

FOR SALE: MIXED USE RETAIL OFFICE AND MEDICAL SPACE IN EAST WHITTIER

14442 WHITTIER BLVD. WHITTIER CA 90603



**Exclusively
Offered By:**

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RE/MAX
COMMERCIAL®

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PROPERTY DESCRIPTION

Structure SF: ± 9,005 SF

Lot Size: ± 6,579 SF

Units: ± 9

Year Built: 1962

Floors: 2

Zoning: Mixed Use

APN: 8160-002-006 &

8160-002-023



PROPERTY HIGHLIGHTS

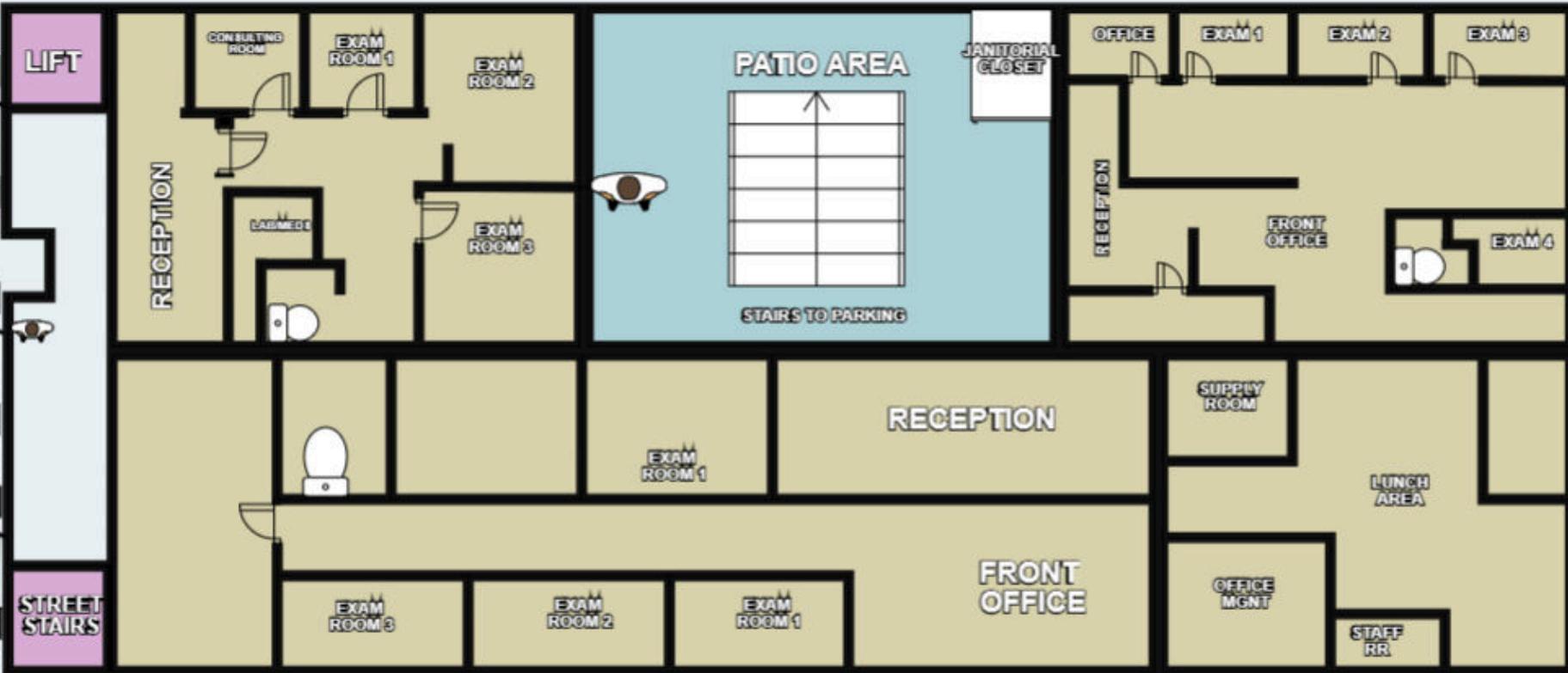
- Prominent Whittier Blvd frontage offering excellent visibility and consistent daily traffic, ideal for medical, office, residential care, or mixed-use concepts.
- Flexible MU zoning accommodates a wide range of uses including medical office, professional office, assisted living, residential care, or full residential redevelopment.
- Freestanding two-story building with private on-site parking.
- Ample parking with convenient ingress/egress directly off Whittier Blvd, supporting both commercial and residential-focused operations.



Floor Plan

FIRST FLOOR

WHITTIER BLVD



NOT TO SCALE

Floor Plan

SECOND FLOOR



****NOT TO SCALE****

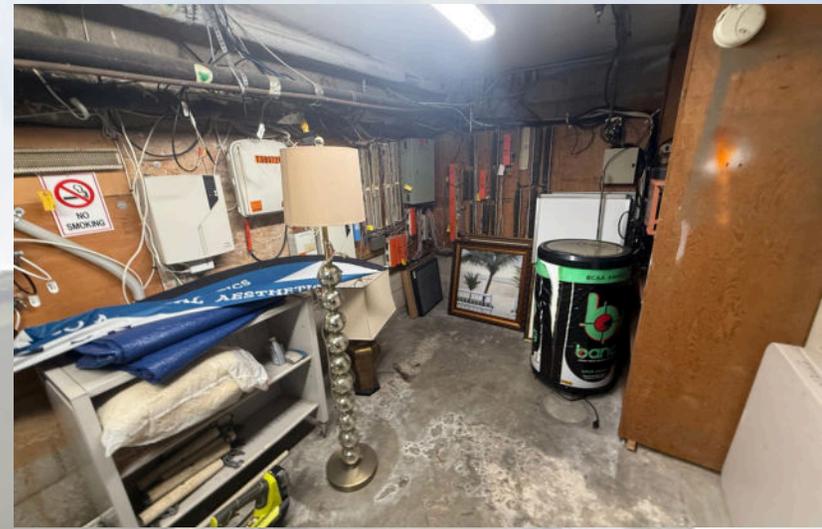


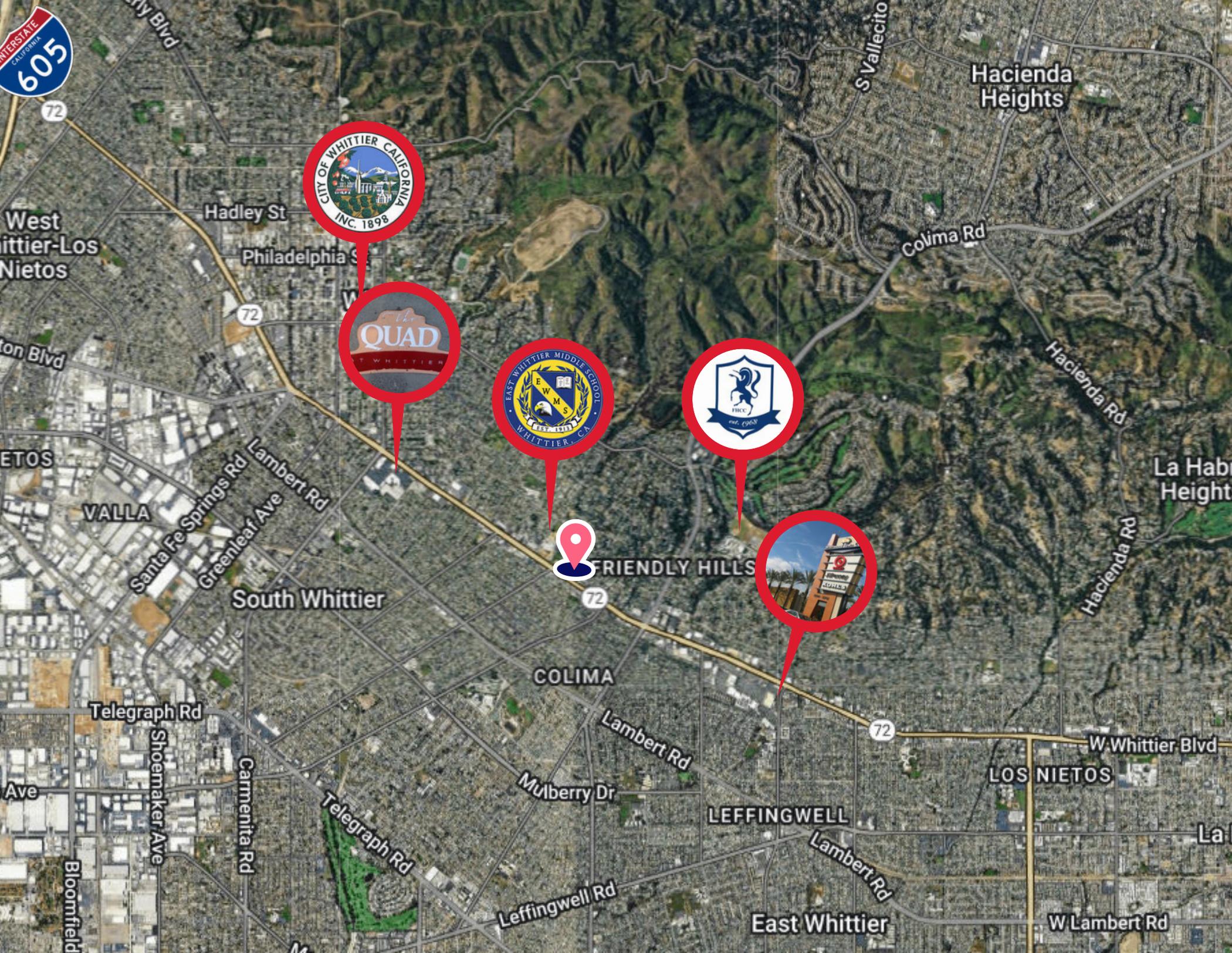












Local Whittier Establishments



FRIENDLY HILLS COUNTRY CLUB



EAST WHITTIER MIDDLE SCHOOL



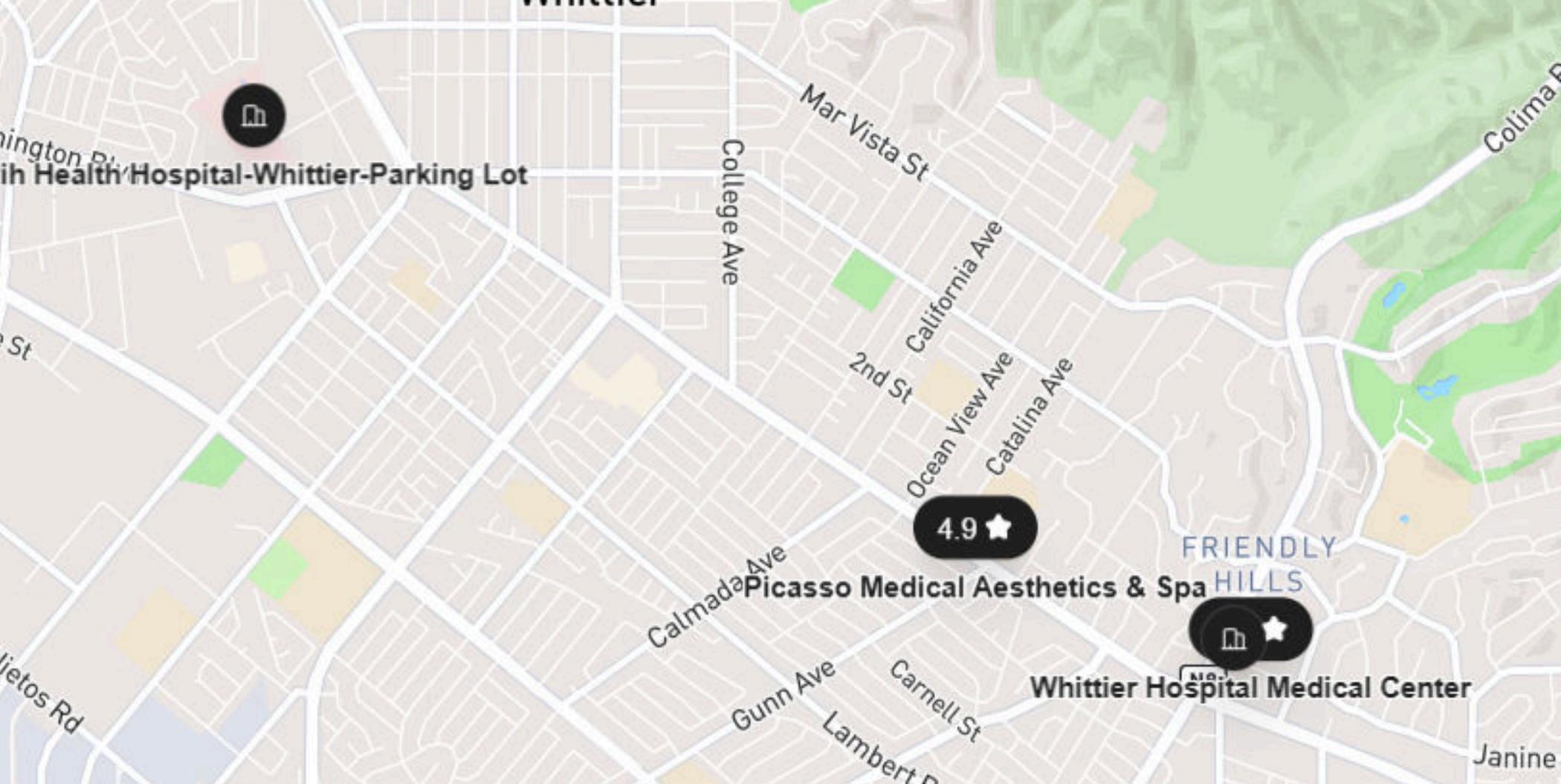
WHITTWOOD TOWN CENTER



CITY HALL



THE QUAD



MEDICAL WITHIN 3 MILE RADIUS

Name	Address	Approx Distance (mi)	Type
Whittier Hospital Medical Center	9080 Colima Rd, Whittier, CA 90605	2.7	Hospital / Emergency
PIH Health Hospital - Whittier	12401 Washington Blvd, Whittier, CA 90602	2.8	Hospital / Emergency
PIH Health Urgent Care Center	15733 Whittier Blvd, Whittier, CA 90603	3.0	Urgent Care / Walk-in Clinic
After Hours Medical Group	9200 Colima Rd Ste 101, Whittier, CA 90605	1.2	Urgent Care / After-hours Clinic
Carbon Health Urgent Care – Whittier	11806 Whittier Blvd #A & B, Whittier, CA 90601	1.1	Urgent Care / Walk-in Clinic
AME Medical Group – Whittier I	12472 Washington Blvd, Whittier, CA 90602	2.9	Urgent Care / Clinic
Urgent Care America Medical Clinic	13470 Telegraph Rd, Whittier, CA 90605	1.6	Clinic / Urgent Care

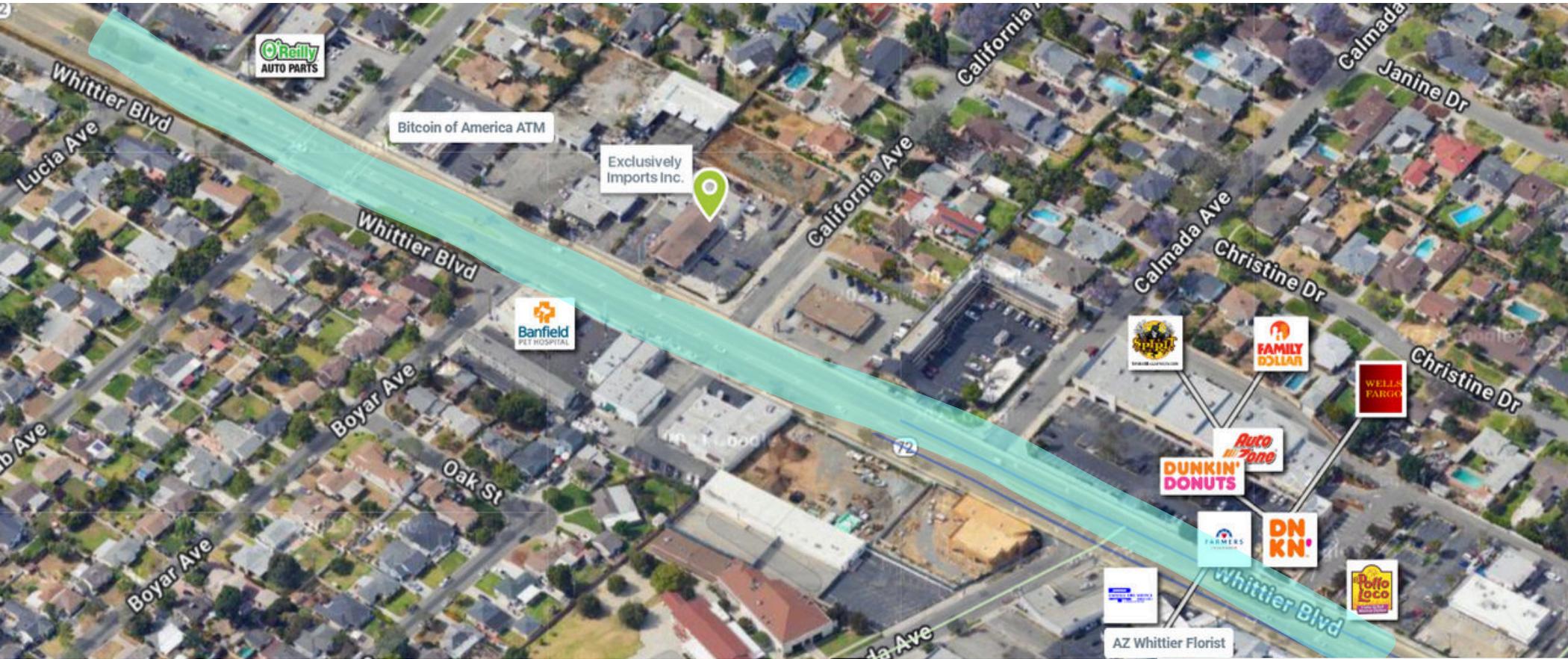
Parcel Map

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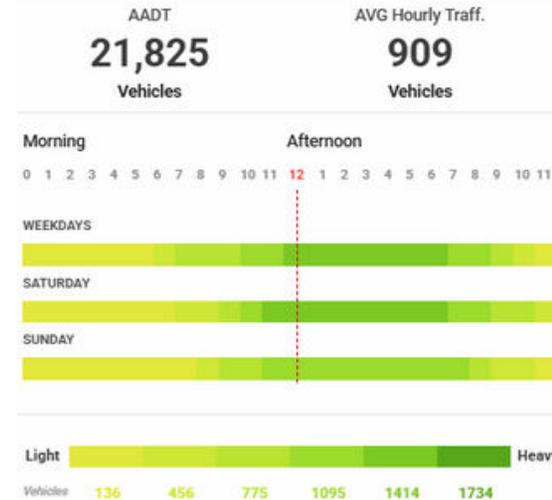
SCALE 1" = 100'
P.L. 040-2
1200
1800
DATE
OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES



Traffic Count



± 909 Vehicles Per Hour
±21,000, Vehicles Per Day



Demographics



Income

\$40,365

Per capita income

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589

about 80 percent of the amount in California: \$48,013

Age

37.2

Median age

a little less than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.9

a little less than the figure in California: 38.2

Income

\$40,365

Per capita income

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589

about 80 percent of the amount in California: \$48,013

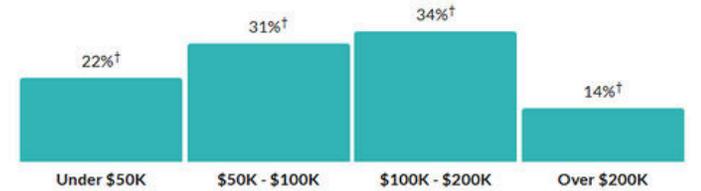
\$95,895

Median household income

a little higher than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$91,960

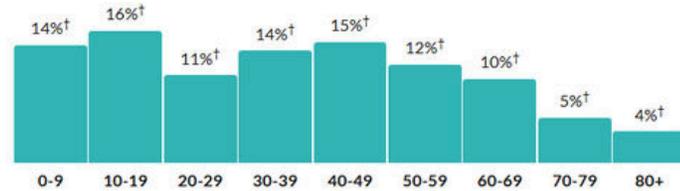
about the same as the amount in California: \$95,521

Household income



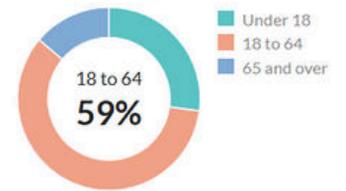
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Population by age range



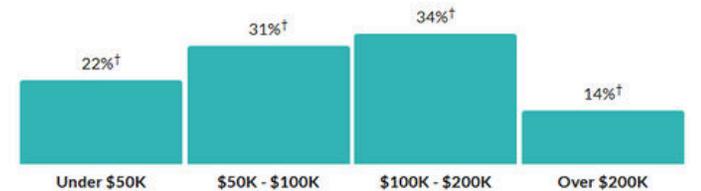
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Population by age category



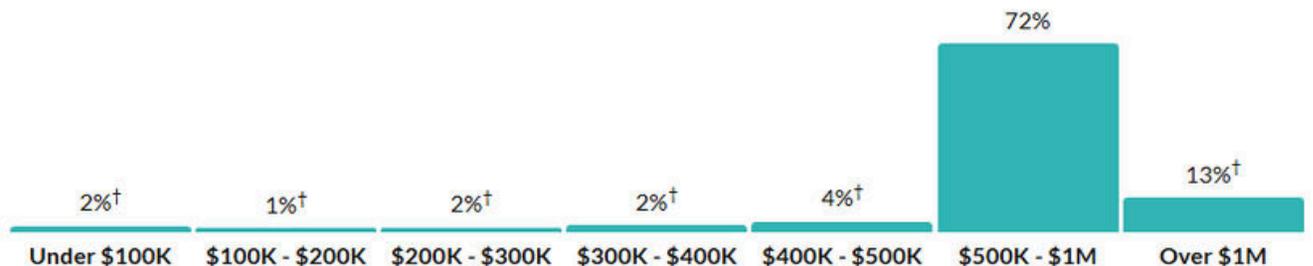
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Household income



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Value of owner-occupied housing units



Value

\$795,800

Median value of owner-occupied housing units

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$867,200



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