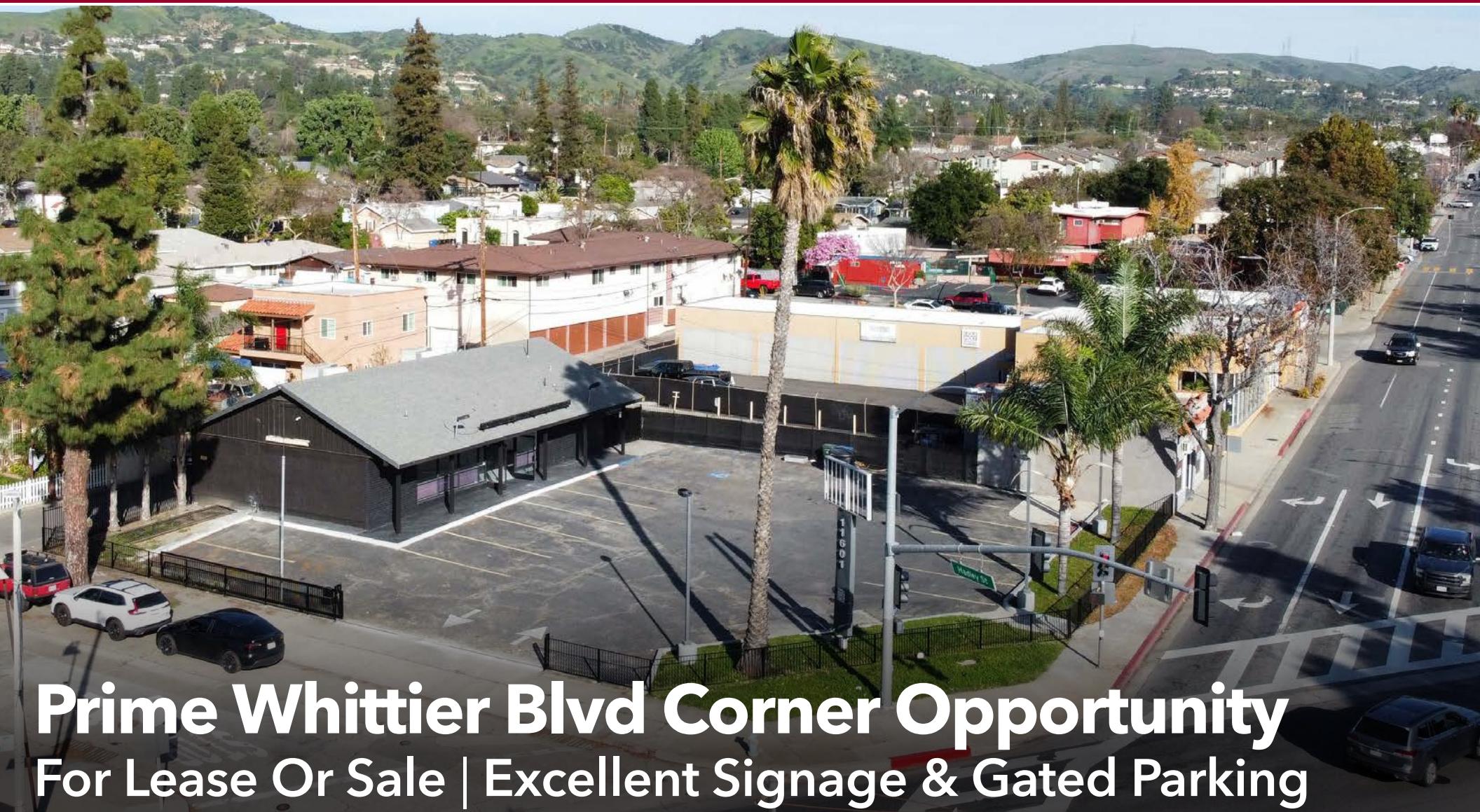


11601 Whittier Blvd

WHITTIER, CA 90601



Prime Whittier Blvd Corner Opportunity For Lease Or Sale | Excellent Signage & Gated Parking

TREVOR GLEASON

Senior Associate

626.240.2774

tgleason@lee-associates.com

LICENSE ID 02075121

MAURICIO OLAIZ

Principal

626.240.2773

molaiz@lee-associates.com

LICENSE ID 02073450

SAM RINKOV

Sr Vice President | DTLA

323.922.5479

srinkov@lee-associates.com

LICENSE ID 02132515

ETHAN RINKOV

Associate | DTLA

323.922.5917

erinkov@lee-associates.com

LICENSE ID 02253349

PROPERTY SUMMARY & HIGHLIGHTS

11601 Whittier Blvd
WHITTIER, CA 90601

Asking Price:	\$1,700,000
Price per SF:	\$806
Lease:	\$8,200/month
Terms:	NNN
Building Size:	±2,108 SF
Lot SF:	±12,122
Year Built:	1973
Zoning:	C-2/HO
Parking Ratio:	8:1,000
APN:	8140-006-005



PROPERTY HIGHLIGHTS

- Excellent signage opportunities with long sightlines from multiple directions
- Recently renovated building with a clean, modern look
- Open, efficient layout offering maximum flexibility for a wide range of uses
- Gated parking lot with ample on-site parking
- Ideal for retail, office, showroom, medical or service-oriented uses
- Corner parcel with strong street presence and easy access



TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com

EXTERIOR PHOTOS

11601 Whittier Blvd
WHITTIER, CA 90601



TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com

EXTERIOR PHOTOS

11601 Whittier Blvd
WHITTIER, CA 90601



TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com

EXTERIOR PHOTOS

11601 Whittier Blvd
WHITTIER, CA 90601



TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

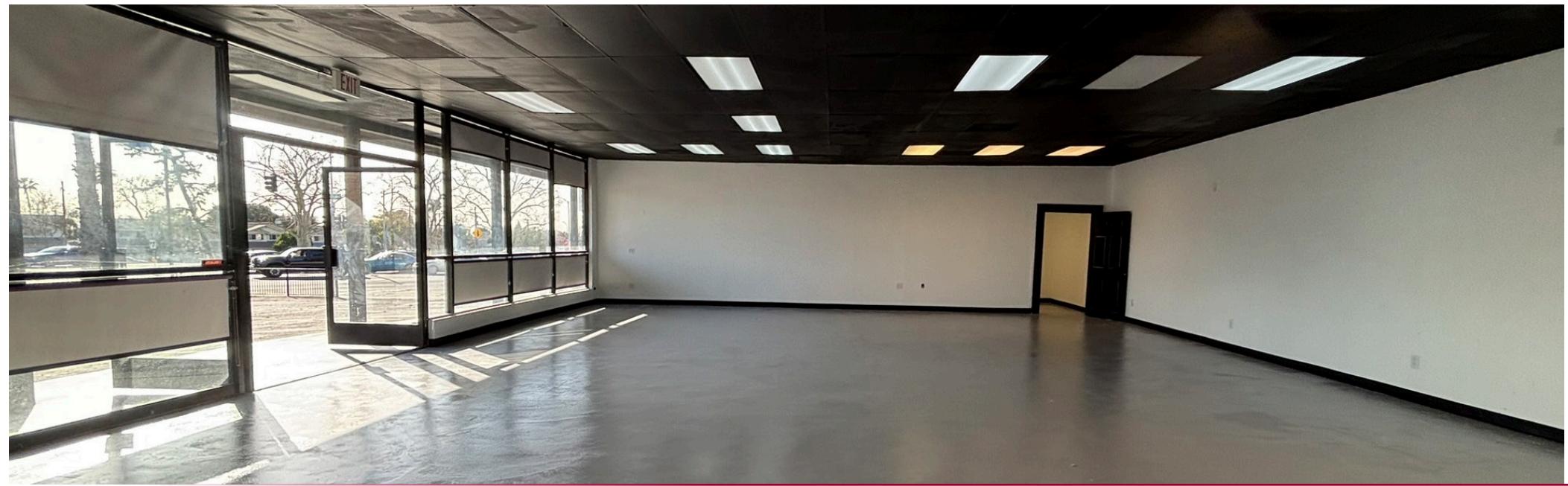
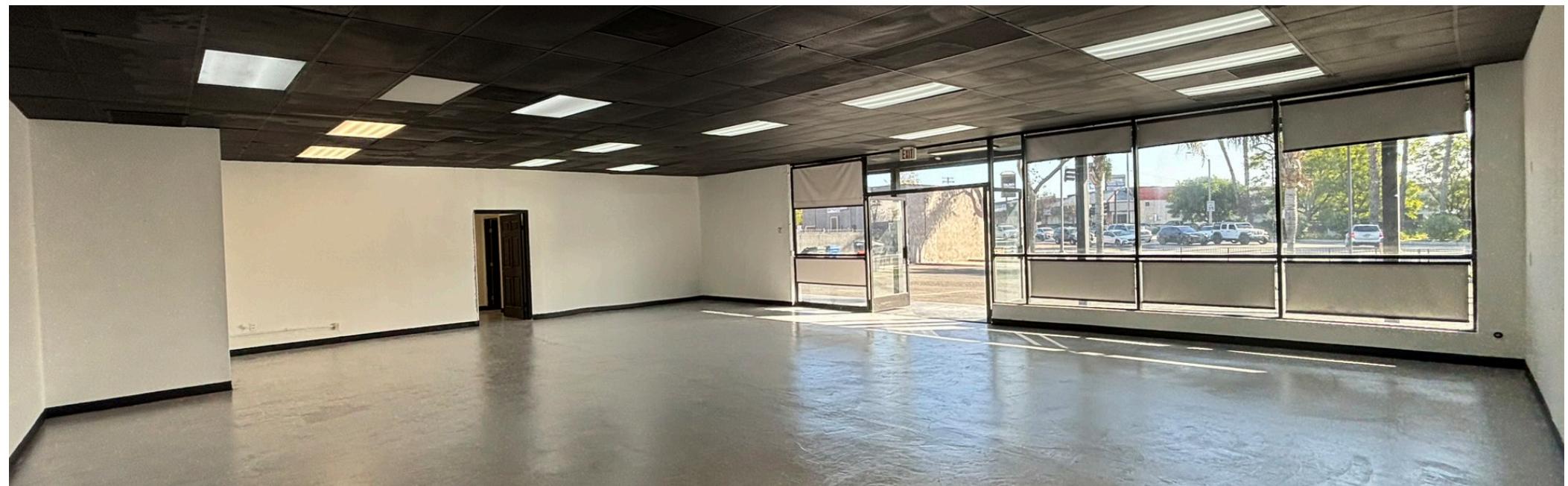
MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com

INTERIOR PHOTOS

11601 Whittier Blvd
WHITTIER, CA 90601



TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com

INTERIOR PHOTOS

11601 Whittier Blvd
WHITTIER, CA 90601



TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

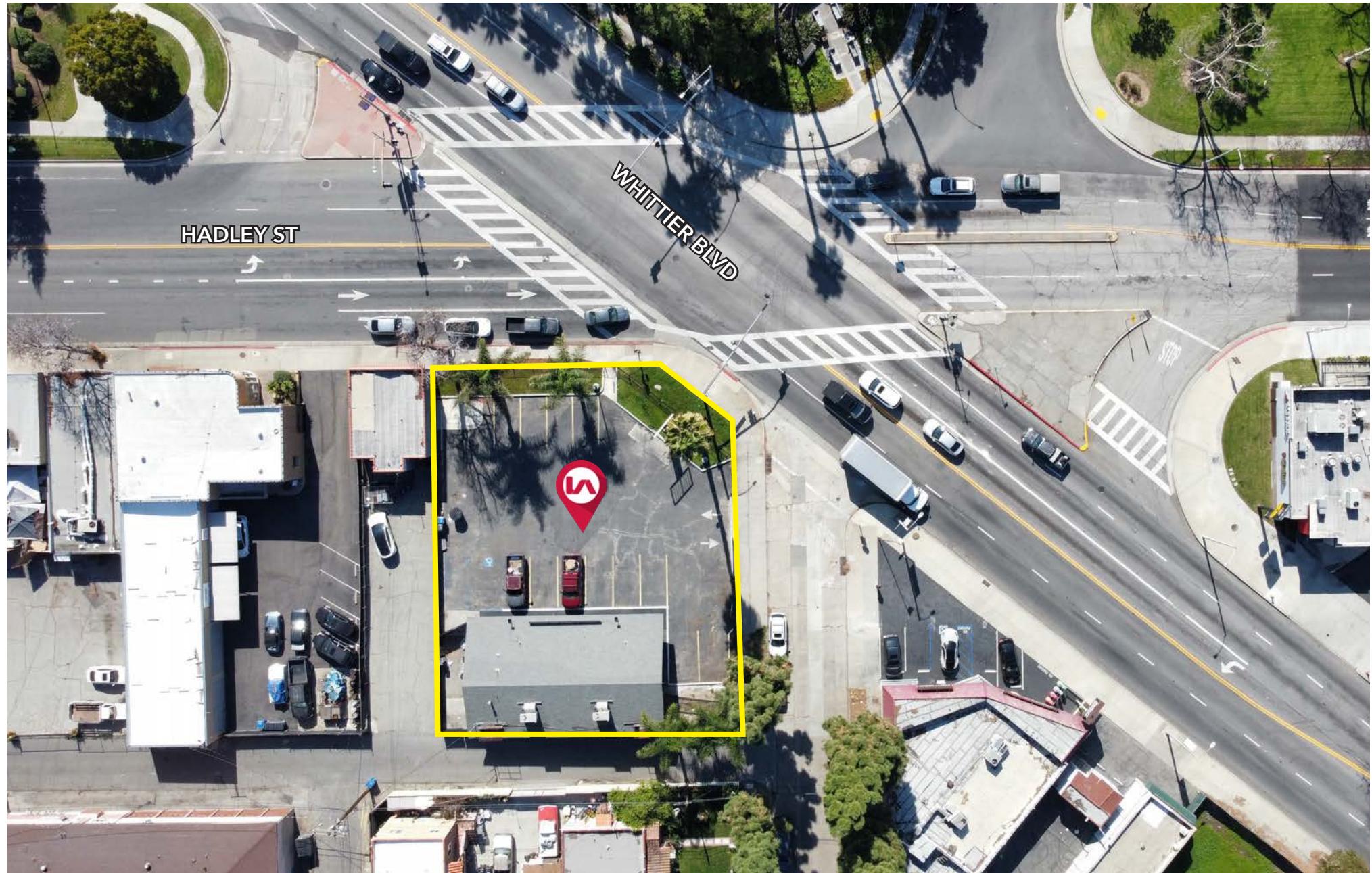
SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com



AERIAL PHOTO

11601 Whittier Blvd
WHITTIER, CA 90601



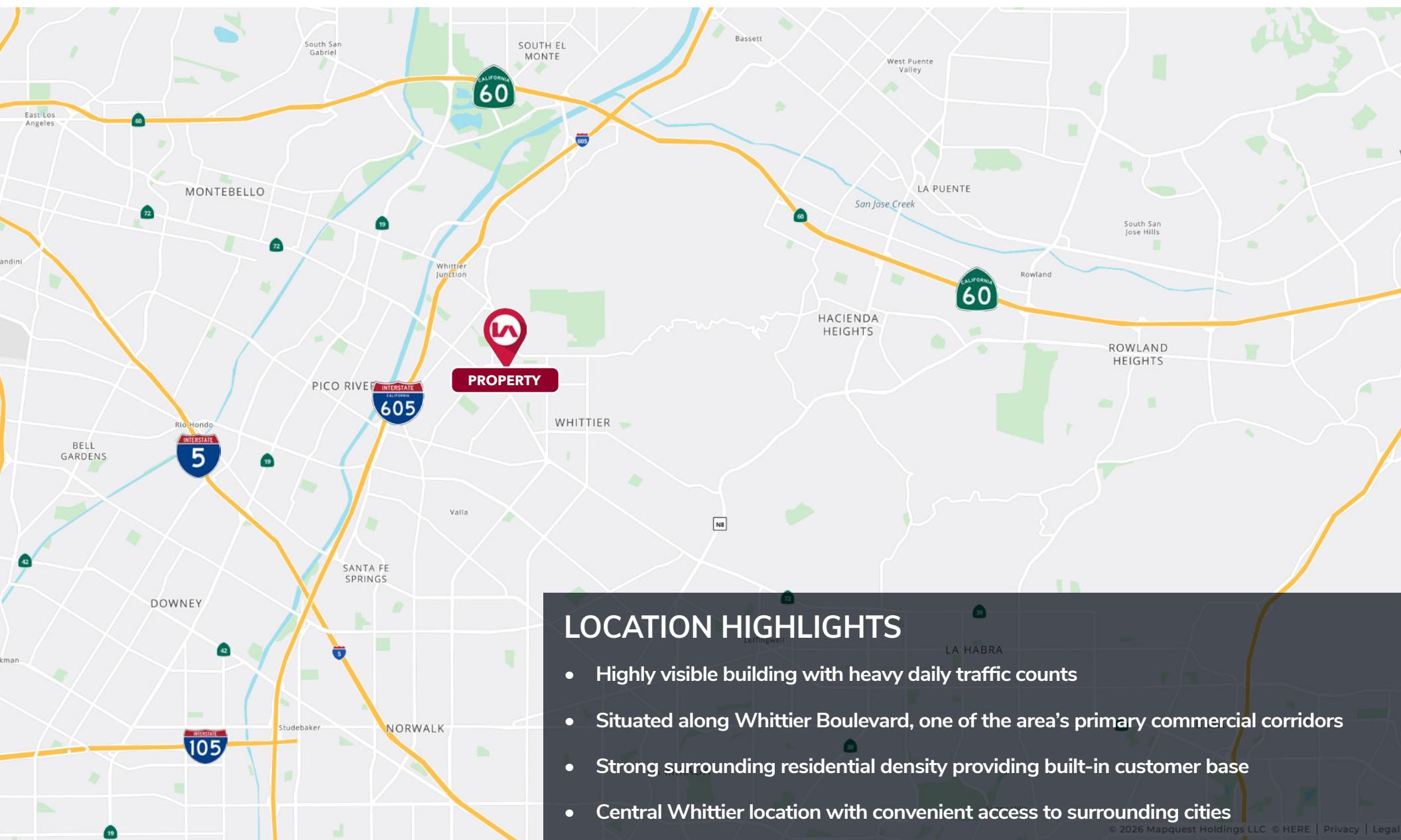
TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com





TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com

AMENITIES MAP

11601 Whittier Blvd
WHITTIER, CA 90601



TREVOR GLEASON • 626.240.2774
tgleason@lee-associates.com

MAURICIO OLAIZ • 626.240.2773
molaiz@lee-associates.com

SAM RINKOV • 323.922.5479
srinkov@lee-associates.com

ETHAN RINKOV • 323.922.5917
erinkov@lee-associates.com

11601 WHITTIER BLVD WHITTIER, CA 90601

Lee & Associates hereby advises all prospective purchasers of investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.