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REAL ESTATE**
the sign of a profitable property

AVAILABLE
11/30/2025



FREESTANDING RETAIL BUILDING IN PRIME WHITTIER LOCATION

13551-13553 Whittier Blvd., Whittier, CA 90605



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RETAIL SPACE
WHITTIER, CA

13551-13553 Whittier Blvd., Whittier, CA 90605



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PROPERTY FEATURES

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APPROX. 4,452 SF

- ✓ Available 11/30/2025
- ✓ Pad on a ±20,000 SF / 0.46 AC lot
- ✓ *Currently a corporate Sleep Number store
- ✓ Excellent traffic and exposure on Whittier Blvd
- ✓ Surrounded by strong national tenants
- ✓ 19 surface parking spaces
- ✓ Signalized hard corner
- ✓ 150' frontage on Whittier Blvd
- ✓ Directly across from the Quad, a 432,000 SF retail center at the intersection of Whittier Blvd and Central Ave, whose tenancy includes Home Depot, TJ Maxx, Ross, Petco, Rite Aid, and many others
- ✓ Less than 2 mi from PIH Medical Center

AREA AMENITIES

- ✓ Whittier boasts a dynamic and evolving retail landscape that blends historic charm with modern development
- ✓ Strategically located near major freeways and bordering Orange County, Whittier offers convenient access to downtown Los Angeles and other parts of Southern California

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	30,415	154,330	419,748
 Avg. HH Income	\$95,073	\$105,793	\$109,844
 Daytime Pop	24,335	124,978	343,164
 Traffic Count	± 44,872 CPD ON WHITTIER BLVD		

*** DO NOT DISTURB EXISTING TENANT (SLEEP NUMBER)**

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INTERIOR PHOTOS

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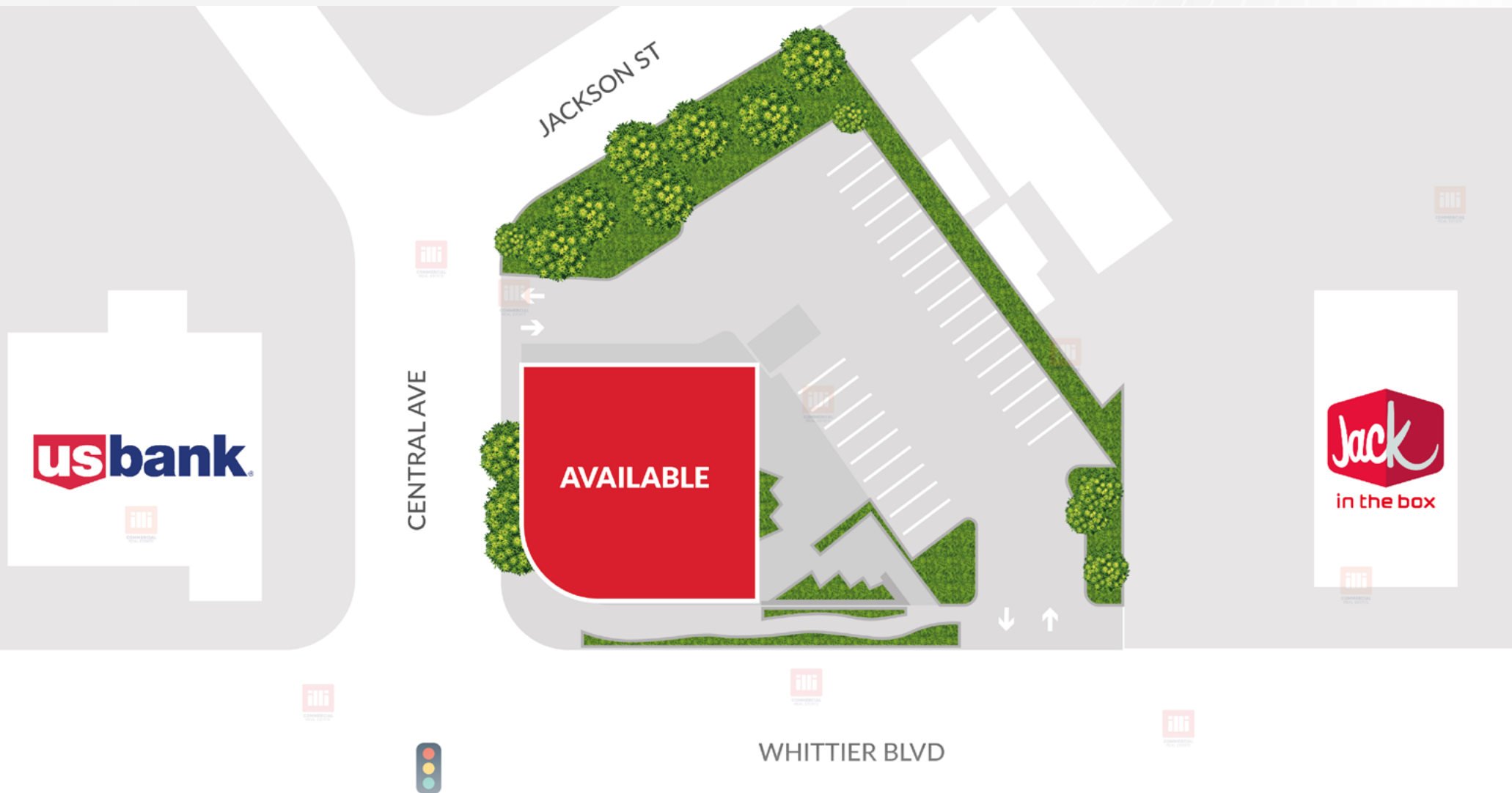


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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

RETAIL SPACE
WHITTIER, CA

AERIAL VIEW

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AERIAL MAP



COMMERCIAL
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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 foot-age 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.