

# The Quad at Whittier For Lease

13400-13582 Whittier Blvd  
Whittier, CA 90605

 **five BELOW**   

Proposed Future  
Townhome  
Development









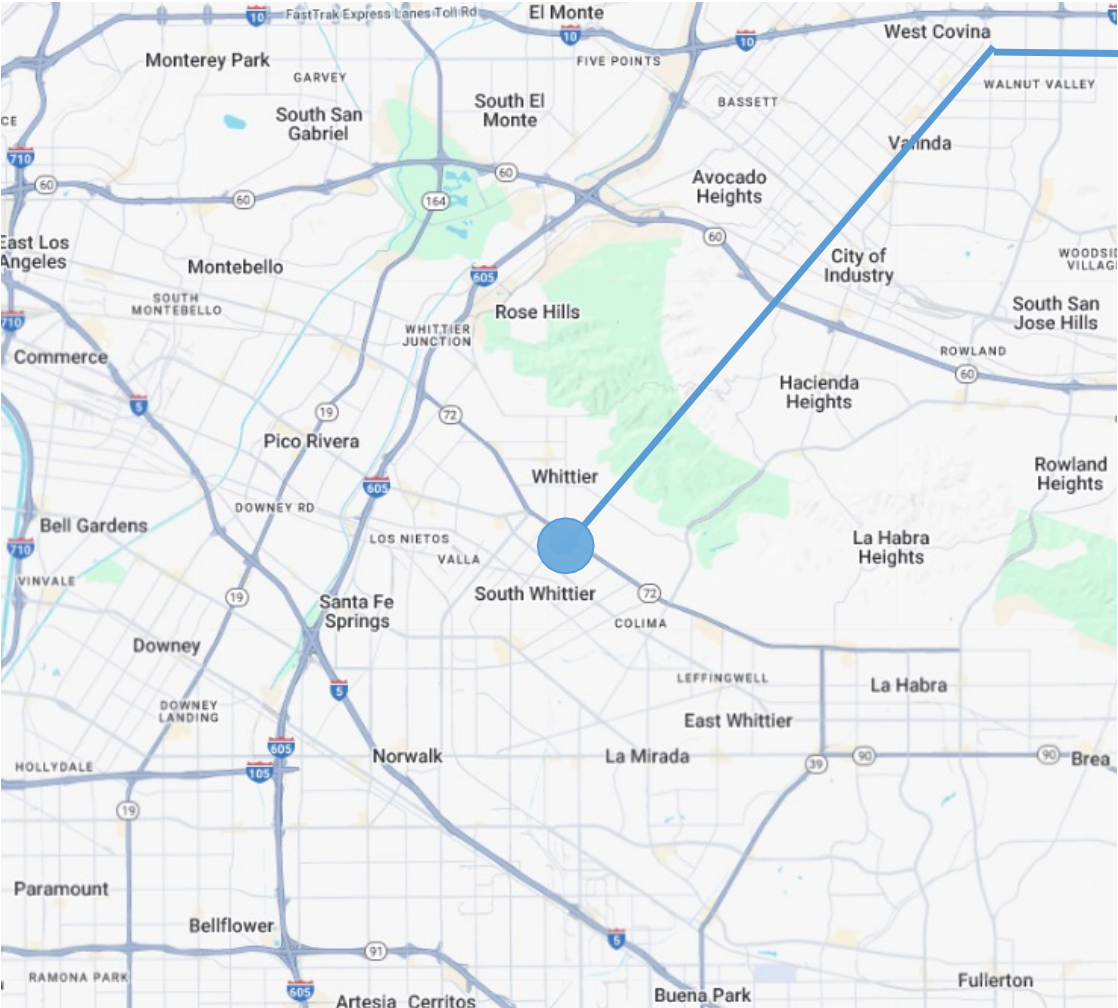
WHITTIER BOULEVARD

CENTRAL AVENUE



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## Property Highlights:

The Quad at Whittier: A Premier Grocery-Anchored Retail Hub with a Strong Mix of Daily-Needs and Destination Tenants.

- Anchored by Vallarta Supermarket, TJ Maxx, Marshalls, Ross, Burlington (coming soon), Michaels, Petco, and Five Below, creating a diverse and high-traffic retail draw
- Complimented by Chili's, Olive Garden, Daiso, Shoe Palace, Tilly's, Miniso, and many more
- Strategically situated in a densely populated trade area with more than 31,000 residents within one mile and 156,000 residents within three miles.
- Highly visible and situated at the busy intersection of Whittier Blvd. and Painter Ave., benefiting from over 67,000 ADT.

## Demographics:

2025 Estimates	1 MILE	2 MILE	3 MILE
Population	31,924	81,322	156,465
AHH Income	\$114,501	\$121,686	\$128,528



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Suite #	Tenant	Leased SF	Suite #	Tenant	Leased SF
D2	Available	1,491	IH	The UPS Store	1,194
D3	Available	1,630	II	GNC	1,244
D4D6	Available	4,890	U	PIH	9,016
D7	Available	706	IQ&IR	Dentist	2,361
D8	Available	2,848	J1	Dollar Tree	13,766
E	TJ Maxx	25,000	K1	Marshalls	23,092
F1	Miniso	3,153	K2	Five Below	10,722
F2	T-Mobile	2,638	L	Vallarta Supermarkets	40,000
F3	SchoolsFirst FCU	4,500	M	Burlington (Coming Soon)	18,000
F4	Available	2,208	NA	China Wok Express	989
F5A	Available (Do Not Disturb Tenant)	1,405	NB	World Burgers	1,226
F5B	Hawaiian Island BBO	1,400	NC	Subway	1,209
F5C	Maki Yaki Japanese Grill	1,367	NC2	H&R Block	1,600
G1	Shoe Palace	5,000	ND	Quad Cleaners	1,769
G3	Hearx West	2,000	O1	Michaels	23,277
H	Ross Stores Inc	25,788	O2	Chuck E Cheese	14,038
IA	La Real Michoacana	1,400	OG	Olive Garden	9,100
IA2	GameStop	1,400	P	Petco	10,738
IB	Don Roberto Jewelers	1,200	R1A	Teriyaki Madness	1,198
IC	Fantastic Sams	1,200	R1B	Nothing Bundt Cakes	2,500
ID	Sally Beauty Supply	1,600	R2	Chili's	6,286
IE	Freeway Insurance	1,200	S	Tillys	6,050
IF	It's Boba Time	1,575	W1	Big 5	10,189
IG	Natalie Nails & Spa	1,575	W2	Daiso	7,855



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