



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



±850 SF RETAIL/MEDICAL SPACE AVAILABLE FOR LEASE

3500 Whittier Blvd., Los Angeles, CA 90023



JASON BRIGGS
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RETAIL / MEDICAL SPACE
LOS ANGELES, CA

PROPERTY FEATURES

3500 Whittier Blvd., Los Angeles, CA 90023







APPROX. 850 SF

RETAIL / MEDICAL SPACE AVAILABLE FOR LEASE

- ✓ Signage on monument available & heavy car/foot traffic
- ✓ Positioned on a signalized corner
- ✓ Dedicated parking lot
- ✓ 20-min street parking spaces adjacent to the center

AREA AMENITIES

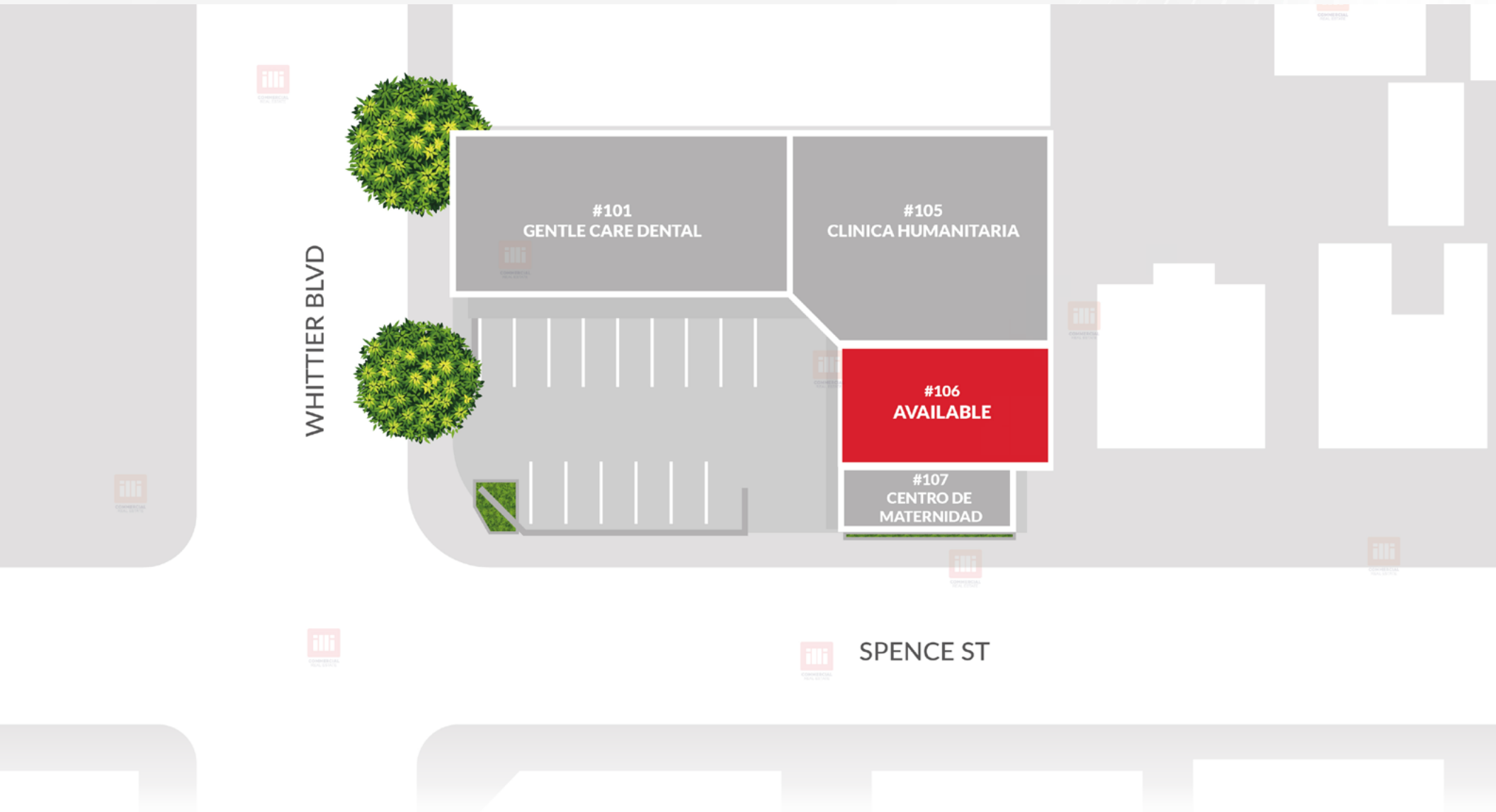
- ✓ Shared corner with Bank of America, Burger King, Little Caesars, Wing Stop and Subway
- ✓ Two lots away from McDonalds
- ✓ Amazing demographics with about 1,000,000 people within 5 miles
- ✓ Within half a block of approx. 150 apartment units
- ✓ In close vicinity to 6 schools: Salesian High, Sunrise, Oscar De La Hoya Animo Charter High School, Robert Louis Stevenson Middle School

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	44,593	233,893	851,271
 Avg. HH Income	\$67,014	\$71,216	\$76,031
 Daytime Pop	34,877	186,848	687,609
 Traffic Count	± 28,000 CPD ON WHITTIER BLVD & SPENCE ST		

RETAIL / MEDICAL SPACE
LOS ANGELES, CA

SITE PLAN

3500 Whittier Blvd., Los Angeles, CA 90023



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.

DOWNTOWN LOS ANGELES



AERIAL MAP



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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.