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100% OCCUPIED
20,288 SQUARE FOOT
MULTI-TENANT RETAIL CENTER
WHITTIER, CA (LA County)



EXCLUSIVELY LISTED BY:

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10701-10731

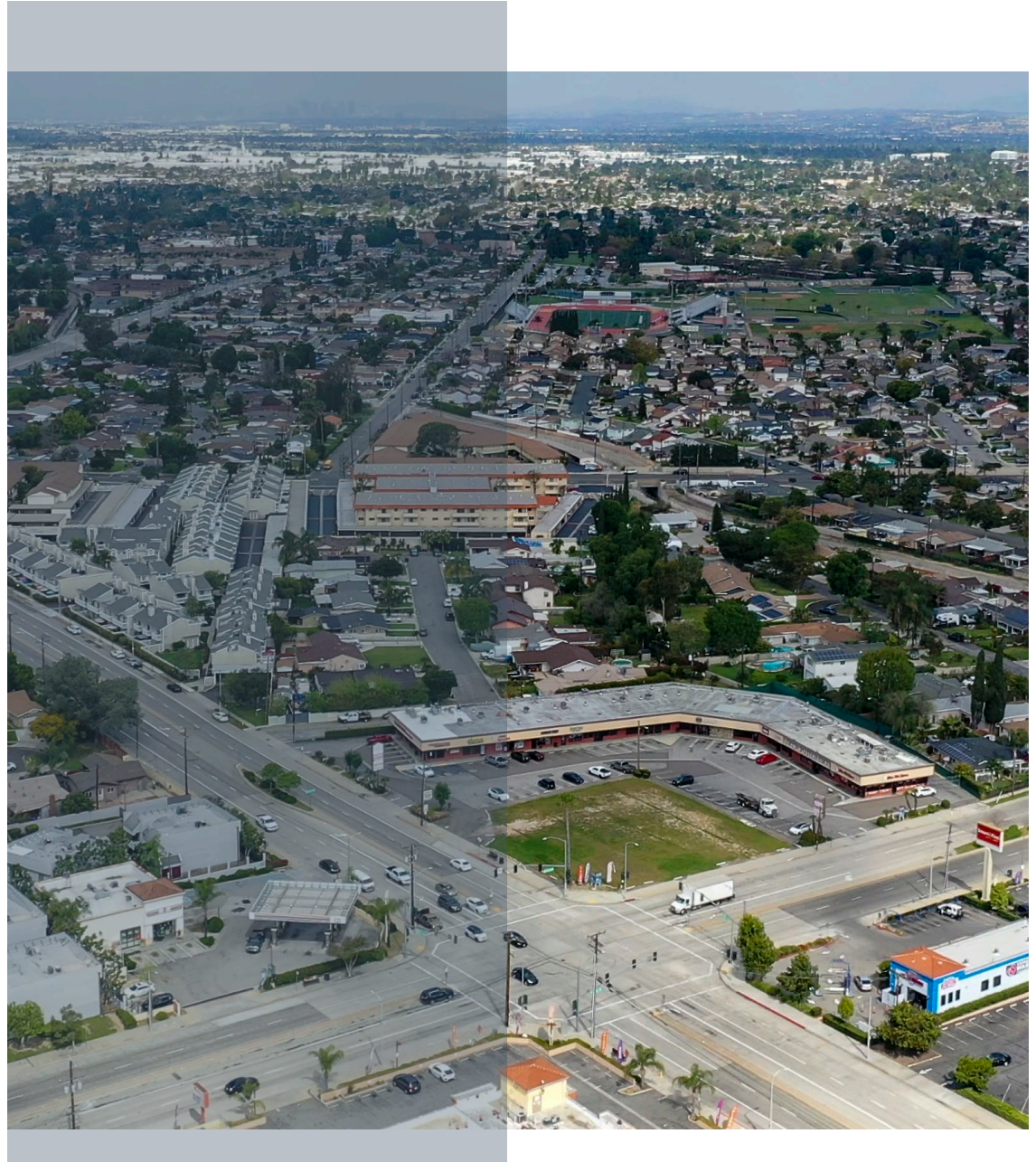
La Mirada Boulevard Whittier, CA 90604

10701-10731 La Mirada Boulevard is a 20,288 SF retail property in Whittier, CA (Unincorporated Los Angeles County). The fully occupied retail strip center is comprised of fourteen (14) units ranging from 700 to 3,000 square feet.

The Property features a synergistic tenant group, featuring daily needs businesses such as a liquor/convenience store, chinese restaurant, mexican restaurant, beauty services, barber shop and fitness.

The Property is located at the signalized intersection of La Mirada Boulevard and Mulberry Drive (40k CPD).

Whittier, CA is located in Southeast Los Angeles County, The market area is a densely populated suburb approximately 17 miles from Downtown Los Angeles and centrally located to LA and Orange Counties. There is a population of just under 500k within 5 miles with an average Household Income of \$122k according to ESRI.



Summary

Asking Price

\$5,290,000.00 (\$260 per square foot)

Year 1 Net Operating Income

\$378,972

Year 1 CAP Rate (Actual)

7.16%

Year 4 Net Operating Income

\$401,689

Year 4 CAP Rate (Proforma)

7.59%



10701-10731 La Mirada Boulevard presents a prime opportunity to acquire a 14-unit multi-tenant retail plaza strategically located on highly trafficked intersection. The center features a diverse tenant mix, including a well-established liquor store, popular restaurants, and essential service-oriented retail businesses, catering to the daily needs of the surrounding community.

Offering a strong Year 1 CAP rate of 7.16%, increasing to 7.59% by Year 4, this asset provides above-average initial cash flow with steady growth. All leases include built-in CPI rent escalations, ensuring reliable income growth and long-term value protection against inflation.

This plaza benefits from excellent visibility, ample parking, and a stable tenant base, making it an attractive investment for buyers seeking a strong, income-producing retail asset in a dense Los Angeles County trade area.



LA County
Retail Center



Whittier California

Whittier, CA is a city in Southeast Los Angeles County with a population of approximately 87,000 residents as of 2020. Whittier is approximately 12 miles southeast of Downtown Los Angeles and is surrounded by La Mirada to the south, La Habra (Orange County) to the east and the San Gabriel Valley to the north, providing a diverse and densely populated submarket.

The nearby area features strong demographics with nearly 500k people within 5 miles and average household incomes of more than \$120k per year. This is expected to grow to nearly \$140k per year by 2028.

10701-10731 La Mirada Boulevard provides daily needs retail services to this diverse population, while taking advantage of the regional draws by several nearby national tenants.

TAQUERIA DE ANDA THE MEXICAN TACO

TAQUERIA DE ANDA
THE MEXICAN TACO

Daily Needs
Retail Center

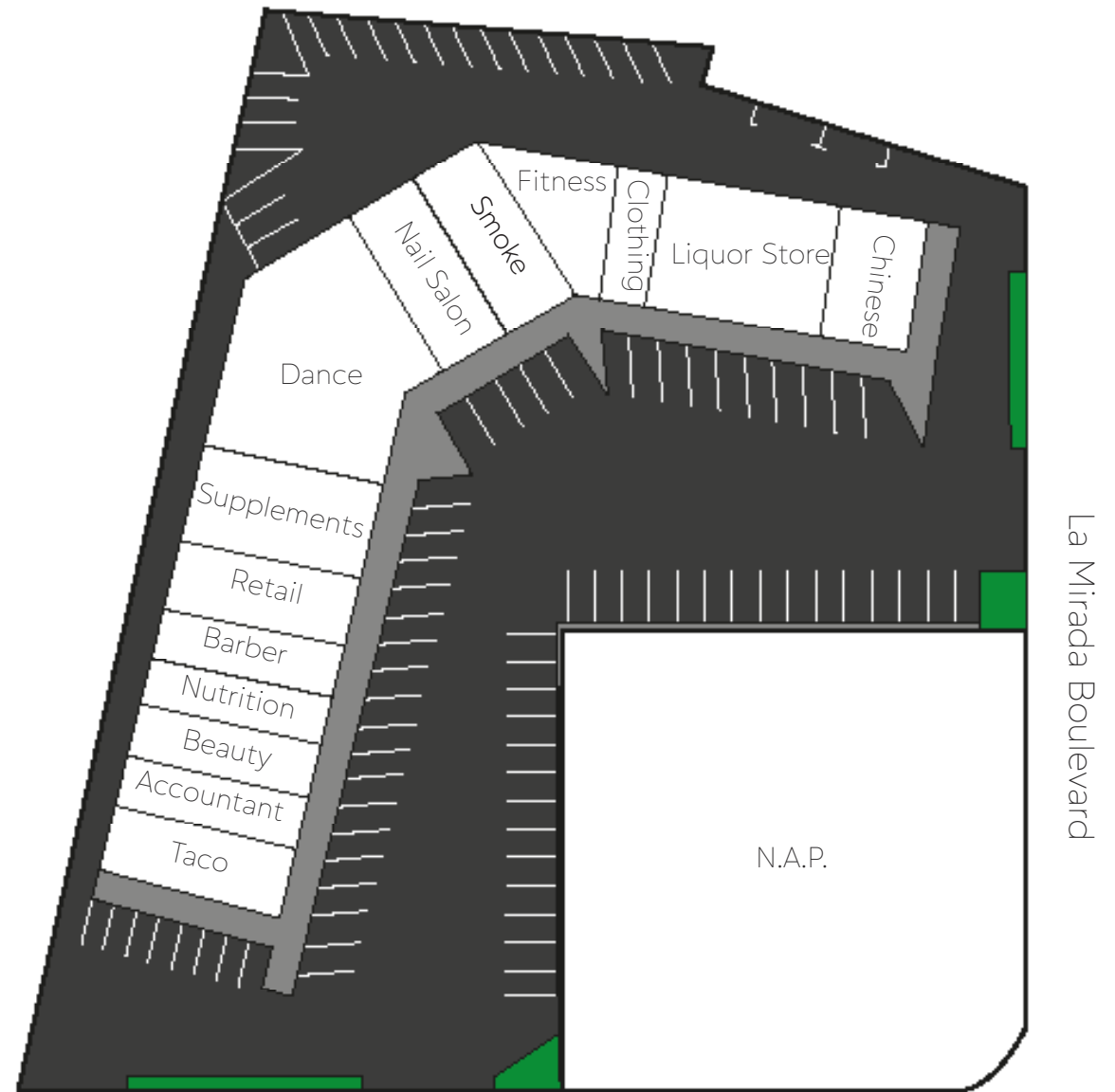


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Local Trade Area

Business Site Plan



Mulberry Drive

Rent Roll



Unit	Use	Size	Rent	Rent/SF	Lease	Expiration	Options	Market Rent	Upside
10701	Chinese Restaurant	1,200 SF	\$2,333	\$1.94/sf	NNN	Nov. 2026	1 – 5 Year	\$2.25/sf	14%
10703	Liquor Store	2,350 SF	\$4,235	\$1.80/sf	NNN	Apr. 2029	2 – 5-Year	\$1.80/sf	Market
10705	Clothing Store	800 SF	\$1,133	\$1.42/sf	NNN	Nov. 2025	n/a	\$1.60/sf	11%
10707	Fitness	1,500 SF	\$2,087	\$1.39/sf	NNN	Jun. 2028	1 – 5 Year	\$1.60/sf	13%
10709	Smoke Shop	1,630 SF	\$2,288	\$1.40/sf	NNN	May 2028	---	\$1.60/sf	12%
10711	Nail Salon	1,550 SF	\$1,766	\$1.14/sf	NNN	Jul. 2025	1 – 5 Year	\$1.60/sf	29%
10713-17	Dance Studio	3,600 SF	\$5,418	\$1.51/sf	NNN	Oct. 2028	n/a	\$1.60/sf	6%
10719	Supplements	1,450 SF	\$2,091	\$1.44/sf	NNN	Aug 2027	---	\$1.60/sf	10%
10721	Clothing Store	1,000 SF	\$1,545	\$1.55/sf	NNN	Feb. 2026	n/a	\$1.60/sf	3%
10723	Barber Shop	1,100 SF	\$1,700	\$1.55/sf	NNN	Jul. 2026	n/a	\$1.60/sf	3%
10725	Nutrition Store	908 SF	\$1,403	\$1.55/sf	NNN	Jun. 2026	n/a	\$1.60/sf	3%
10727	Hair Salon	800 SF	\$1,236	\$1.55/sf	NNN	Jun. 2026	n/a	\$1.60/sf	3%
10729	Accounting Office	800 SF	\$1,236	\$1.55/sf	NNN	Dec. 2029	n/a	\$1.60/sf	3%
10731	Taco Restaurant	1,600 SF	\$3,110	\$1.94/sf	NNN	Nov. 2026	1 – 5 Year	\$2.25/sf	14%
		20,288 SF	\$31,581			\$6,329/mo	Option Terms Rate acceptable to Owner		9% Average Upside

Financial Projections

10701-10731 La Mirada Boulevard, Whittier, CA

Price: \$5,290,000.00

	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6	2032 Year 7	2033 Year 8	2034 Year 9	2035 Year 10
Revenue	\$1.56	\$1.60	\$1.65	\$1.70	\$1.75	\$1.80	\$1.86	\$1.91	\$1.97	\$2.03
Total Gross Revenue	\$ 378,972.00	\$ 390,341.16	\$ 402,051.39	\$ 414,112.94	\$ 426,536.32	\$ 439,332.41	\$ 452,512.39	\$ 466,087.76	\$ 480,070.39	\$ 494,472.50
Expense Reimbursement	\$115,187.91	\$117,790.54	\$120,453.65	\$123,178.68	\$125,967.12	\$128,820.48	\$131,740.32	\$134,728.25	\$137,785.89	\$140,914.93
Vacancy Factor (3%)		(\$11,710.23)	(\$12,061.54)	(\$12,423.39)	(\$12,796.09)	(\$13,179.97)	(\$13,575.37)	(\$13,982.63)	(\$14,402.11)	(\$14,834.18)
Effective Gross Revenue	\$494,159.91	\$496,421.47	\$510,443.51	\$524,868.23	\$539,707.35	\$554,972.92	\$570,677.34	\$586,833.37	\$603,454.17	\$620,553.25
Operating Expenses										
Management (5%)	\$18,948.60	\$19,517.06	\$20,102.57	\$20,705.65	\$21,326.82	\$21,966.62	\$22,625.62	\$23,304.39	\$24,003.52	\$24,723.63
Water/Trash	\$9,324.43	\$9,557.54	\$9,796.47	\$10,041.39	\$10,292.42	\$10,549.73	\$10,813.47	\$11,083.81	\$11,360.91	\$11,644.93
Utilities	\$2,650.60	\$2,716.86	\$2,784.79	\$2,854.40	\$2,925.77	\$2,998.91	\$3,073.88	\$3,150.73	\$3,229.50	\$3,310.23
Repairs & Maint	\$5,198.80	\$5,328.77	\$5,461.99	\$5,598.54	\$5,738.50	\$5,881.97	\$6,029.01	\$6,179.74	\$6,334.23	\$6,492.59
Property Taxes (1.35%)	\$74,360.73	\$75,847.95	\$77,364.91	\$78,912.21	\$80,490.45	\$82,100.26	\$83,742.26	\$85,417.11	\$87,125.45	\$88,867.96
Insurance	\$4,704.75	\$4,822.37	\$4,942.93	\$5,066.50	\$5,193.16	\$5,322.99	\$5,456.07	\$5,592.47	\$5,732.28	\$5,875.59
Total Operating Expenses	\$115,187.91	\$117,790.54	\$120,453.65	\$123,178.68	\$125,967.12	\$128,820.48	\$131,740.32	\$134,728.25	\$137,785.89	\$140,914.93
Net Operating Income	\$378,972.00	\$378,630.93	\$389,989.85	\$401,689.55	\$413,740.24	\$426,152.44	\$438,937.02	\$452,105.13	\$465,668.28	\$479,638.33
CAP Rate	7.16%	7.16%	7.37%	7.59%	7.82%	8.06%	8.30%	8.55%	8.80%	9.07%
Annual Debt Service	(\$203,068.79)	(\$203,068.79)	(\$203,068.79)	(\$203,068.79)	(\$203,068.79)	(\$203,068.79)	(\$203,068.79)	(\$203,068.79)	(\$203,068.79)	(\$203,068.79)
Income After Debt	\$175,903.21	\$175,562.14	\$186,921.07	\$198,620.76	\$210,671.45	\$223,083.66	\$235,868.23	\$249,036.34	\$262,599.49	\$276,569.54
Cash on Cash Return	8.31%	8.30%	8.83%	9.39%	9.96%	10.54%	11.15%	11.77%	12.41%	13.07%

60% LTV, 7% Interest, 25 Year Amortization



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