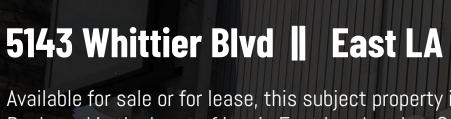


5143 WHITTIER BLVD

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Available for sale or for lease, this subject property is a freestanding, single-tenant retail building situated on Whittier Boulevard in the heart of iconic East Los Angeles. Originally built in 1939 and renovated in 2023, the building features a new mini-split AC system and a new roof. The property features on-site parking at the rear, accommodating 2-3 vehicles. Current tenant occupies only 50%+/- of the building and is month-to-month paying below market rents (interested in renewing). This offering presents an excellent opportunity for an investor looking to reposition the asset or an owner-user seeking a prime retail location. Whittier Blvd may also soon be rezoned to allow for residential developments along this main thoroughfare (Buyer to verify accuracy of this statement). Situated in unincorporated L.A. County, the property benefits from its strategic position just east of the 710 Freeway, with convenient access to Downtown Los Angeles (6 miles), the 5 Freeway (1.9 miles), and the 10 Freeway (2.8 miles). Additionally, it is within walking distance of the Gold Line's Maravilla Station, enhancing its accessibility. Its central location provides proximity to Boyle Heights, Commerce, the Arts District/Downtown LA, and Monterey Park, making it an ideal spot to serve the area's diverse and dynamic communities. Nearby educational institutions, including East Los Angeles College and California State University, Los Angeles, further enhance the property's appeal as an investment in a high-growth area.



5143 Whittier Blvd | East LA

ASKING PRICE: SUBMIT OFFER

SIZE: 4,320 SF

YEAR BUILT: 1939 | APN: 5240-015-002

ZONING: LACM1*

PARKING: 2 Onsite Spaces + Street Parking

POTENTIAL USES: General Retail, Light Food, Dessert, Office, Yoga, Wellness, Fitness, and Many Other Uses

PROPERTY HIGHLIGHTS

- New Mini Split AC Throughout
- New Roof
- New 3/4 Bathroom
- Onsite + Street Parking
- Heavily Trafficked Area
- Prime Whittier Blvd Location

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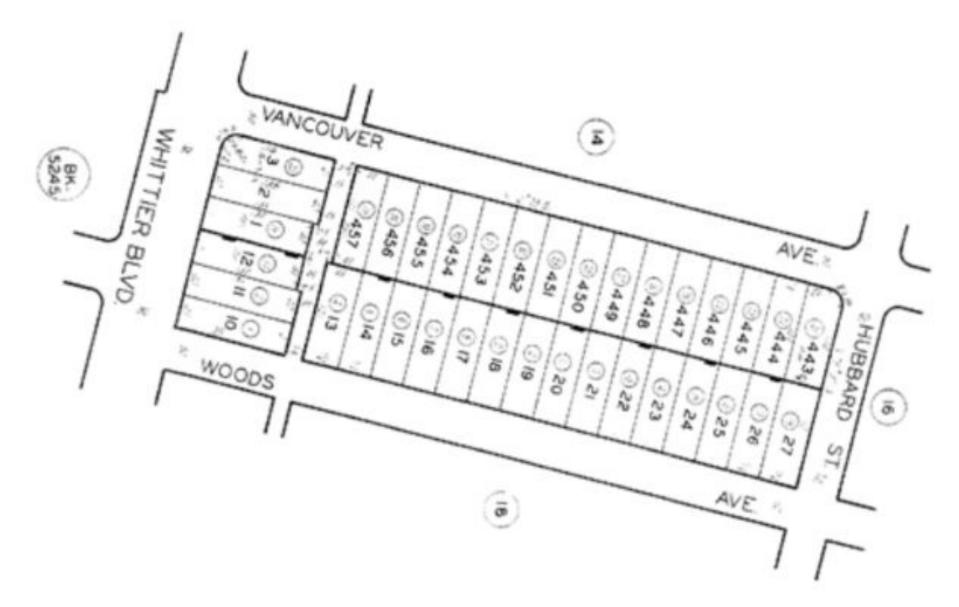


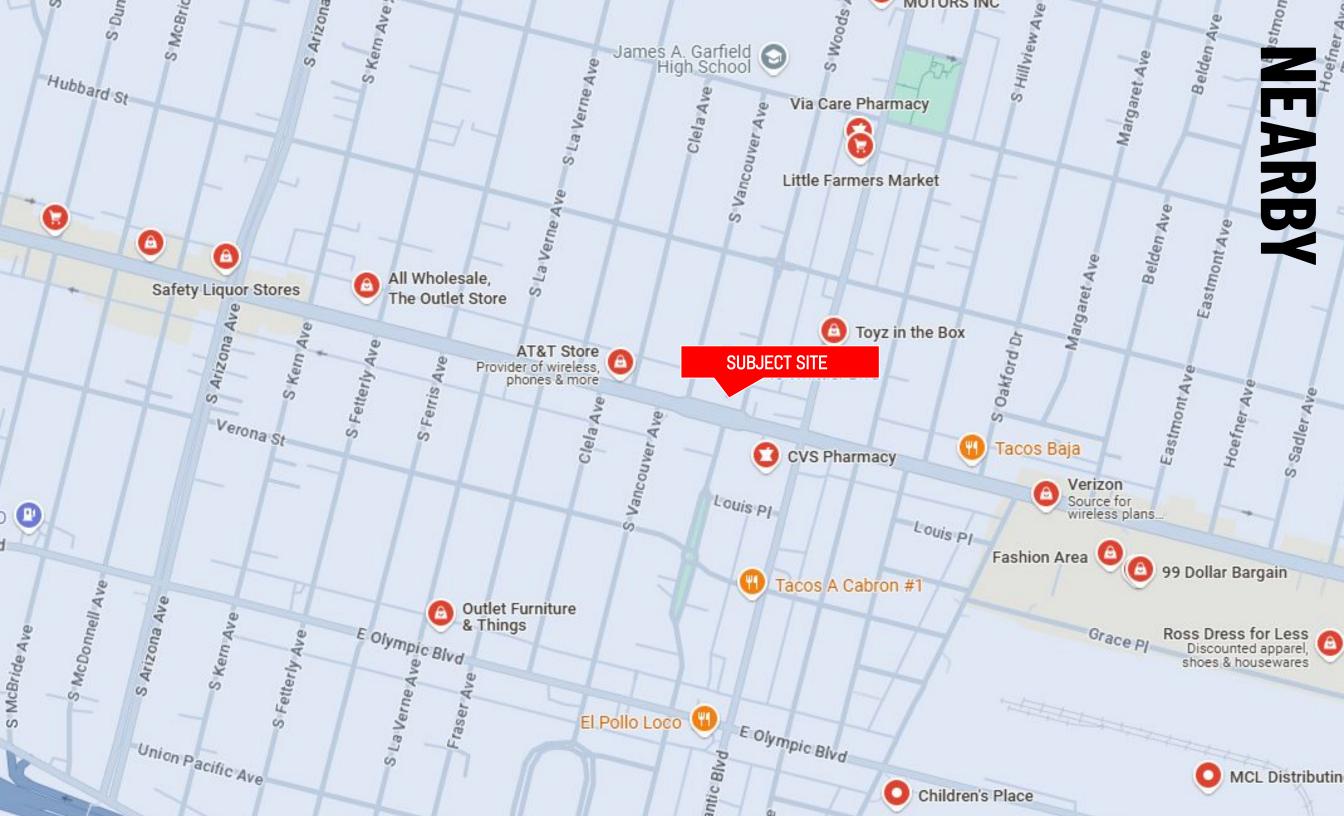






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