

11601 Whittier Blvd
WHITTIER, CA 90601



Prime Whittier Blvd Corner Opportunity

For Lease Or Sale | Excellent Signage & Gated Parking

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

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



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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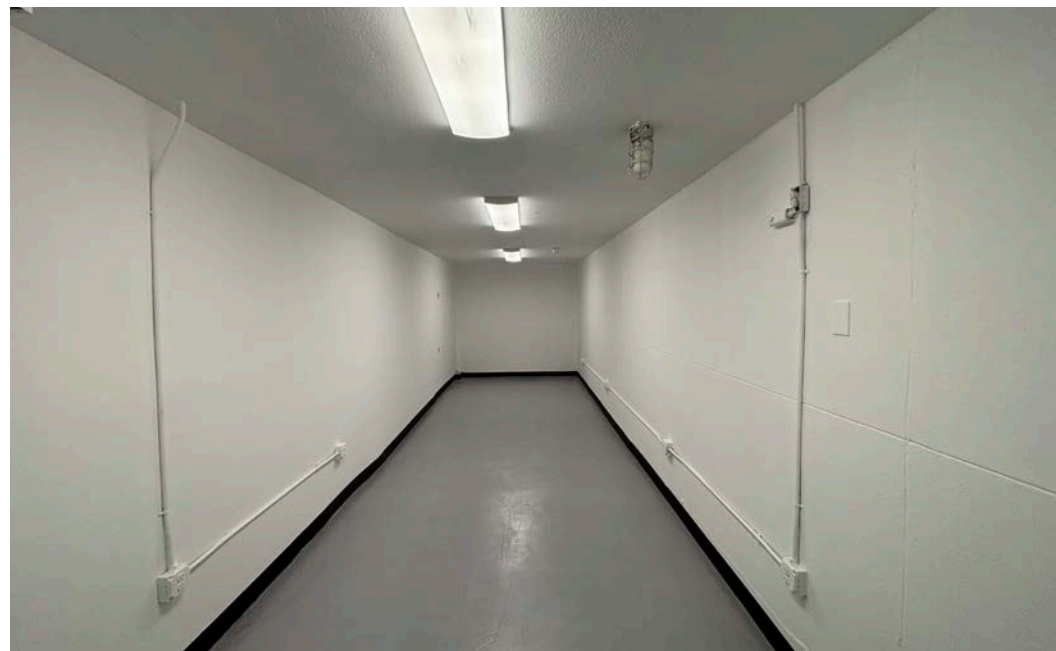
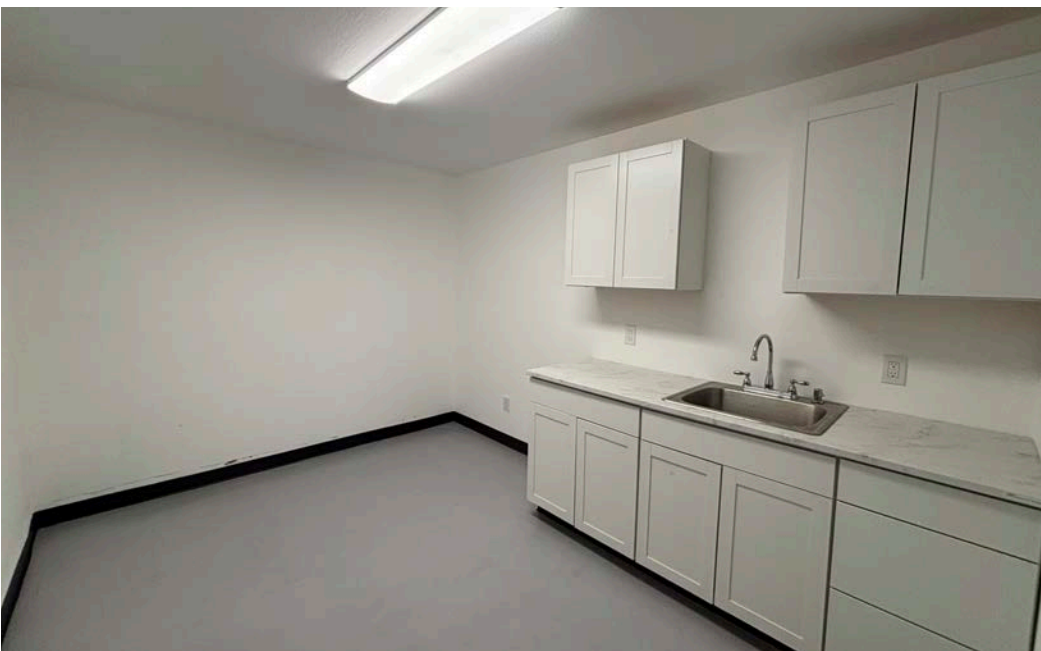
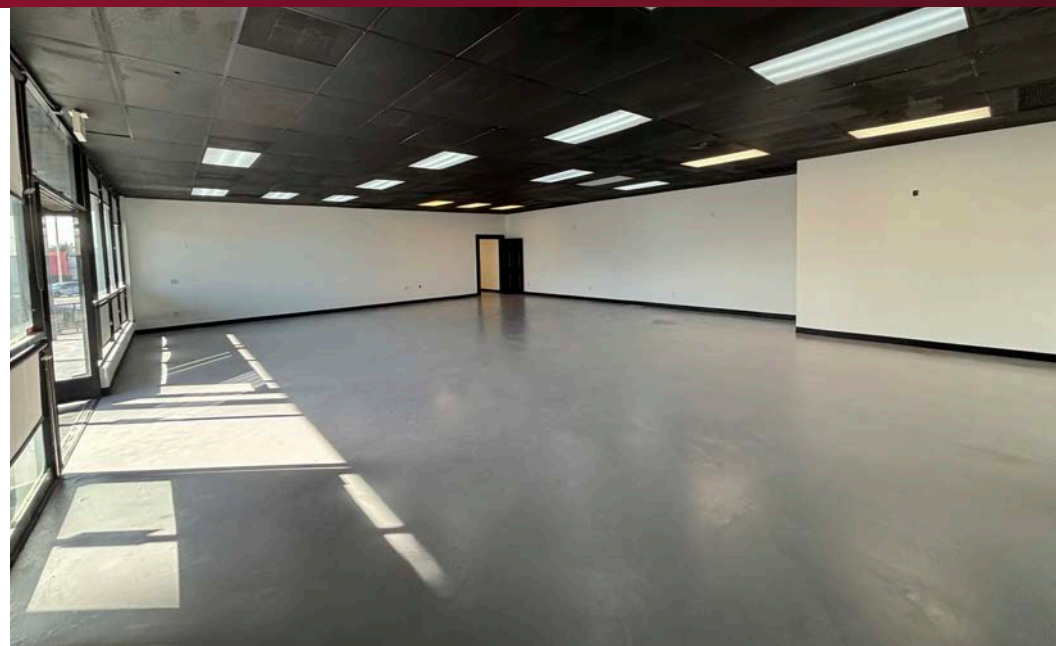
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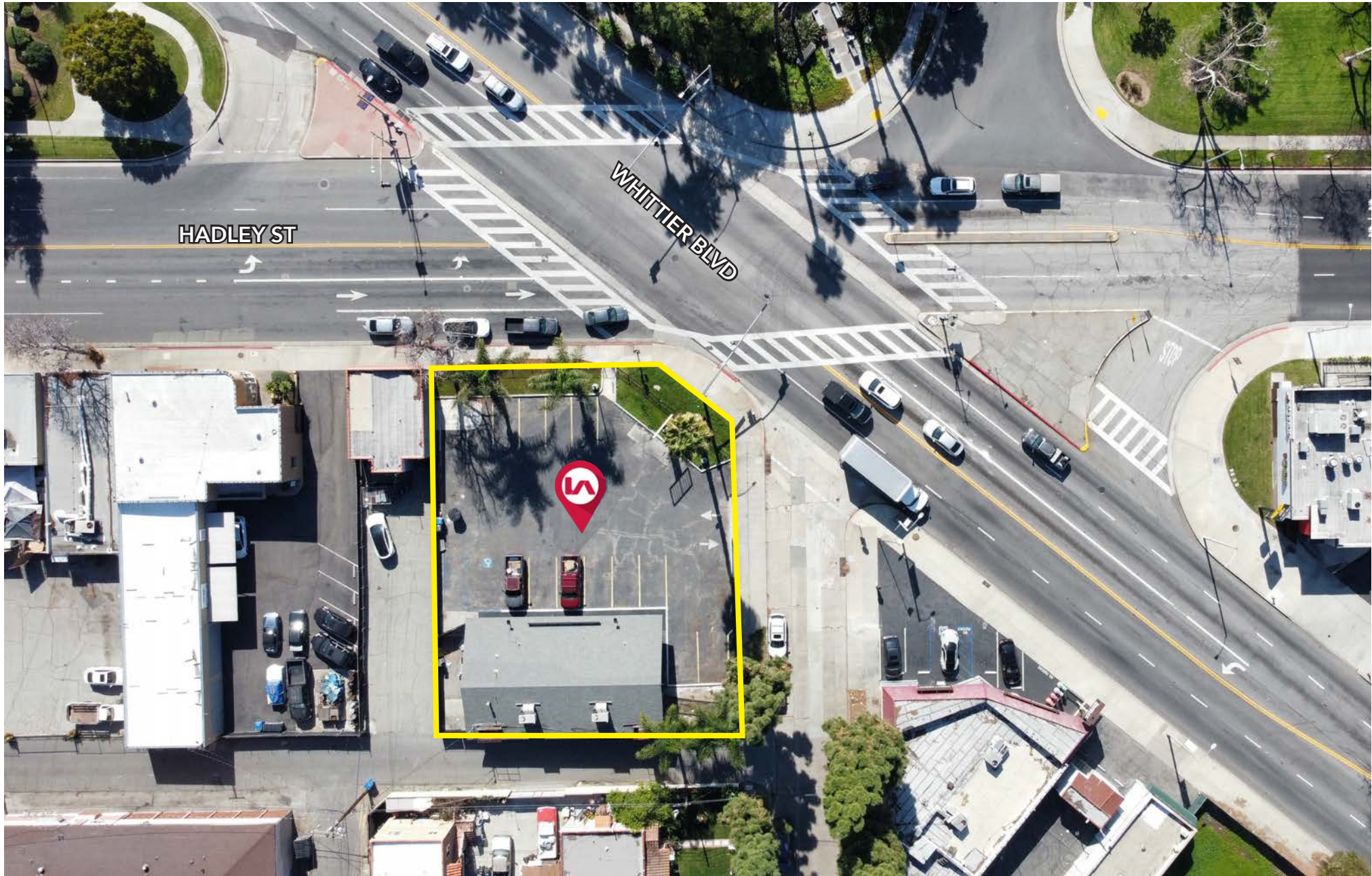
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AERIAL PHOTO

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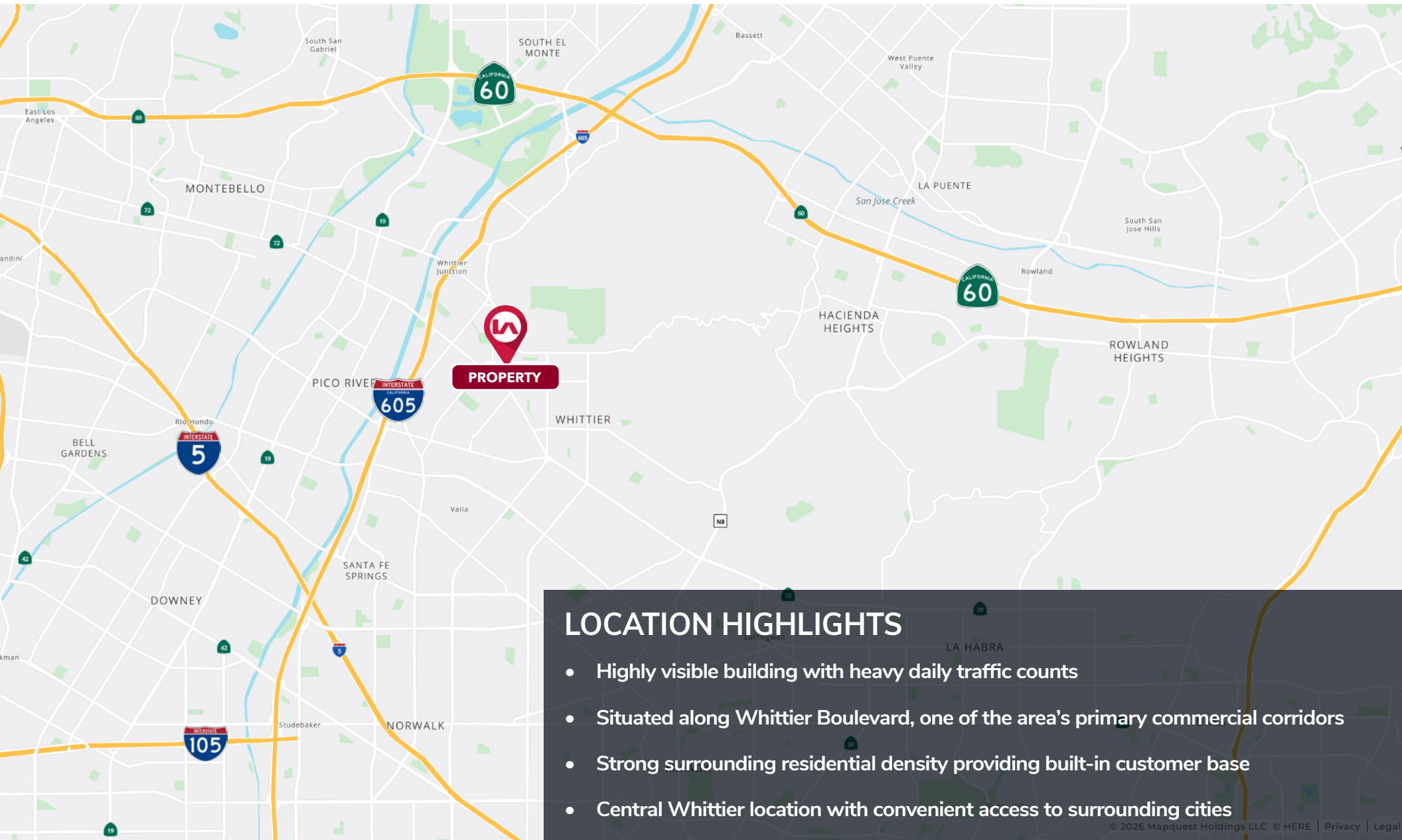
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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- Highly visible building with heavy daily traffic counts
- Situated along Whittier Boulevard, one of the area's primary commercial corridors
- Strong surrounding residential density providing built-in customer base
- Central Whittier location with convenient access to surrounding cities

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AMENITIES MAP

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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.



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