

# COLIMA CENTER

11548-11552 Colima rd | Whittier, CA  
FOR LEASE



**CENTURY 21  
COMMERCIAL.**



# HIGHLIGHTS

- Prime Location: High-traffic center with excellent visibility and access.
- End Cap Space: Large open layout with expansive windows—perfect for retail, office, or showroom.
- Strong Surroundings: Close to Whittier Library, S.T.A.R.S. Center, schools, and major retailers.
- Versatile Use: Suitable for professional offices, retail, or service-oriented businesses.

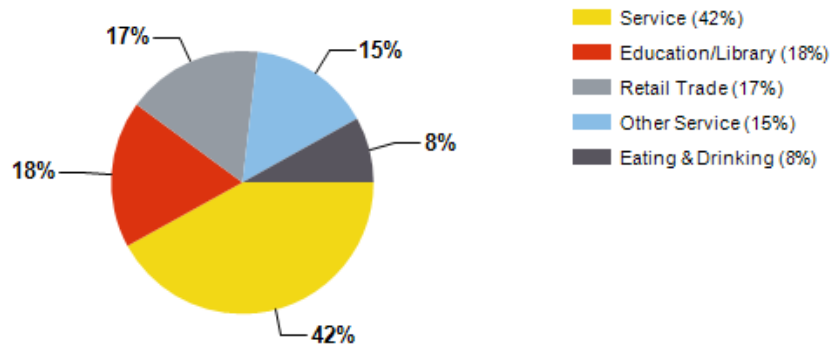


Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
11548	SUITE 11548	1ST	1,950	\$2.00	NNN	The Space Fronts Major Streets And Includes A Built-In Teller/Cashier Transaction Window With Security Glass, Extended Countertops On Both Sides, And Pass-Through Openings For Secure Document Or Money Exchange—Perfect For Financial Services Or Businesses Requiring Controlled Transactions.
11552	SUITE 11552	1ST	1,276	\$2.00	NNN	The End Cap Space Features A Large Open Layout With Expansive Windows, Ideal For Retail, Office, Or Showroom Use.

## Location

- Located Near The Whittier Library, S.T.A.R.S. Center, Schools, And Major Retailers, Colima Center Provides Strong Exposure And Convenience For A Wide Variety Of Professional, Retail, Or Service-Oriented Businesses.

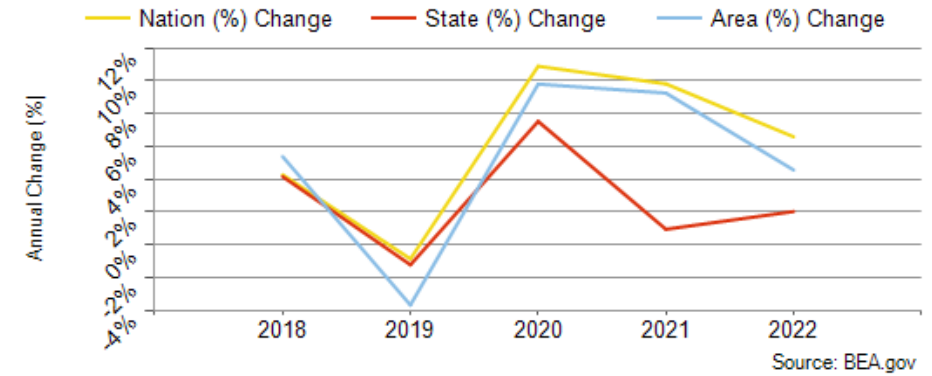
## Major Industries by Employee Count



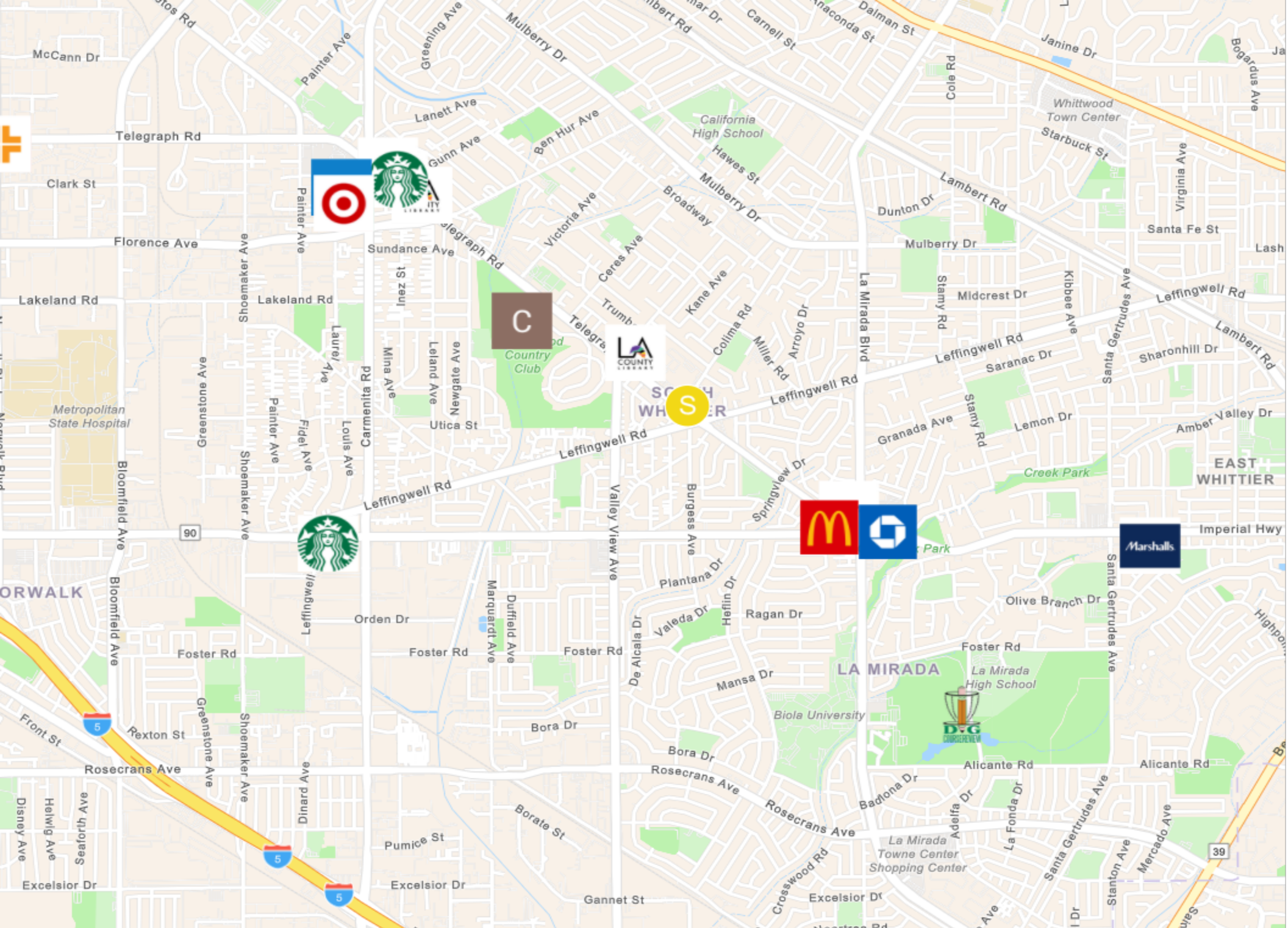
## Largest Employers

PIH Health	7,100
Kaiser Permanente	6,512
Rancho Los Amigos National Rehabilitation Center	2,052
Stonewood Center	2,000
Office of Education, County of Los Angeles	1,665
Downey Unified School District	1,363
PIH Health Hospital - Downey	1,146
Coca-Cola Refreshments	1,054

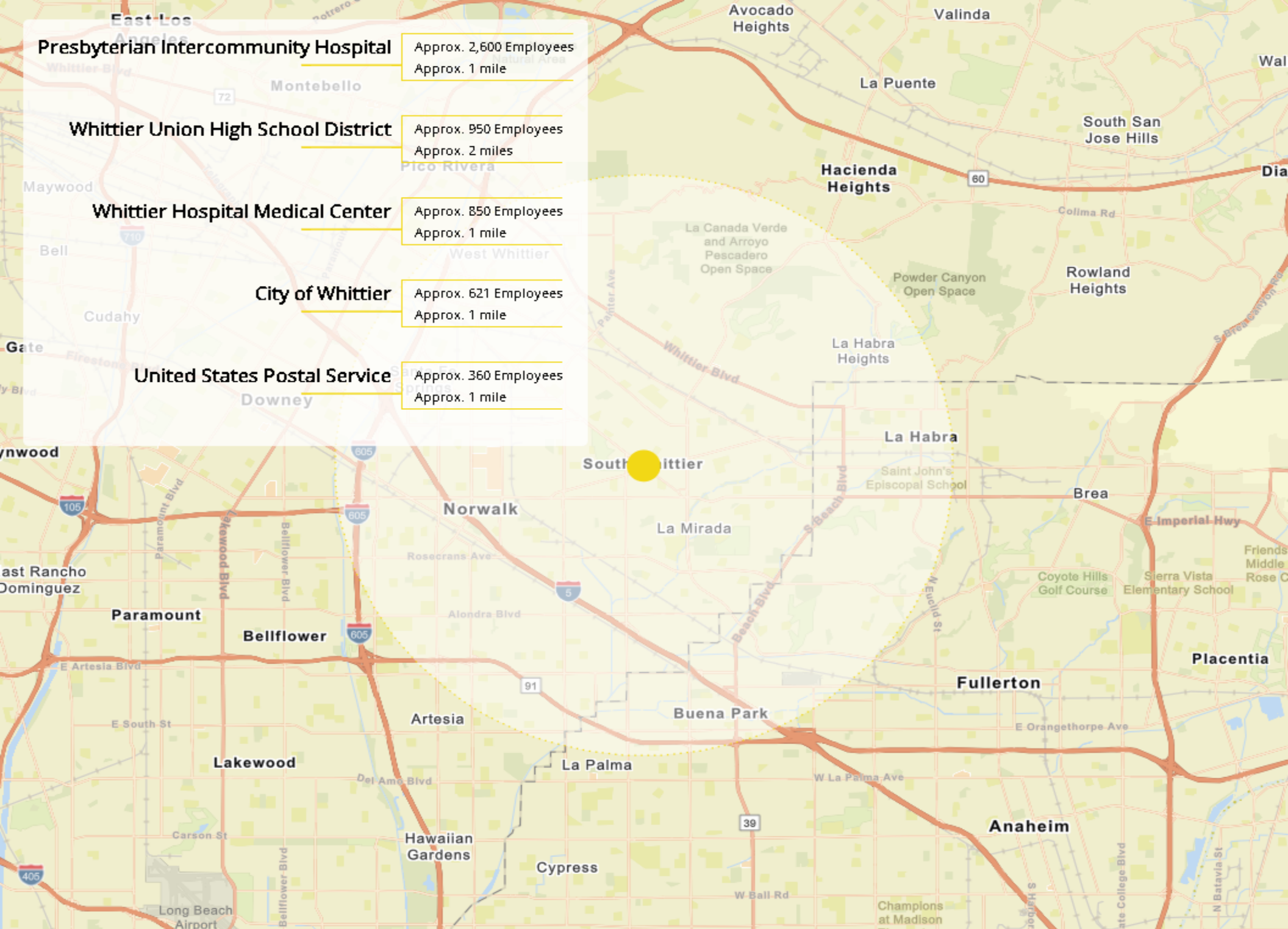
## Los Angeles County GDP Trend



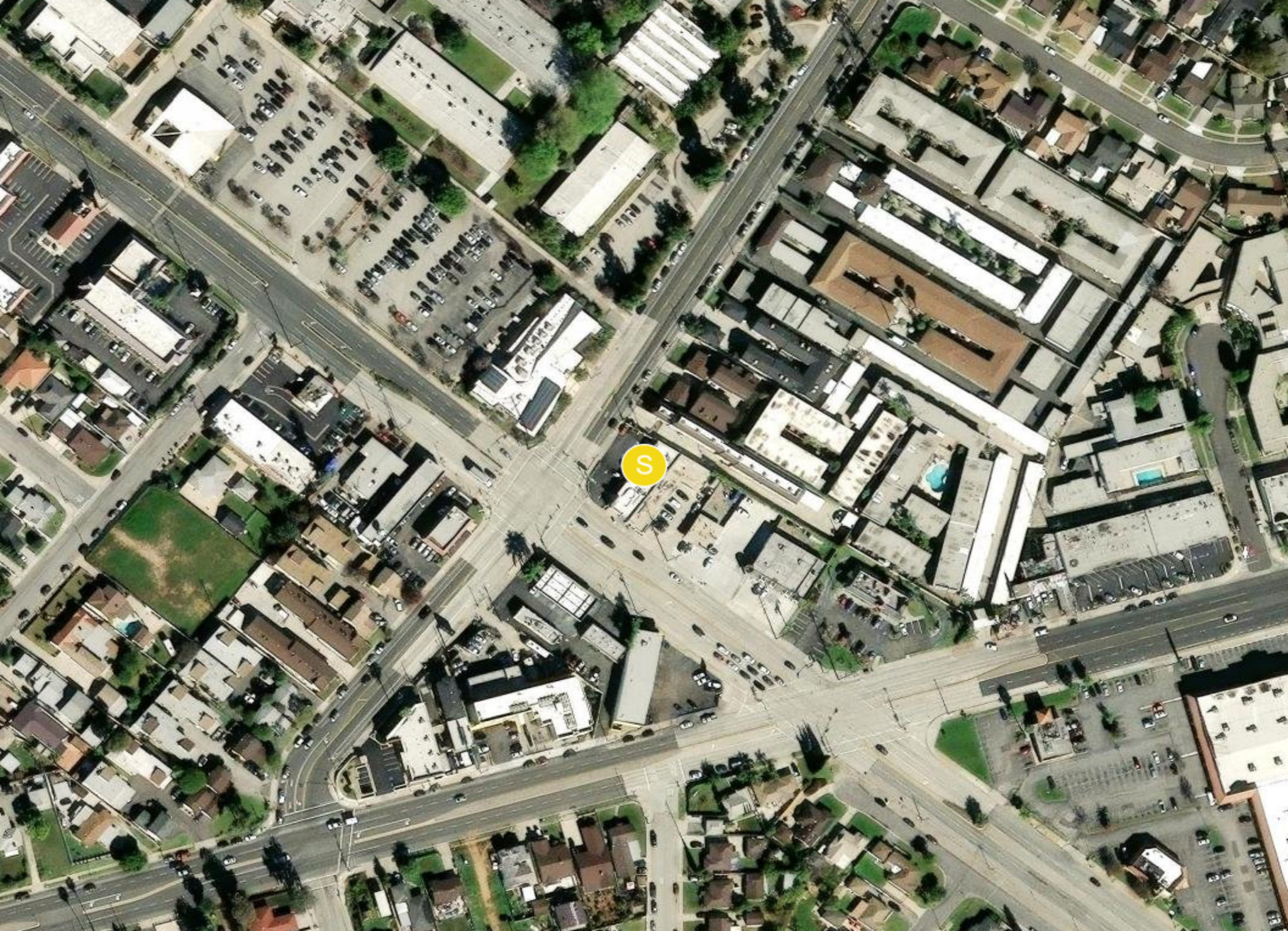








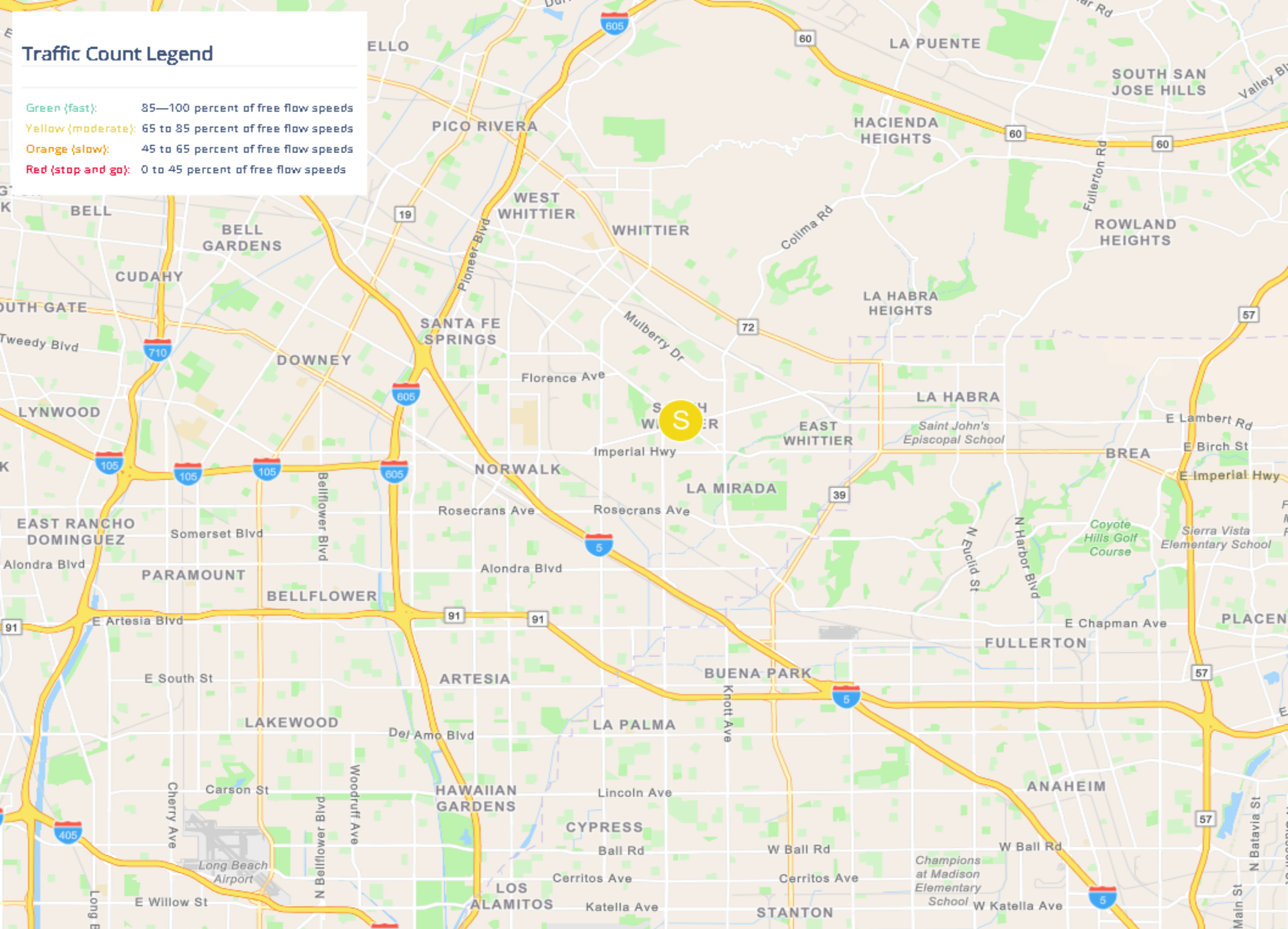




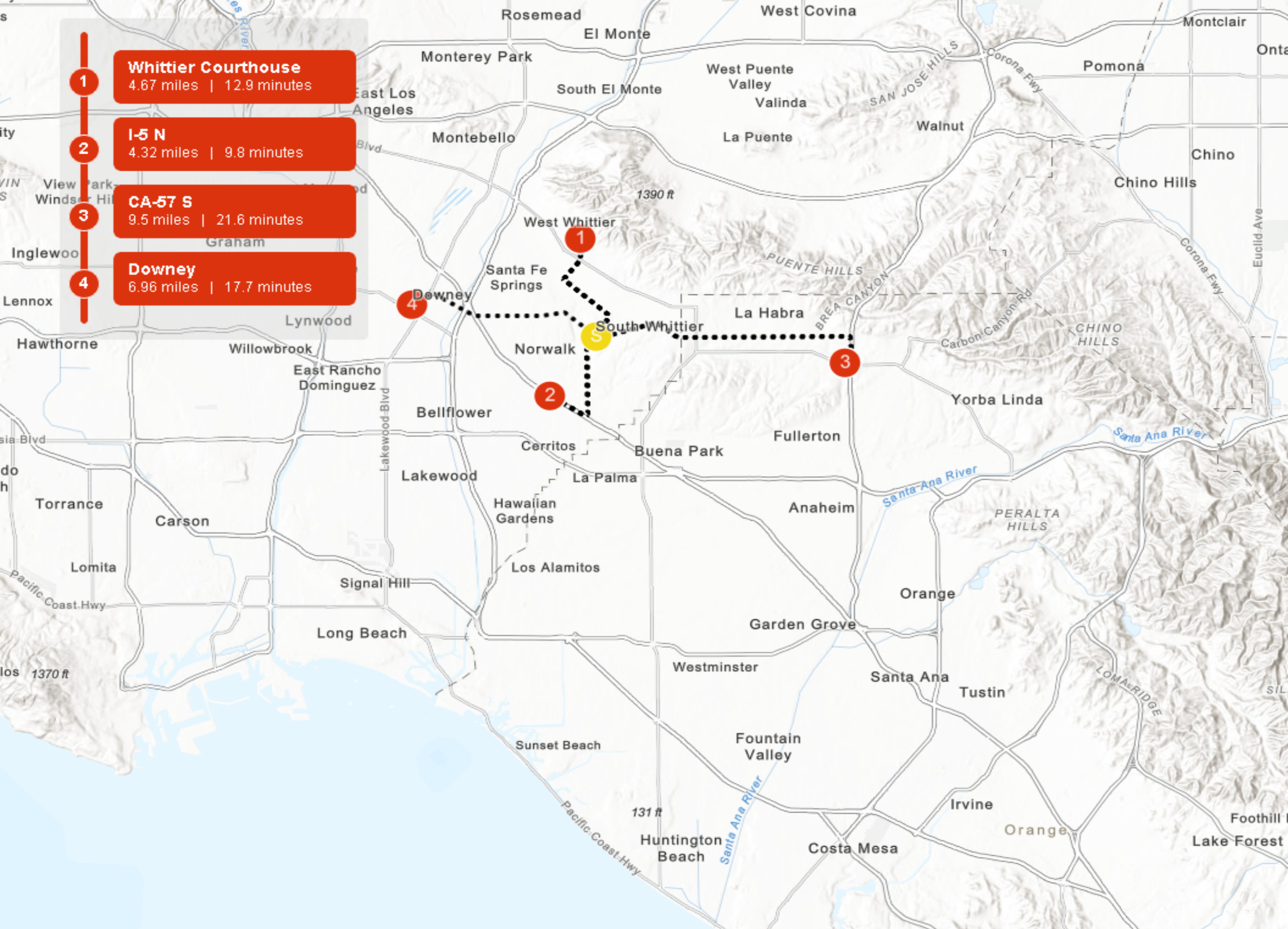


## Traffic Count Legend

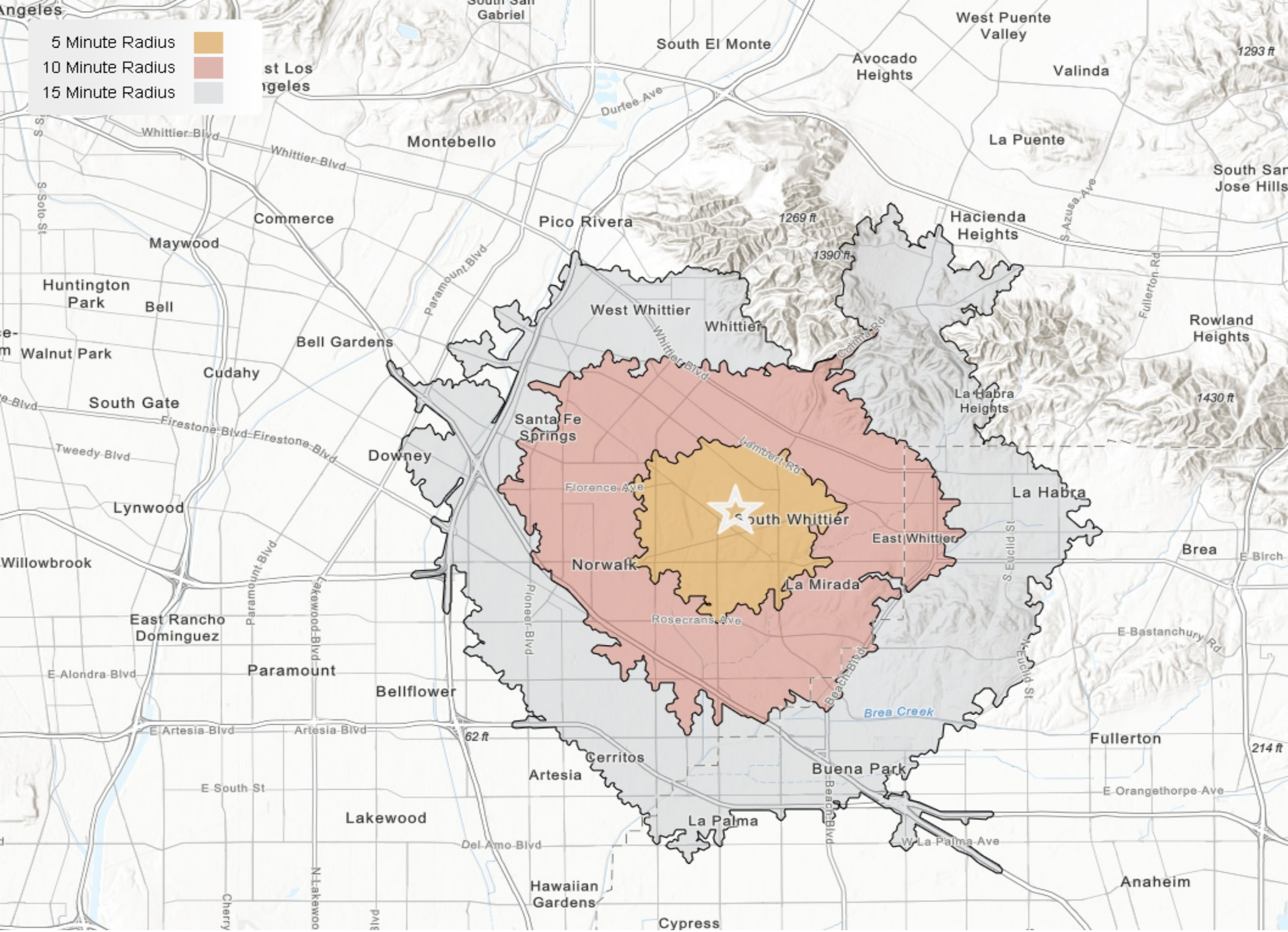
Green (fast):	85—100 percent of free flow speeds
Yellow (moderate):	65 to 85 percent of free flow speeds
Orange (slow):	45 to 65 percent of free flow speeds
Red (stop and go):	0 to 45 percent of free flow speeds



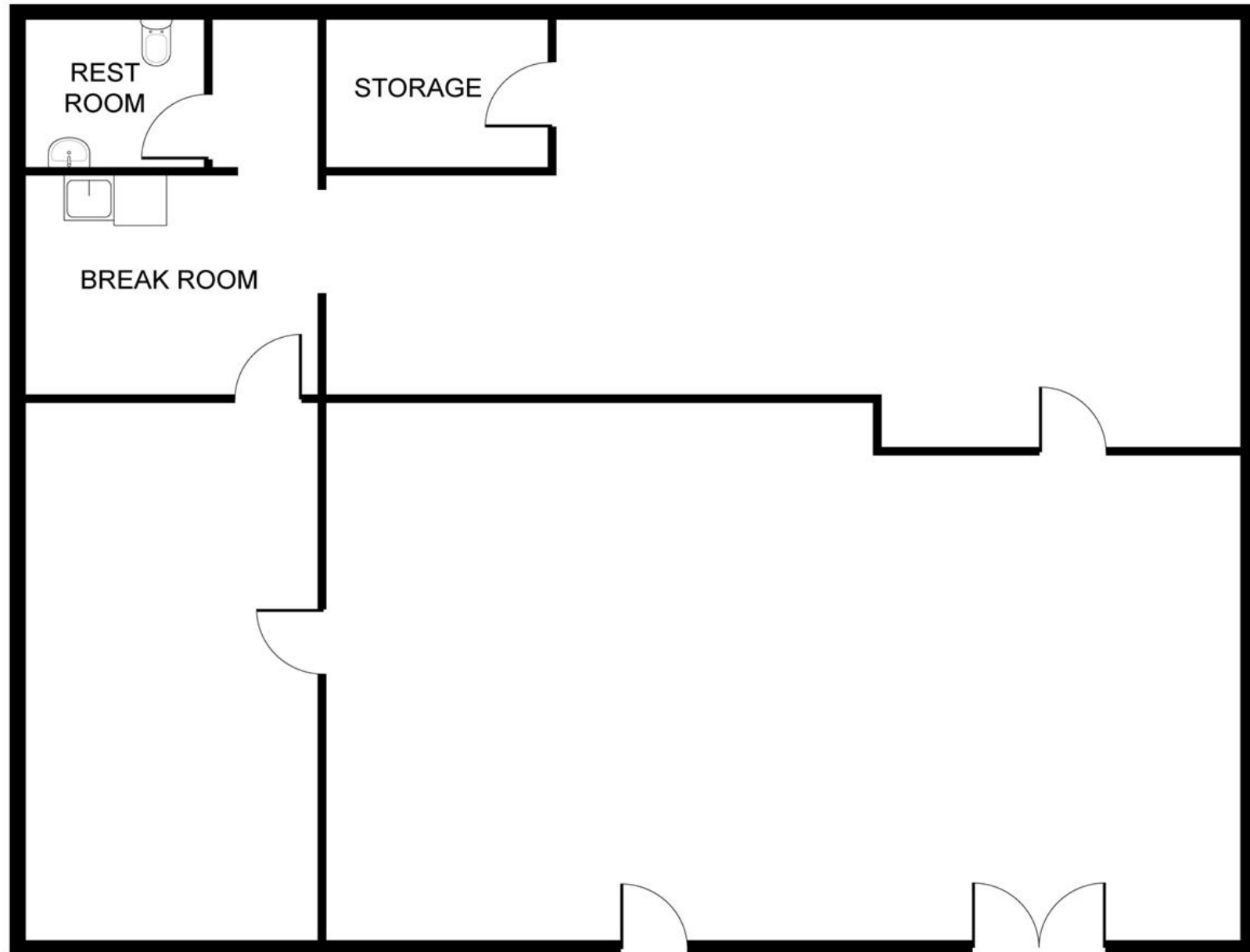






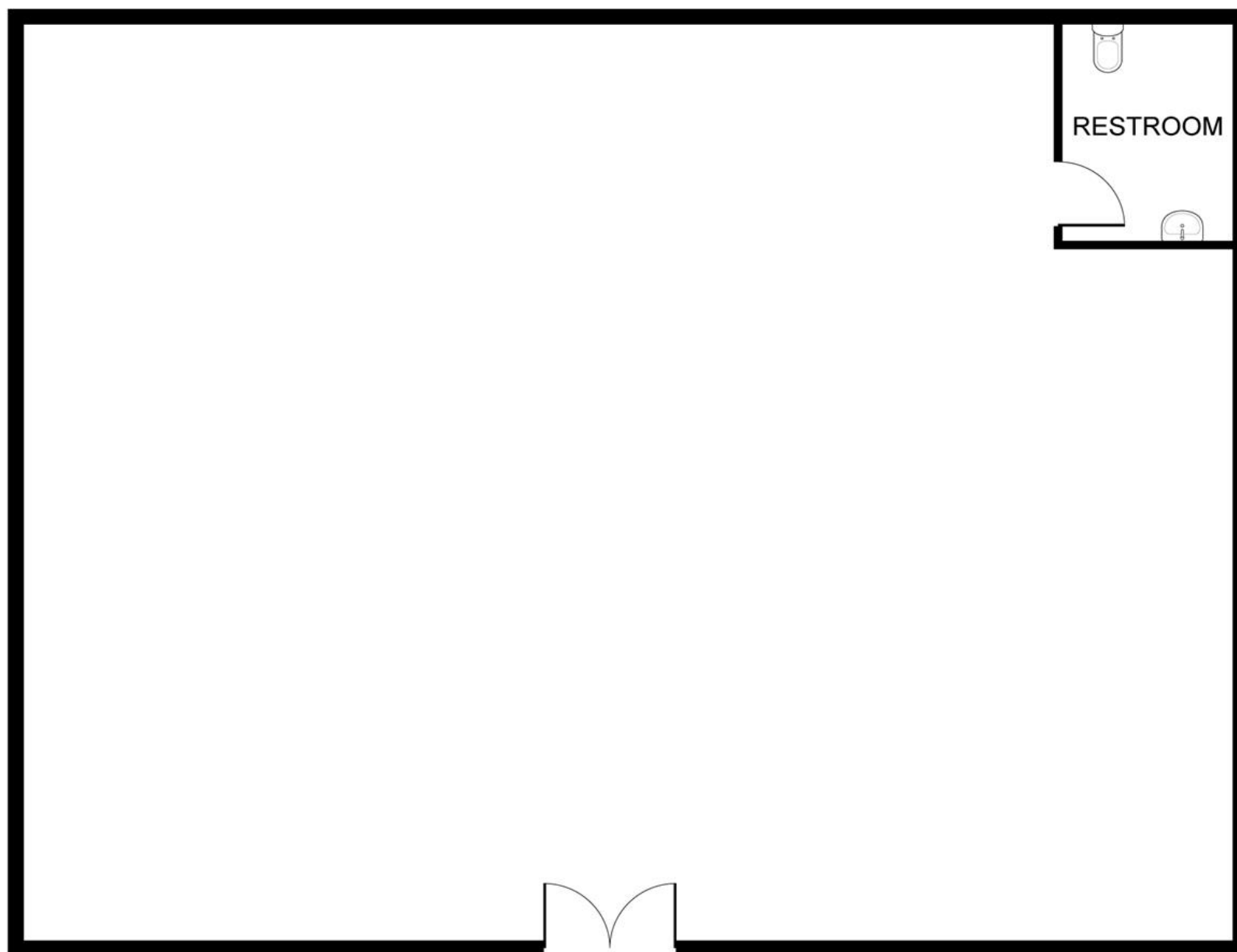


11548 - 11550 COLIMA ROAD





## 11552 COLIMA ROAD























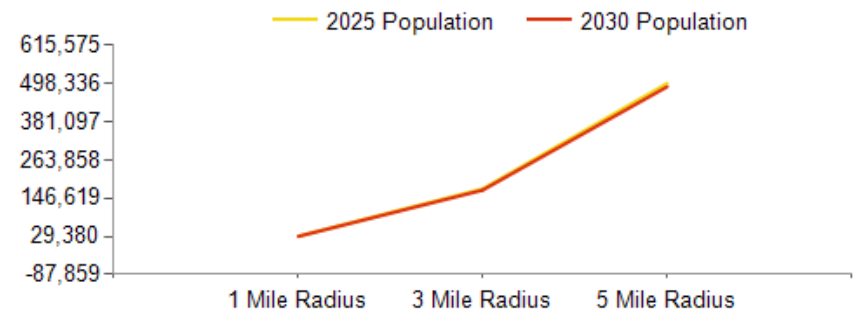




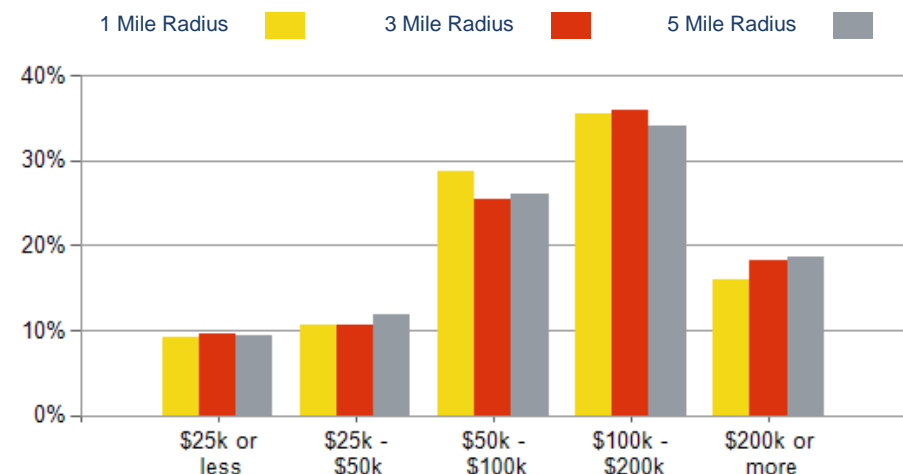


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,448	175,272	497,917
2010 Population	31,115	181,287	511,148
2025 Population	30,112	175,439	498,336
2030 Population	29,380	171,490	488,113
2025 African American	605	3,587	12,839
2025 American Indian	690	3,575	9,586
2025 Asian	2,553	21,219	96,276
2025 Hispanic	21,461	113,862	305,838
2025 Other Race	10,196	53,018	151,315
2025 White	8,718	53,356	125,551
2025 Multiracial	7,284	40,235	101,327
2025-2030: Population: Growth Rate	-2.45%	-2.25%	-2.05%

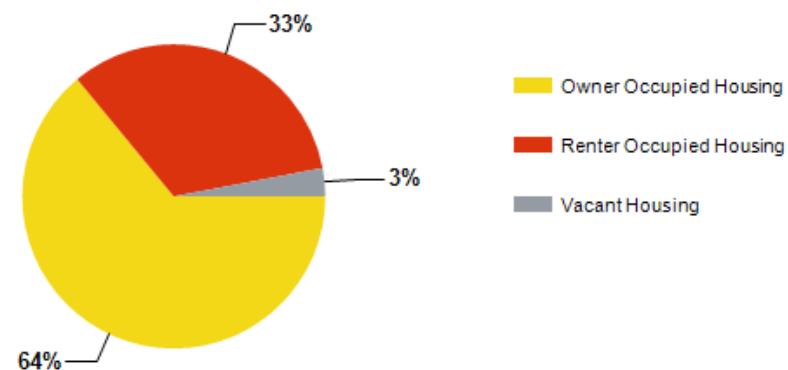
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	562	2,917	8,306
\$15,000-\$24,999	301	2,342	6,268
\$25,000-\$34,999	349	2,286	6,964
\$35,000-\$49,999	632	3,528	11,651
\$50,000-\$74,999	1,342	7,373	21,231
\$75,000-\$99,999	1,336	6,514	19,486
\$100,000-\$149,999	1,995	11,223	31,441
\$150,000-\$199,999	1,312	8,355	21,823
\$200,000 or greater	1,479	9,897	28,997
Median HH Income	\$102,406	\$107,542	\$104,870
Average HH Income	\$123,511	\$129,895	\$131,647



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

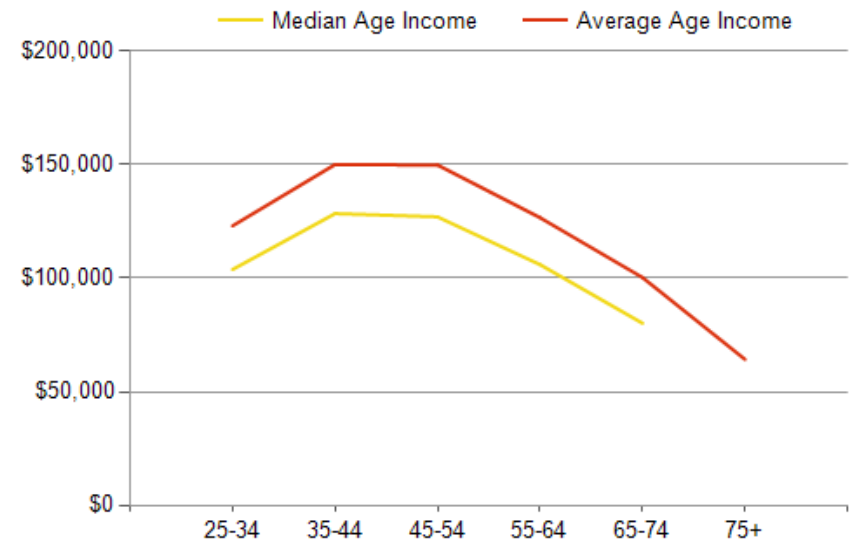
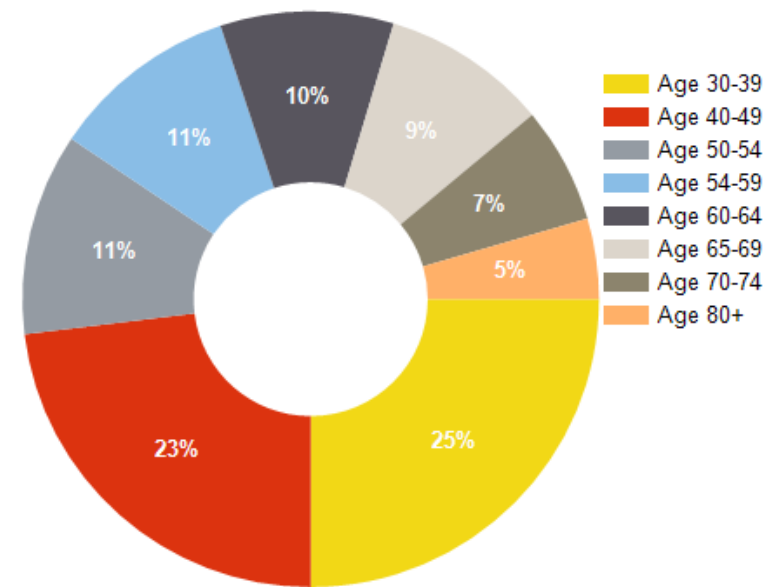


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,322	13,139	38,555
2025 Population Age 35-39	2,090	11,881	34,366
2025 Population Age 40-44	2,136	11,962	34,114
2025 Population Age 45-49	1,932	11,150	31,724
2025 Population Age 50-54	2,002	11,318	32,664
2025 Population Age 55-59	1,859	10,771	31,020
2025 Population Age 60-64	1,713	10,689	29,604
2025 Population Age 65-69	1,641	9,728	27,066
2025 Population Age 70-74	1,154	7,543	21,683
2025 Population Age 75-79	797	5,623	16,434
2025 Population Age 80-84	538	3,699	10,515
2025 Population Age 85+	604	3,686	9,831
2025 Population Age 18+	23,728	140,218	398,544
2025 Median Age	38	39	39
2030 Median Age	40	40	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,815	\$110,230	\$104,485
Average Household Income 25-34	\$123,053	\$132,617	\$128,148
Median Household Income 35-44	\$128,430	\$143,125	\$129,334
Average Household Income 35-44	\$150,053	\$159,793	\$153,968
Median Household Income 45-54	\$127,007	\$139,347	\$130,981
Average Household Income 45-54	\$149,846	\$158,602	\$158,002
Median Household Income 55-64	\$105,973	\$116,512	\$117,272
Average Household Income 55-64	\$126,649	\$139,843	\$146,258
Median Household Income 65-74	\$80,130	\$82,606	\$84,223
Average Household Income 65-74	\$100,286	\$105,705	\$110,913
Average Household Income 75+	\$64,233	\$68,059	\$74,786

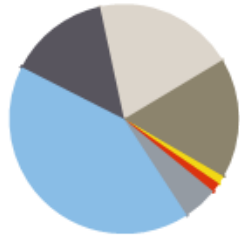
Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	86	87
Diversity Index (current year)	84	86	88
Diversity Index (2020)	85	86	88
Diversity Index (2010)	76	78	82

#### POPULATION BY RACE



1 MILE



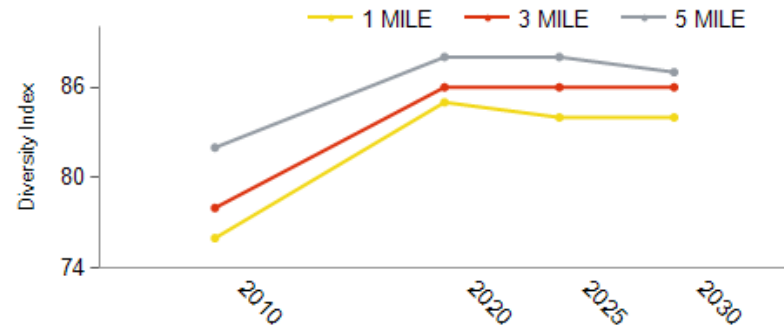
3 MILE



5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	2%
American Indian	1%	1%	1%
Asian	5%	7%	12%
Hispanic	42%	39%	38%
Multiracial	14%	14%	13%
Other Race	20%	18%	19%
White	17%	18%	16%

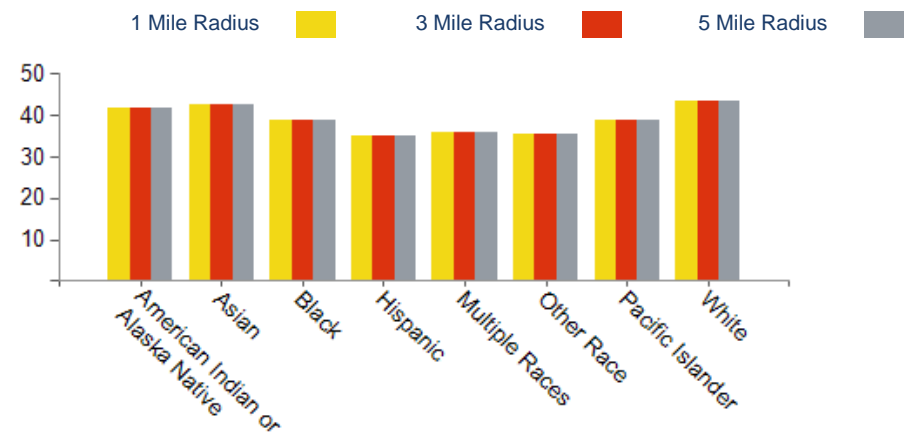
#### POPULATION DIVERSITY



#### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	42	40	39
Median Asian Age	43	45	45
Median Black Age	39	38	39
Median Hispanic Age	35	35	35
Median Multiple Races Age	36	36	36
Median Other Race Age	35	35	35
Median Pacific Islander Age	39	38	34
Median White Age	43	44	44

#### 2025 MEDIAN AGE BY RACE



# Colima Center



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