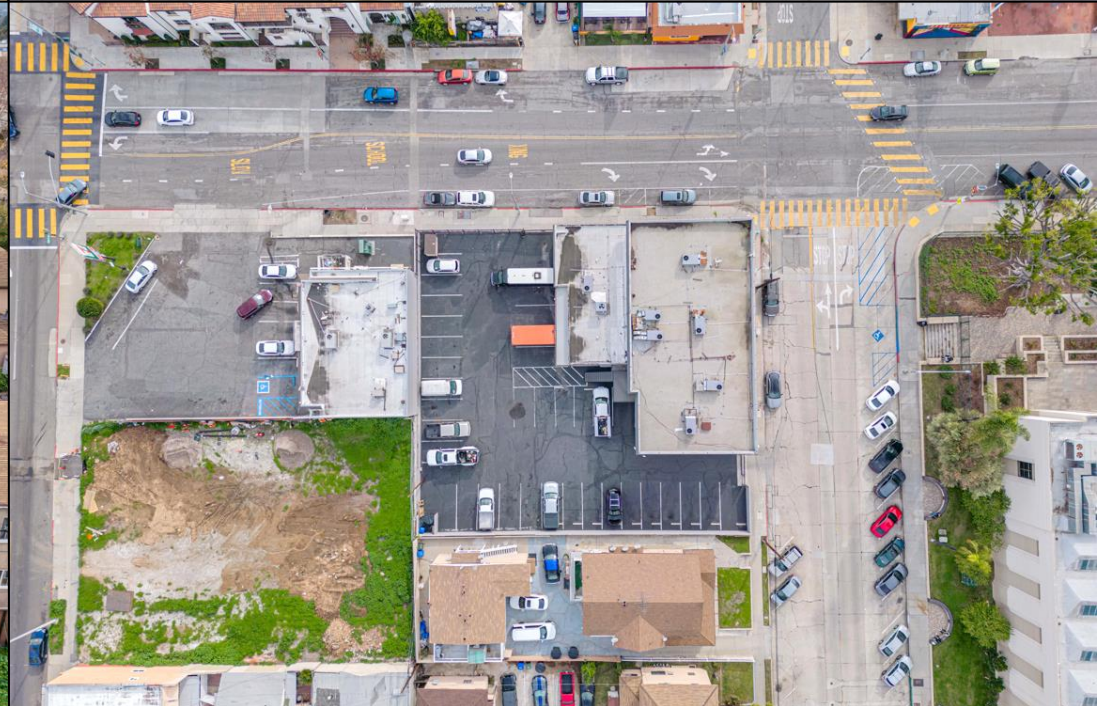
Located in the heart of Uptown Whittier, 12501 Philadelphia St. is a 2-story office building offering approximately 8,521 square feet of space. Recently updated with a new HVAC system, the building ensures a comfortable working environment. On-site parking is available for staff and visitors.

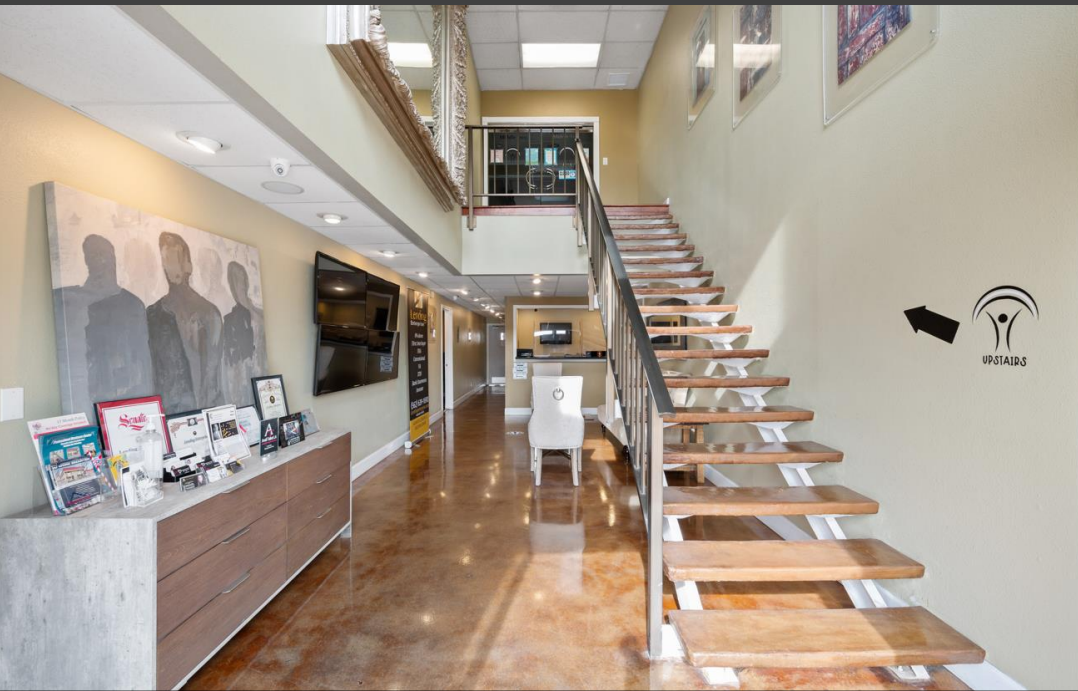
This prime location benefits from Uptown Whittier's surrounding by dining, retail, and cultural attractions. With excellent connectivity to major thoroughfares, the property offers easy access to the greater Los Angeles area. Ideal for businesses looking to thrive in a dynamic and supportive community.

Location Overview

The area surrounding 12501 Philadelphia St in Whittier, CA, is an attractive location for businesses due to its strategic positioning in the vibrant Uptown Whittier district. This area benefits from a mix of historic charm and modern amenities, providing a unique atmosphere that draws both locals and visitors. The proximity to major thoroughfares ensures excellent connectivity to the greater Los Angeles area, facilitating easy access for clients and suppliers. Uptown Whittier is known for its diverse array of dining, retail, and cultural attractions, including theaters, specialty stores, and regular community events like street fairs and car shows, which enhance foot traffic and business visibility. The city's commitment to economic development is evident in its investment in infrastructure, walkable neighborhoods, and mixed-use developments, creating a supportive environment for businesses.



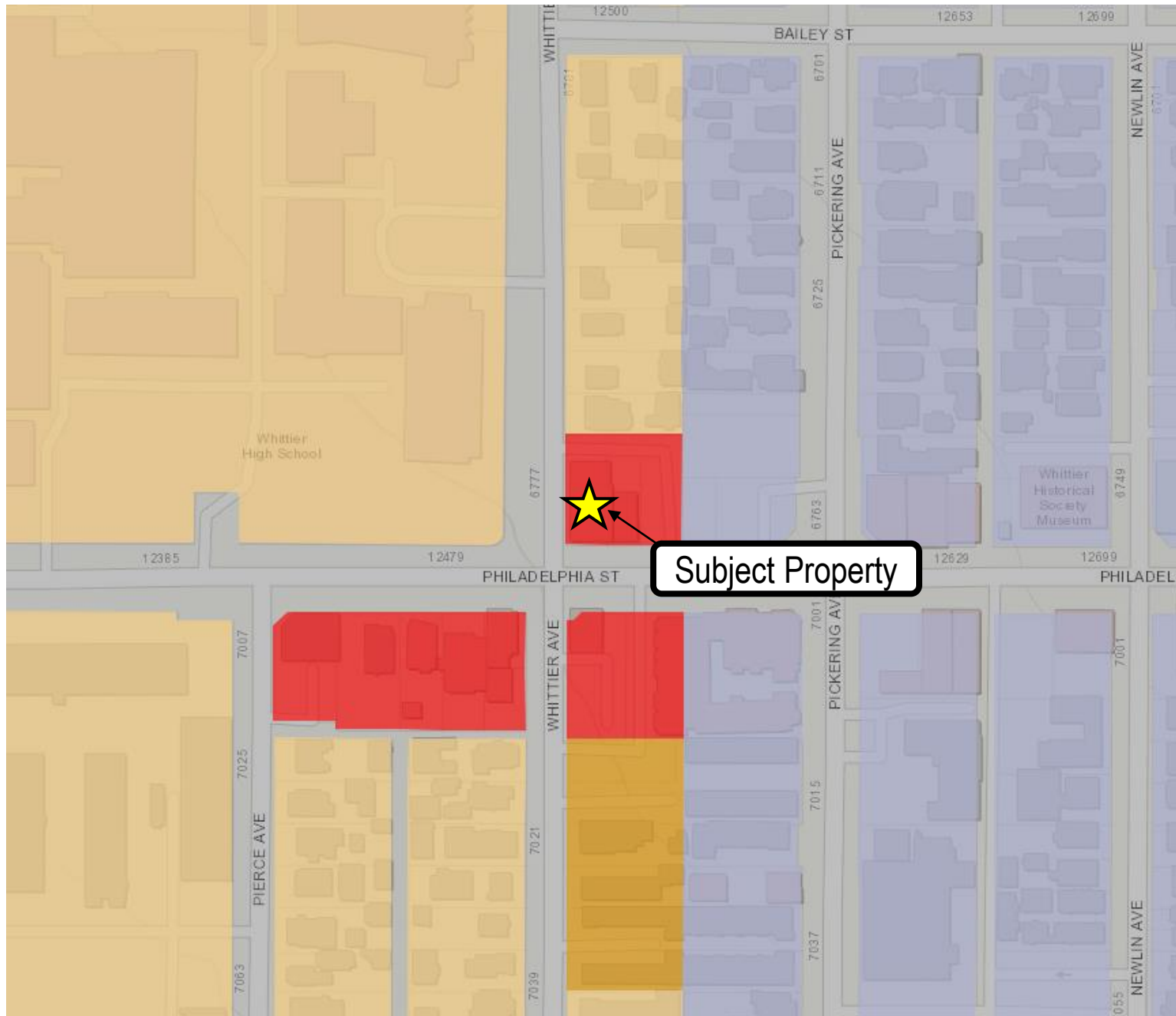






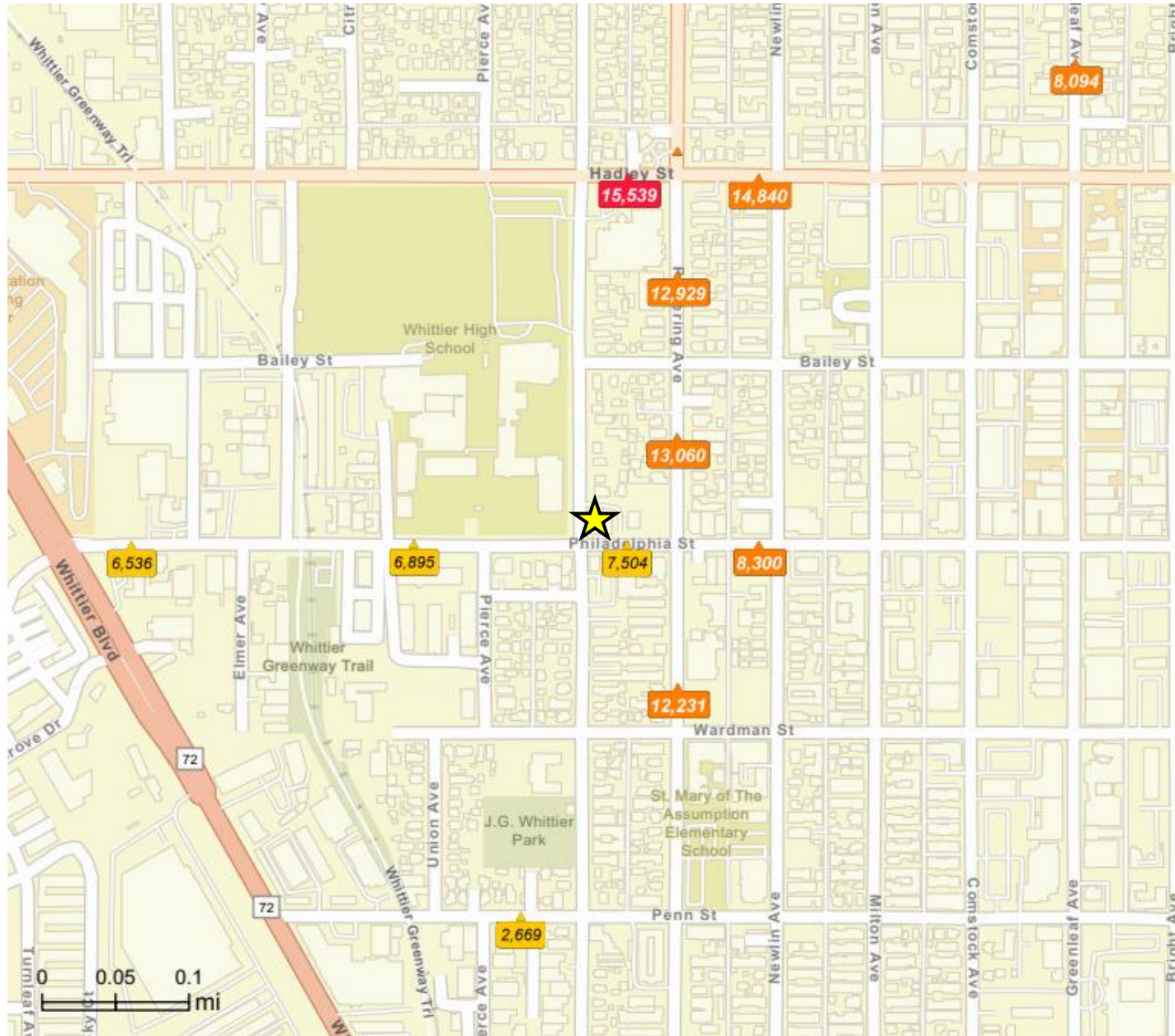


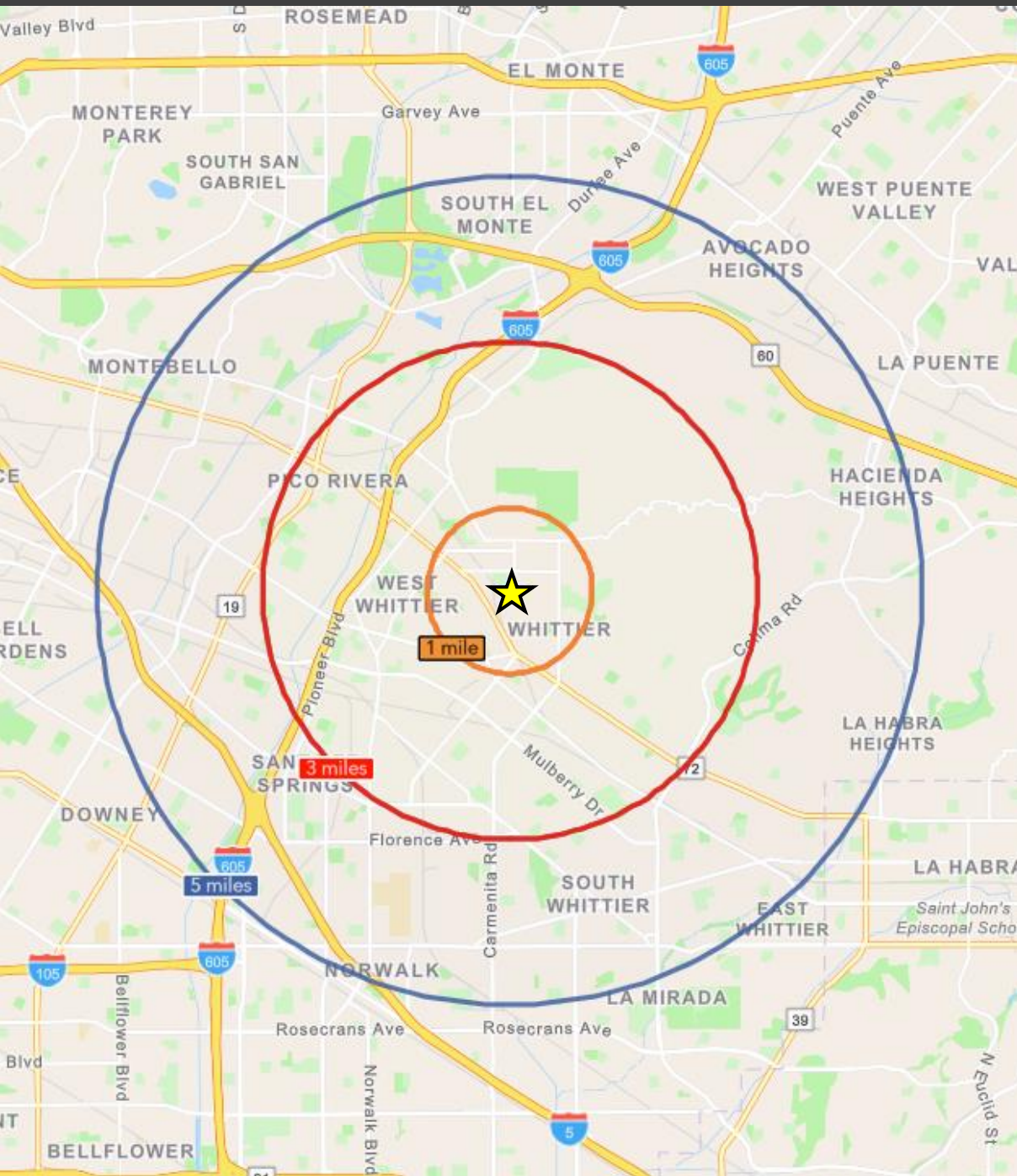








Zoning

- C-0, Commercial Office
- C-1, Light Commercial
- C-2, General Commercial**
- C-3, Commercial Manufacturing
- M, Manufacturing
- O-S, Open Space
- R-1, Single Family Residential
- R-1-1
- R-2, Light Multiple Residential
- R-3, Medium Multiple Residential
- R-4, Heavy Multiple Residential
- R-E, Residential Estates
- H-R, Hillside Residential
- SP, Specific Plan
- T, Transition Zone





Legend

-  Subject Property
-  Within 1 Mile Radius of Subject Property
-  Within 3 Mile Radius of Subject Property
-  Within 5 Mile Radius of Subject Property

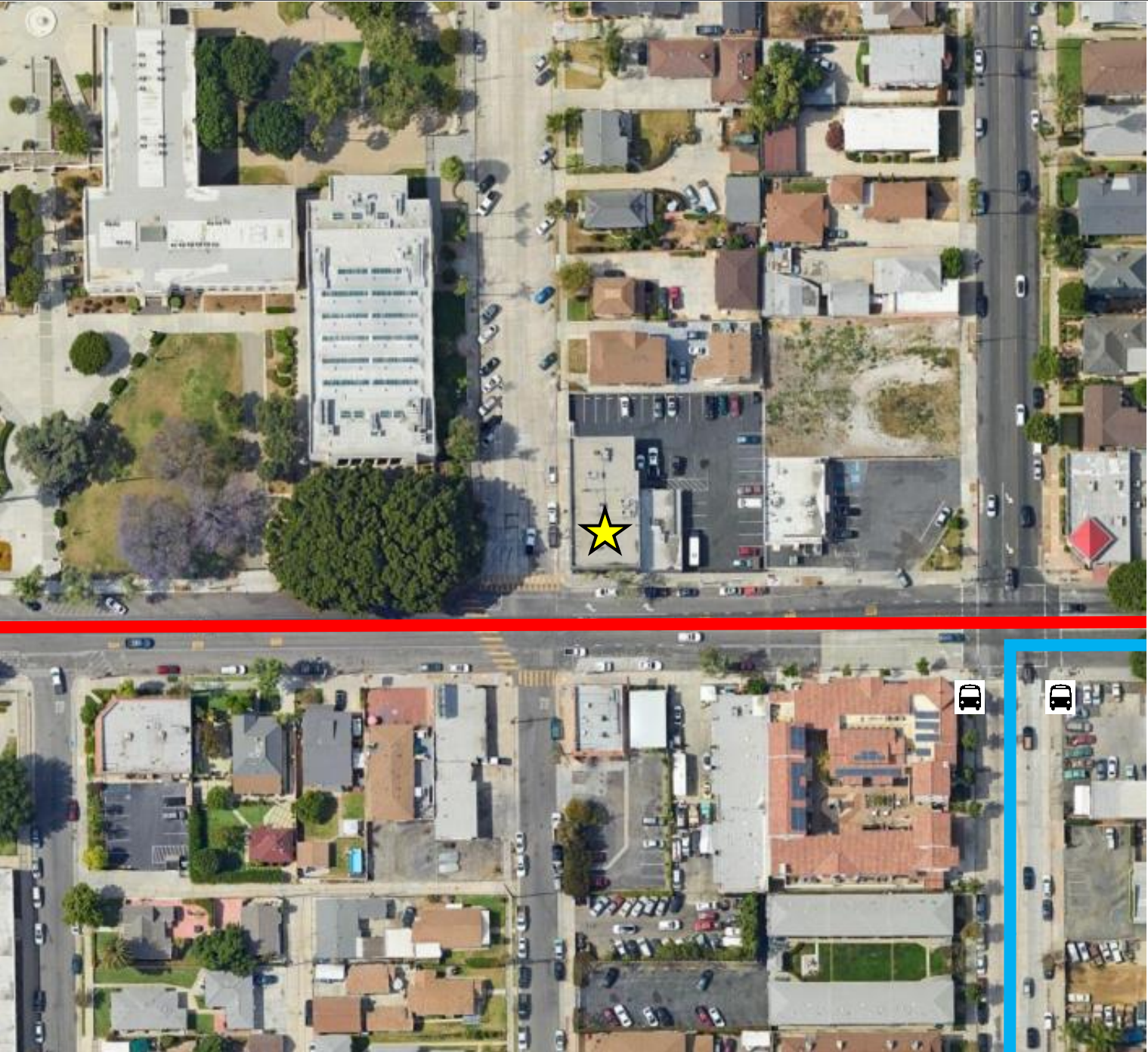
2024 Demographic Report

	1-Mile	3-Mile	5-Mile
Total Population	34,816	146,435	427,084
(5 yr.) Projected Annual Growth Rate	-0.33%	-0.57%	-0.52%
Total Daytime Population	36,858	145,964	409,739
Unemployment Rate	4.7%	3.6%	4.2%
Median Household Income	\$70,063	\$90,546	\$94,746
White Population	9,882	38,990	105,161
Hispanic Population	28,082	120,273	324,944
Black/African American Population	555	1,960	6,497
American Indian/Alaska Native Population	890	3,918	10,022
Asian Population	1,324	6,176	41,779
Pacific Islander Population	82	292	855
Other Race Population	13,989	57,668	159,580





Current	
# of Tenants	24
Rental Revenue	\$ 295,344.00
Expenses	\$ 57,091.13
Updated Property Tax	\$ 45,000.00
NOI	\$ 193,252.87
Purchase Price	\$ 3,600,000.00
Entry Cap	5.37%

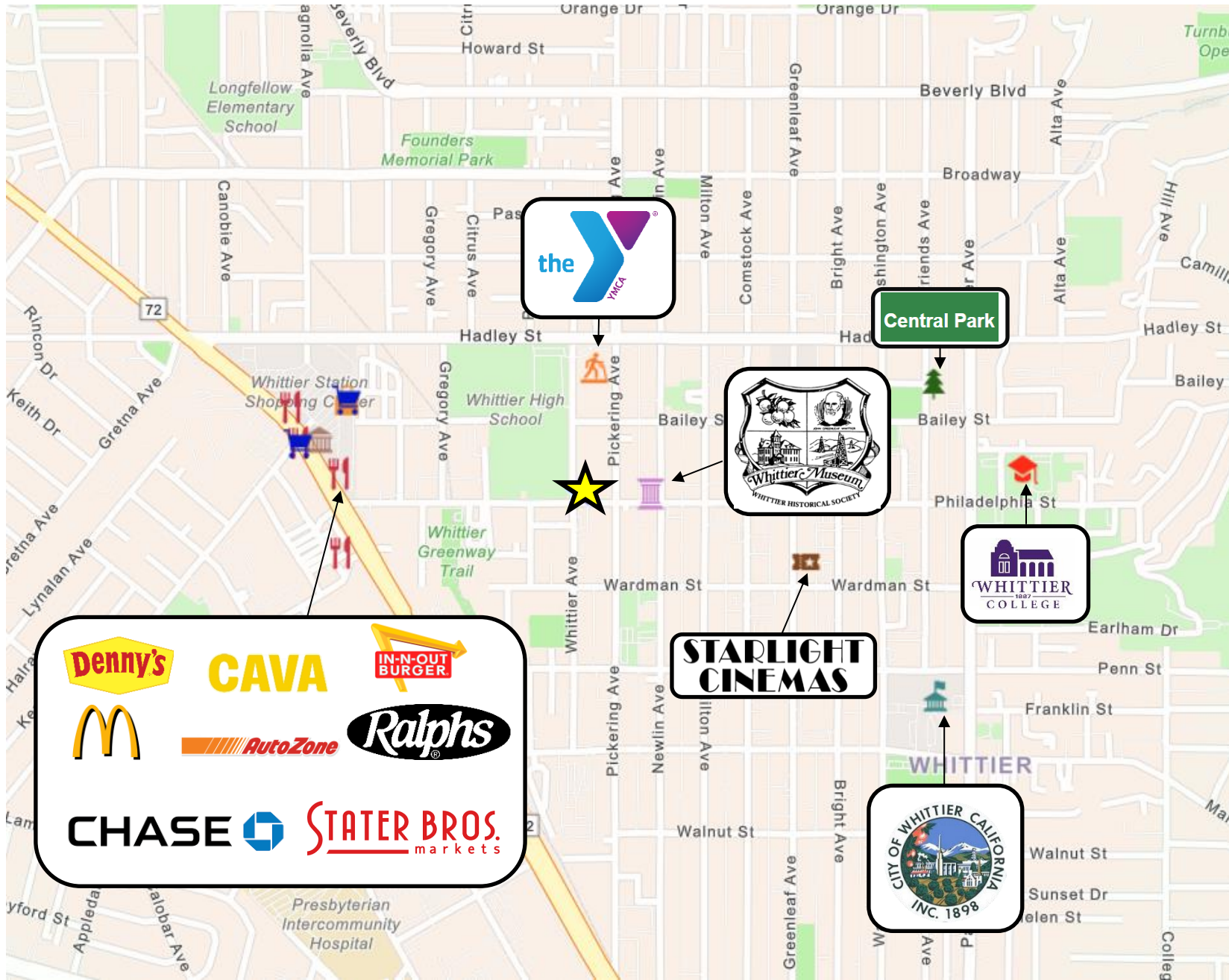
**Majority of current tenants are on a month-to-month lease with the rest expiring in the next 24 months*

Proforma	
Expected Growth	5%
Rental Revenue	\$ 310,111.20
Expenses	\$ 59,945.68
Property Tax	\$ 45,000.00
NOI	\$ 205,165.52
Financials	
LTV	60%
Loan Amount	\$ 2,160,000.00
Term	25 Years
Rate	7%
Payment	\$15,266.43
Annual Payment	\$183,197.17
Free Cash Flow	\$ 21,968.35



Legend

-  Office Location
-  Transit Station
-  10 Whittier Blvd
-  50 Washington Blvd



Presented By:

DEODATE
REAL ESTATE | STRATEGY

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