

# COMMERCIAL PROPERTY

6545 Greenleaf Ave, Whittier, CA 90601, USA

AVAILABLE FOR LEASE



FOR MORE INFORMATION PLEASE CONTACT

**HENRY BOUCHOT**

DRE # 02212014

📞 310-903-2000

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Don't miss your chance to establish your culinary vision in this thriving locale. Join the vibrant Uptown Whittier community and make your mark on the local dining scene. Contact us now to schedule a viewing and secure your lease today!

**\$2,700 + Common Area Maintenance**

# PROPERTY HIGHLIGHT

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## ◆ HVAC:

Stay comfortable year-round with our modern HVAC system.

## ◆ Inviting Facade:

A bright facade and expansive storefront window beckon customers to step inside and experience your cooking creations.

## ◆ Flexible Layout:

Spanning 1,200 square feet, our spacious layout offers ample room for creativity and customization.

## ◆ Strategic Location:

Situated within a three-tenant building, there's ample opportunity for cross-promotion and collaboration.



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## ◆ Natural Light:

A skylight bathes the space in beautiful natural light, creating an inviting ambiance for patrons.

## ◆ Convenient Setup:

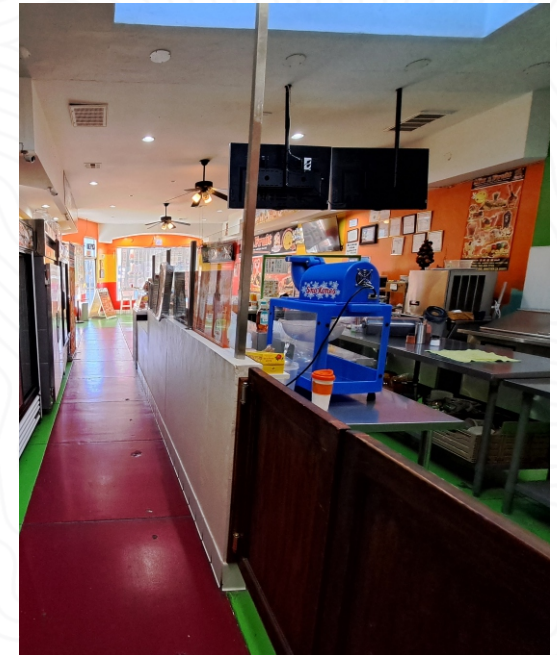
While there's no oven or stove at present, the space features essential amenities including handwashing, food prep, and mop sinks.

## ◆ Tenant Improvement Allowance:

The landlord is open to collaborate and offers the possibility of negotiating a tenant improvement allowance.

## ◆ Modern Amenities:

Benefit from new HVAC and roof installations, ensuring optimal functionality and comfort.



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## ◆ Compliance Ready:

Our spacious bathroom can accommodate additional fixtures like a urinal, ensuring compliance with LA Health Department regulations for beer and wine sales (tenant to verify).

## ◆ Streetscape Beautification:

Be part of the Uptown Whittier Streetscape Beautification Plan, set to bring \$20 million in streetscape improvements and outdoor dining opportunities right to our doorstep.



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# AERIAL VIEW

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