

RETAIL PLAZA for LEASE

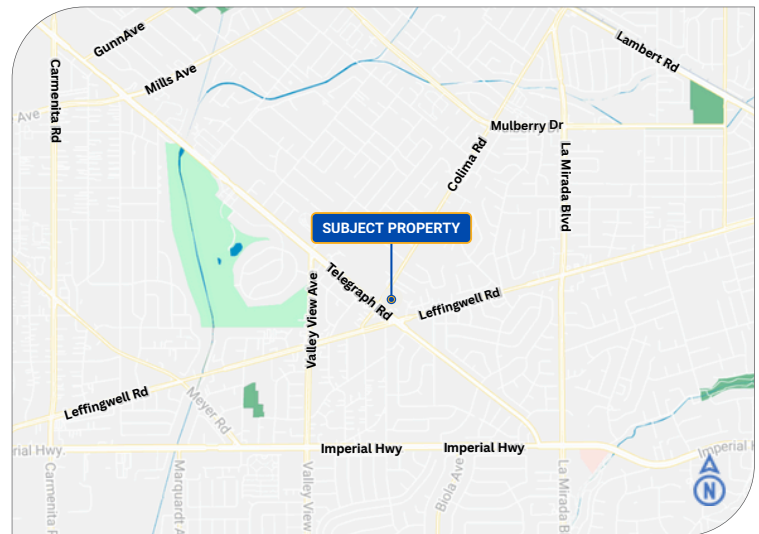
COLIMA CENTER

11548 & 11550 Colima Rd., Whittier, CA 90604



PROPERTY HIGHLIGHTS

- Prime frontage on Colima Rd with strong daily traffic counts
- Located directly across from the South Whittier Library
- High visibility along Colima Rd with signage opportunities
- Surrounded by residential neighborhoods and community amenities
- Strong daytime population and local customer base
- Flexible MXD zoning, supporting a wide variety of uses
- Excellent access to CA-60, I-605, and I-5 freeways
- Three (3) reserved on-site parking spaces
- Retail storefront/ Tutoring/ Spa / Beauty / Wellness services/ Gym/ Pet Grooming/ Café/ Music, Art & Dance studio/ Business office/ Barbershop



RENTAL DETAILS

Available Size: **± 1,500 SF** NNN: **\$0.50/PSF/M**

Restroom: **1** Reserved Parking(s): **3**

ASKING RATE

Rate

\$2.00 PSF/Month

FOR MORE INFORMATION, PLEASE CONTACT



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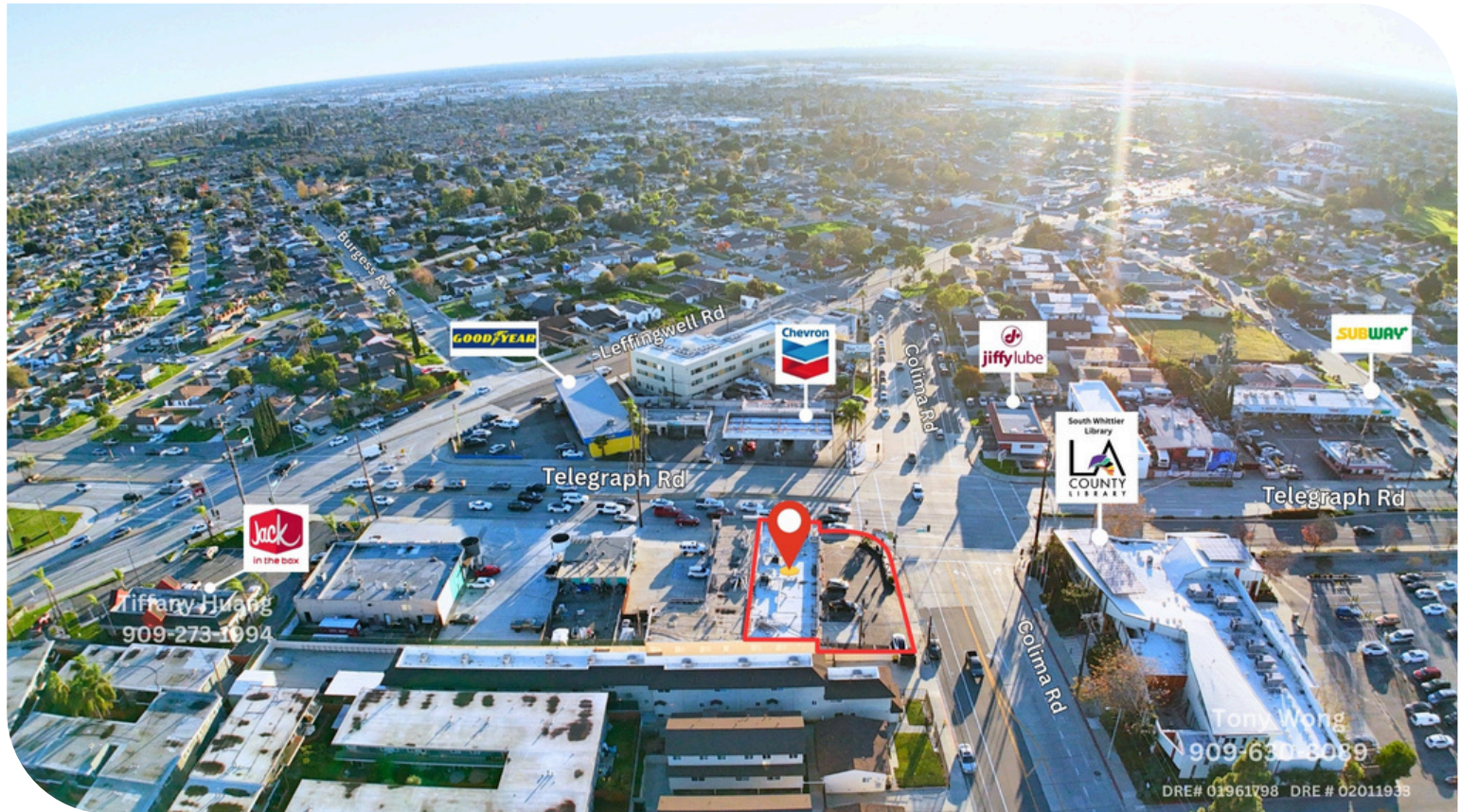
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Aerial View 1



2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	29,382	171,601	487,368
Household Income	\$108,463	\$113,964	\$112,584
Daytime Population	4,772	79,059	204,026

Source: Esri

TRAFFIC COUNTS

Telegraph Road: **± 25,546 AADT** (Source: Caltrans)

Colima Road: **± 13,229 AADT** (Source: Caltrans)

Leffingwell Road: **± 22,731 AADT** (Source: Caltrans)

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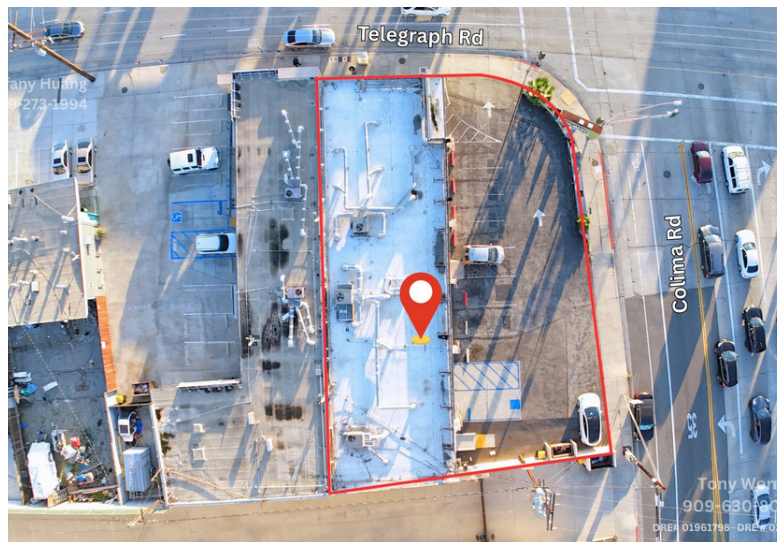
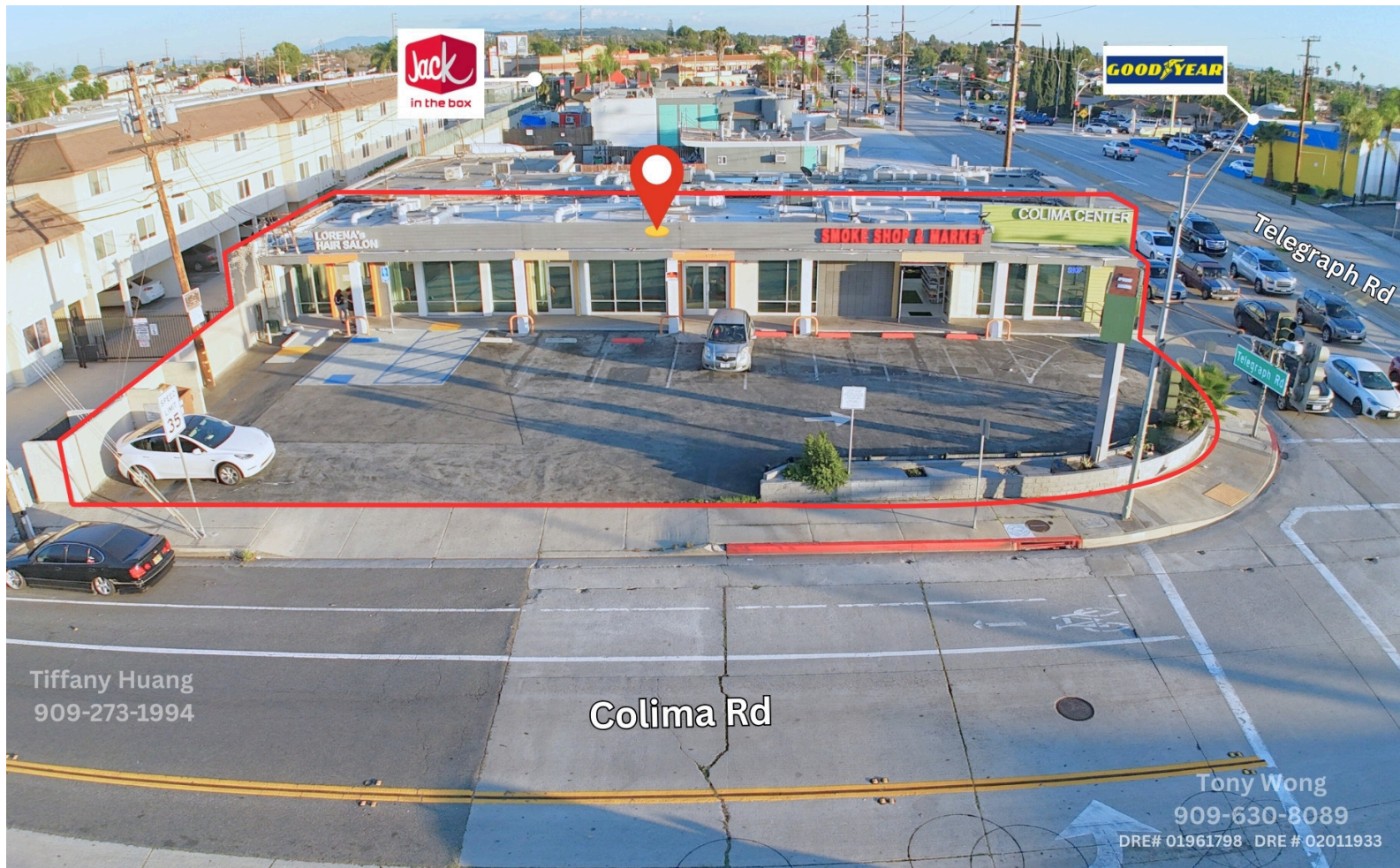
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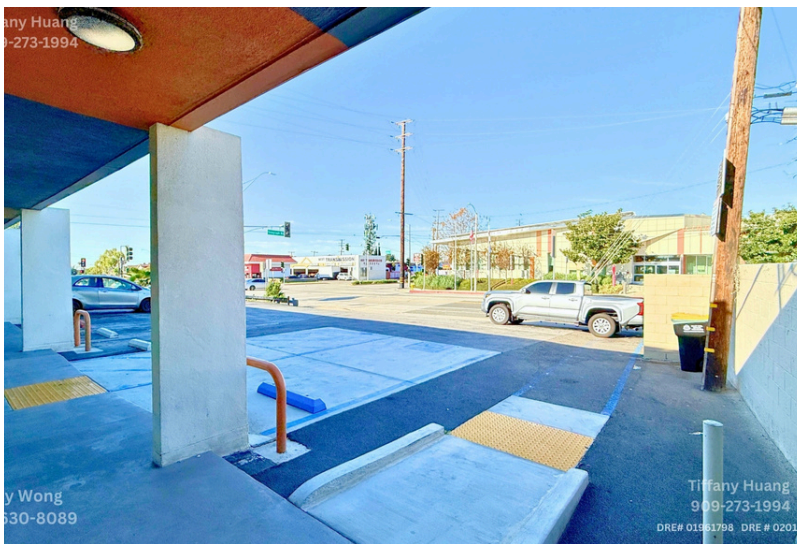
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