

The image shows an outdoor dining area at night. The scene is filled with people seated at wooden tables, some with drinks. The area is illuminated by numerous warm, glowing string lights hanging from the ceiling and trees. The background shows more tables and people, creating a lively atmosphere. The text 'HERITAGE COURT' is prominently displayed in the center in a large, white, sans-serif font, with a thin white horizontal line underneath it. Below this, the text 'AT THE GROVES' is written in a smaller, white, sans-serif font. At the bottom of the image, there is a thin white horizontal line, and below it, the text 'HISTORIC CHARM, MODERN EXPERIENCE IN THE HEART OF WHITTIER, CA' is written in a small, white, sans-serif font.

HERITAGE COURT

AT THE GROVES

HISTORIC CHARM, MODERN EXPERIENCE IN THE HEART OF WHITTIER, CA

WELCOME TO HERITAGE COURT

**YOUR NEW GO-TO
DESTINATION FOR A
CULINARY ADVENTURE
IN THE HEART OF
THE CITY.**

Featuring unique food tenants and a vibrant bar designed to offer an unparalleled dining experience that celebrates diversity, flavor and community.

HERITAGE COURT

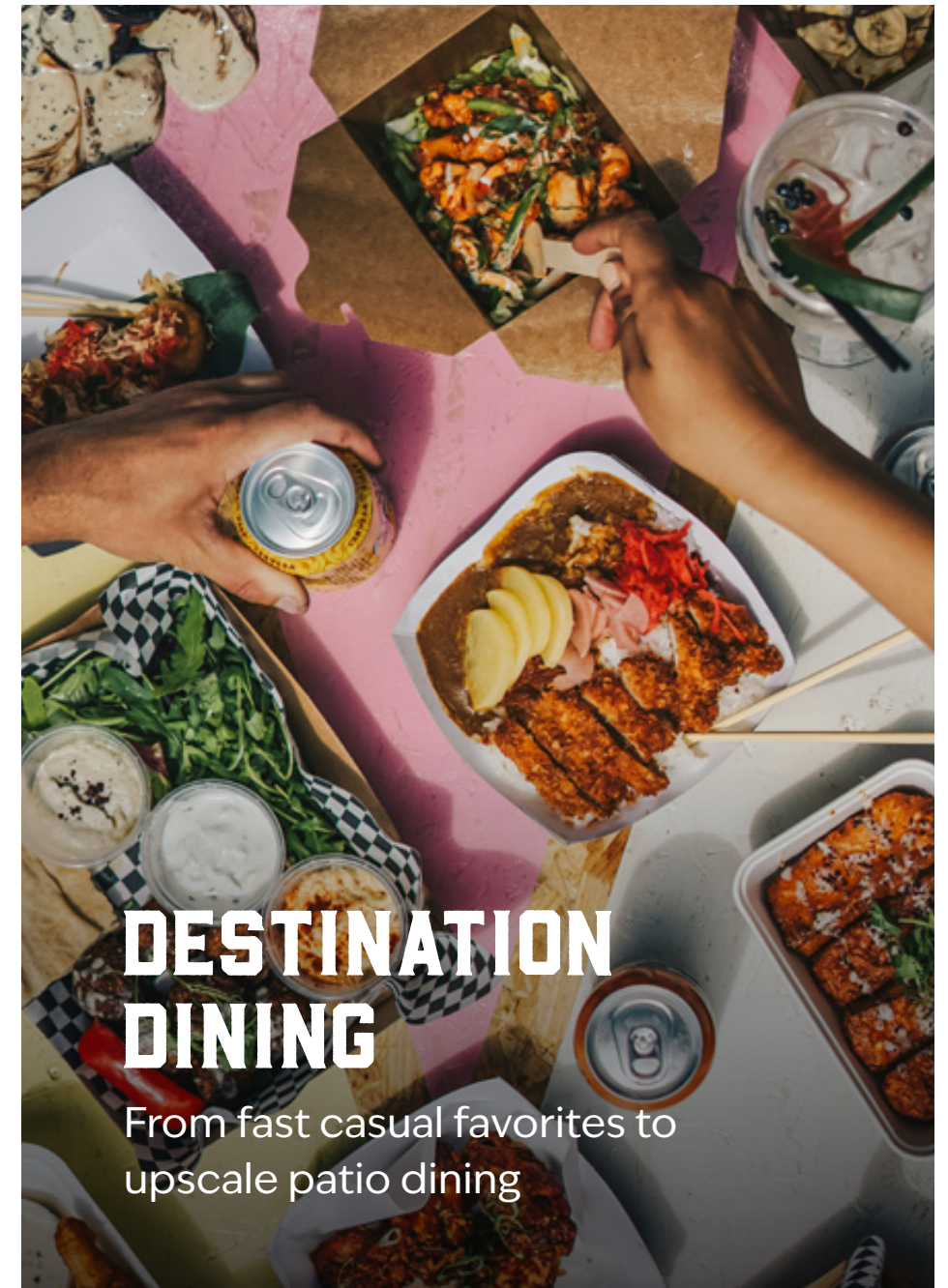
AT THE GROVES

Introducing Rodeo 72 named after the infamous Whittier Boulevard (Highway 72), where food lovers can explore a world of tastes, gather with friends, and enjoy a lively atmosphere.



Where Locals Gather to Eat & Entertain

Heritage Court beautifully blends historic architecture with modern amenities. Creating a hub that celebrates the rich history of Whittier while offering a modern experience where locals and visitors alike can enjoy the best of both worlds.



Audience

Satisfying all-day culinary cravings and daily needs for the Groves, Whittier and beyond.

LOCAL OFFICE & HEALTHCARE WORKERS LOOKING FOR QUICK BITES & HAPPY HOURS

Our diverse dining options will suit nearby office workers and healthcare professionals whether they are in need of a grab-and-go during lunch breaks and shifts, morning or mid-day coffee runs, or an after-work wind down with happy hours and bites.



FOOD ENTHUSIASTS SEARCHING FOR THEIR NEXT DINING ADVENTURE

Weekends are for exploring! Our unique and culturally inspired options will attract visitors from across Southern California.



COLLEGE & HIGH SCHOOL STUDENTS HUNTING FOR AN AFTER SCHOOL HANGOUT SPOT

Looking for a fresh hang-out spot, our outdoor spaces will entice local students to eat and relax with friends.

LOCAL FAMILIES LOOKING FOR A PLACE WITH A LITTLE SOMETHING FOR EVERYONE

With a variety of food options, fun outdoor spaces, and the convenience of grocery and shopping steps away, evenings for the family have never been easier and more enjoyable.



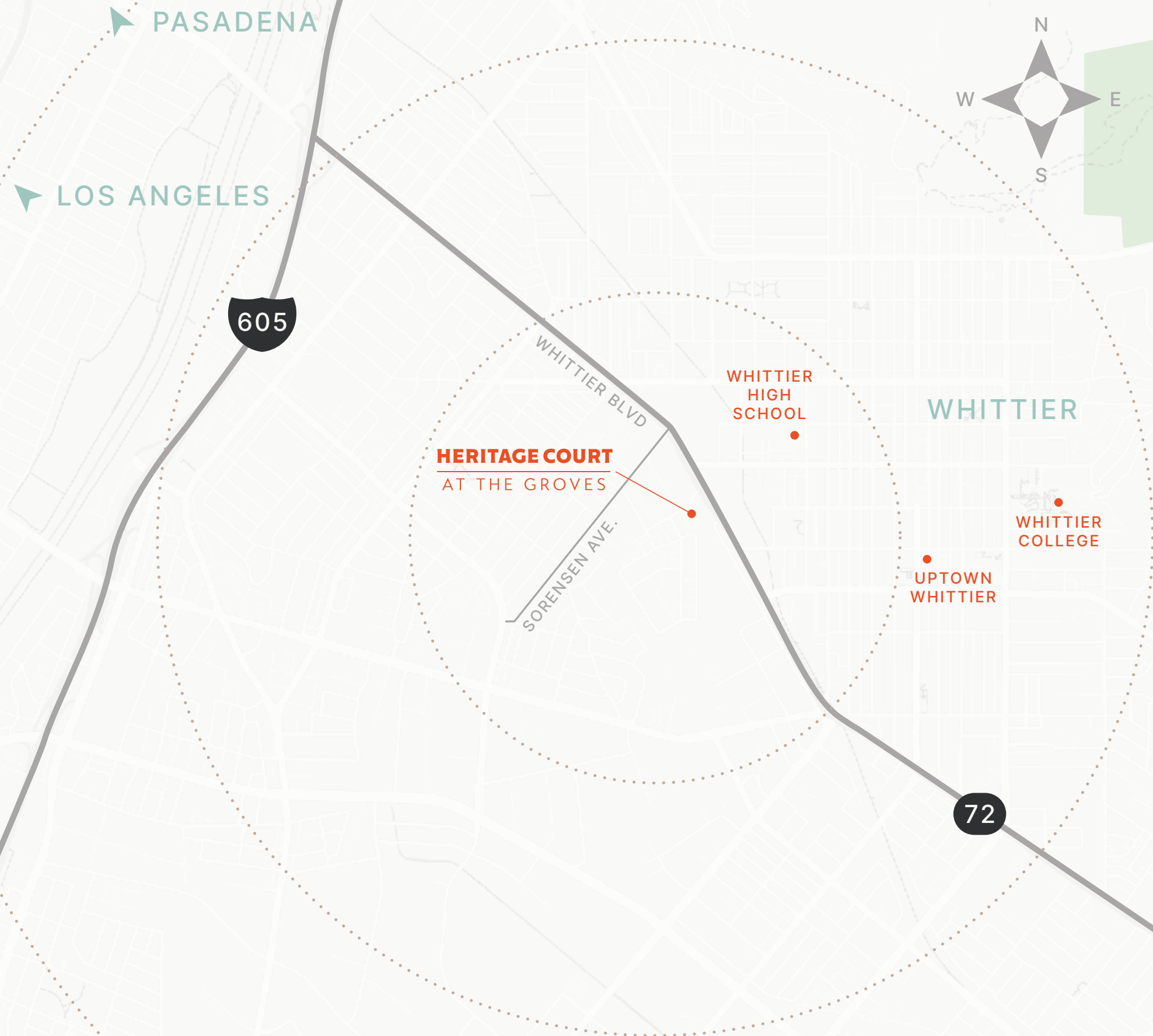
An architectural rendering of the Rodeo 72 Public Market entrance. The building is a light-colored, two-story structure with a tiled roof and arched windows. The entrance is a large, arched doorway with a decorative, stepped archway. Above the entrance, there is a sign that reads "Rodeo 72 PUBLIC MARKET" in a stylized font. The entrance is flanked by large, vibrant murals of pink and orange flowers. In the foreground, there is a paved walkway with a brick pattern, bordered by purple lavender plants and green grasses. Several people are walking on the path, and a group of people is gathered around an outdoor dining area with tables and chairs. A person is standing next to a bicycle. The sky is blue with scattered white clouds.

Rodeo 72 adds a vibrant and modern culinary destination to the classic tone of this historic site.

With outdoor dining and a variety of sought after fast-casual food concepts, Rodeo 72 is a walkable, welcome addition to The Groves community.

Where all of the Action Happens

Heritage Court sits at an ideal location on historic Whittier Blvd and adjacent to the 605 freeway, Whittier High School, Whittier College, medical, commercial spaces and amongst larger residential communities like The Groves.



THE TRADE AREA

	5 MIN.	10 MIN	15 MIN
POPULATION	153,010	663,224	2.08M
HOUSEHOLDS	45,403	190,665	584,965
EST. AVG. HOUSEHOLD INCOME	\$81,656	\$80,230	\$76,363
DAYTIME DEMOGRAPHICS	5 MIN.	10 MIN.	15 MIN.
TOTAL BUSINESSES	4,835	22,075	65,367
TOTAL EMPLOYEES	52,138	259,439	736,766

Part of a dynamic master-planned community



HERITAGE COURT

AT THE GROVES



BUILDING
6

BUILDING
7

BUILDING
8

BUILDING
9

BUILDING

7

1. OUTDOOR PATIO
2. ORCHARD GROVE
3. HERITAGE TREE
4. LOUNGE SEATING
5. CANOPIED SEATING

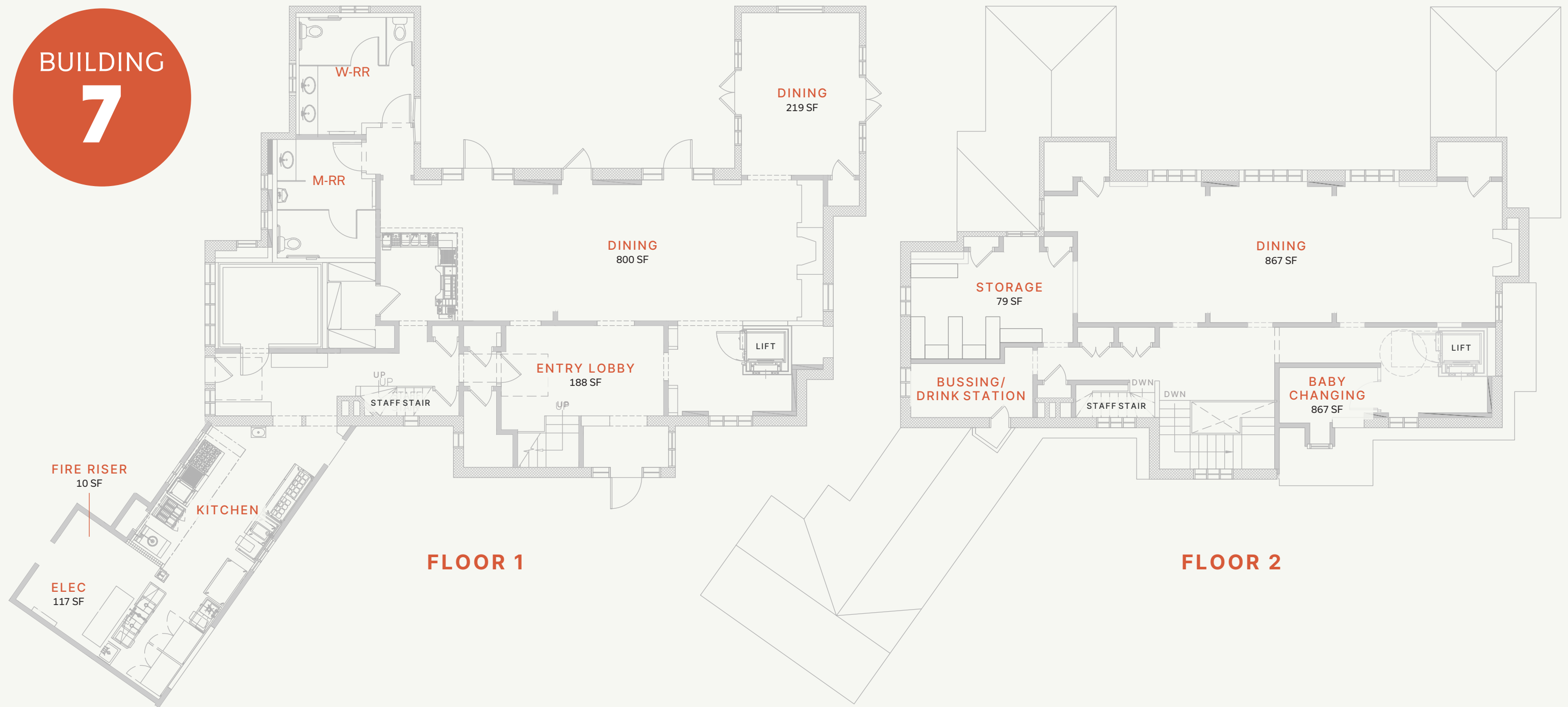
BUILDING 7
4,612 SF

Building 7 Site:

2 FLOORS: 4,612 SQ FT



BUILDING
7



Building 7: Floorplan

Building 7 boasts incredible direct views and access to the lush patio courtyard and plenty of seating for dining and relaxing at it's doorstep. The second floor balcony let's diners enjoy the beautiful landscape that unfolds before their meal.

BUILDING
7

SIGNAGE

BUILDING 7'S HISTORIC
ENTRANCE PROVIDES A ONE-
OF-A-KIND OPPORTUNITY FOR
UNIQUE RESTAURANT CONCEPT.

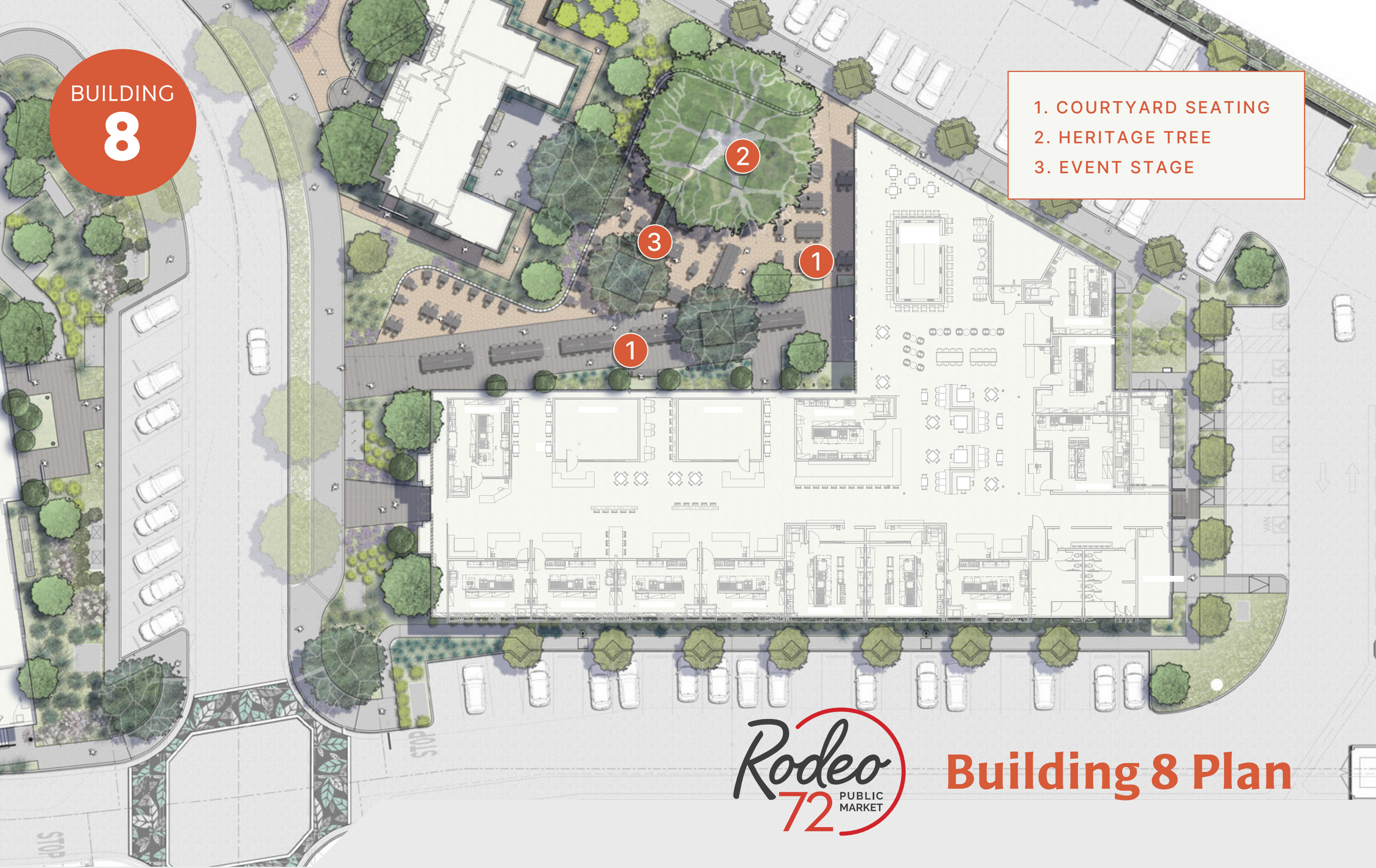
BUILDING
7

UNIQUE COURTYARD
PATIOS OFFER ADJACENCY
TO HERITAGE COURT'S
PROGRAMMED EVENT SPACES



BUILDING
8

- 1. COURTYARD SEATING
- 2. HERITAGE TREE
- 3. EVENT STAGE



Building 8 Plan

BUILDING
8



OUTDOOR EVENT
STAGE & COURTYARD

BUILDING
8



OUTDOOR GATHERING SPACES

BUILDING
9

Building 9 Plan

- 1. COURTYARD SEATING
- 2. HERITAGE TREE



BUILDING
9

Historic Design meets Contemporary Experience



BUILDING

9

COURTYARD DINING



BUILDING
9



LUSH OUTDOOR PLAZAS
CREATE INVITING SPACES
TO MEET UP OR MAKE
TIME FOR YOURSELF



HERITAGE ARCHITECTURE
CREATES A UNIQUE
AND DYNAMIC VILLAGE
ATMOSPHERE



OUTDOOR DINING PATIOS
& PROGRAMMED EVENTS

BUILDING
9

COURTYARD SEATING



Get in touch to join Whittier's newest community hub!

For Leasing Information
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HERITAGE COURT

AT THE GROVES