

# RETAIL PLAZA for LEASE

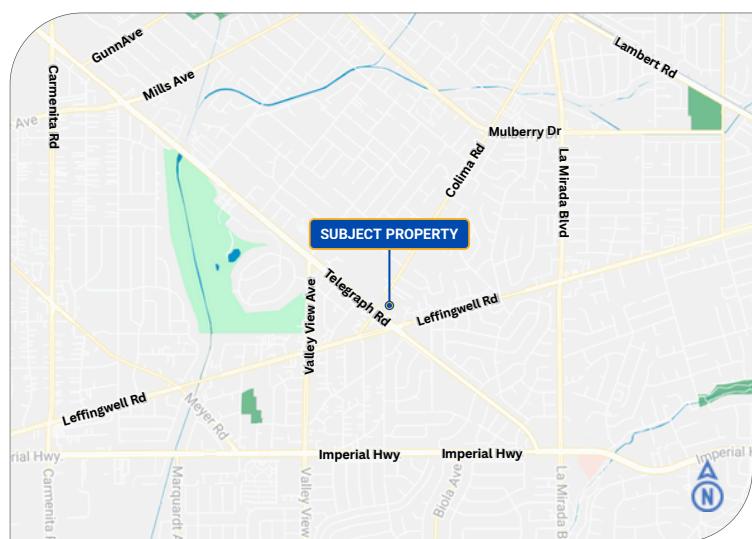
## COLIMA CENTER

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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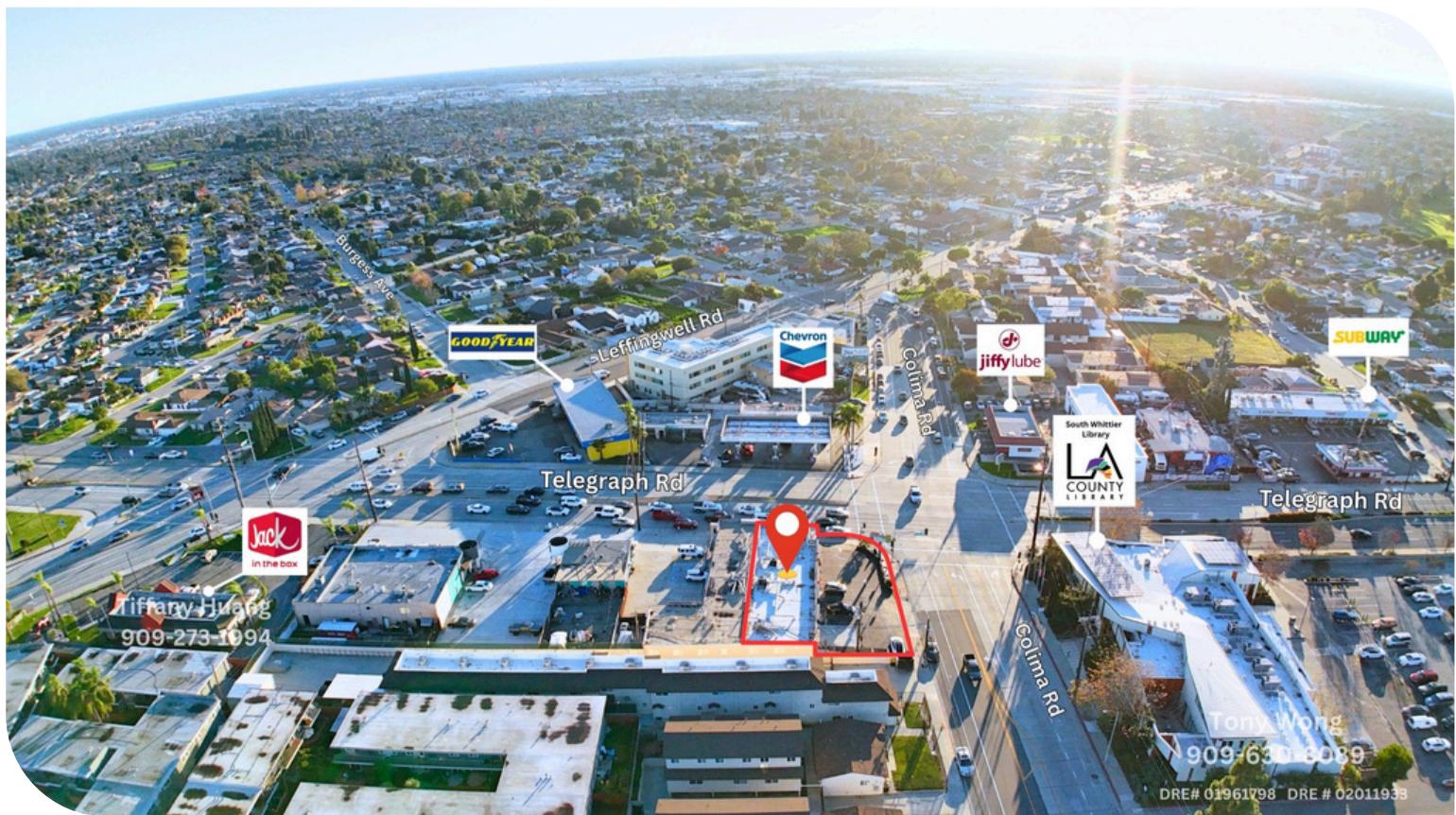


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**Aerial View 1**



## 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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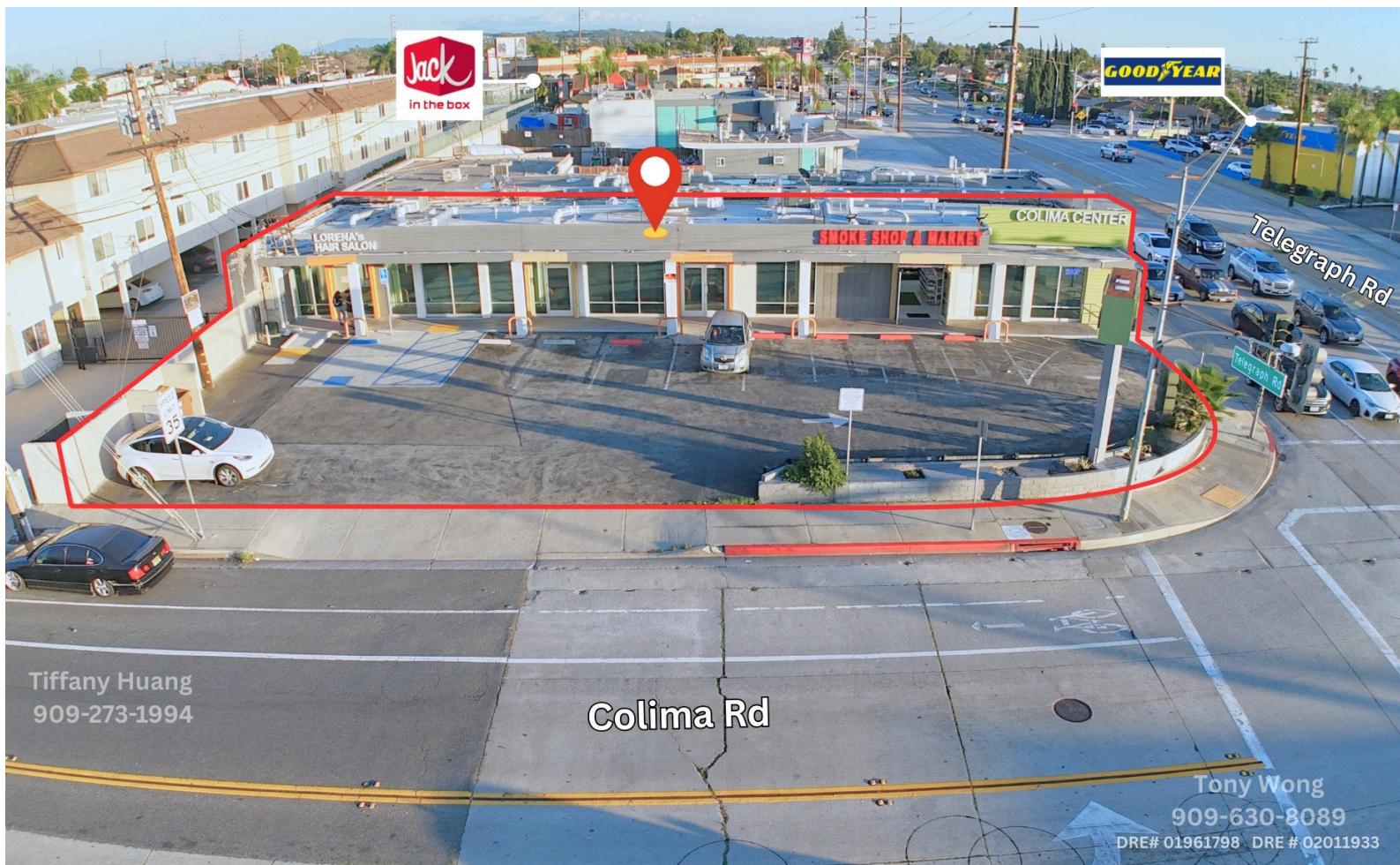
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