

# 2226 WHITTIER BLVD

LOS ANGELES, CA 90023

±12,354 SF PRIME WHITTIER BLVD INVESTMENT OPPORTUNITY - MIXED USE  
PROPERTY IN A HIGH-TRAFFIC AREA



FOR  
SALE

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial



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# EXECUTIVE SUMMARY



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An aerial photograph of a city street intersection. A blue, three-story building is highlighted with a black outline. The building is located at the corner of the intersection. The surrounding area includes other buildings, parking lots, and a highway in the background.

**We are pleased to present 2226 Whittier Blvd, a prime mixed-use property located in the heart of East Los Angeles.**

The 12,354 SF building consists of 3 street-level retail units and 18 residential units, generating a gross annual income of \$355,286 with a net operating income (NOI) of \$216,971.79. The property offers stable cash flow with growth potential, benefiting from high pedestrian and vehicle traffic, strong retail visibility, and proximity to Downtown LA, the Arts District, and Little Tokyo.

Built in 1913 and zoned C2, the property sits on a 9,605 SF lot with 10 surface parking spaces. The location provides easy access to I-5, I-10, I-710, and SR-60, as well as nearby transit options, including Metro bus routes and the Soto Station (E Line – Gold Line). Surrounded by local businesses, restaurants, and cultural landmarks, this property presents an excellent opportunity for investors seeking diverse income streams and long-term appreciation potential.

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**\$3,800,000**  
PRICE

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**≈5.71%**  
CAP RATE



Prime 12,354 SF Mixed-Use  
Property with Retail & Residential  
Income

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High-Traffic Location Along  
Whittier Blvd – Strong Visibility &  
Foot Traffic

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Proximity to Downtown LA –  
Minutes from the Arts District &  
Little Tokyo

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Surrounded by Local Retailers &  
Dining – High Tenant Demand &  
Amenities

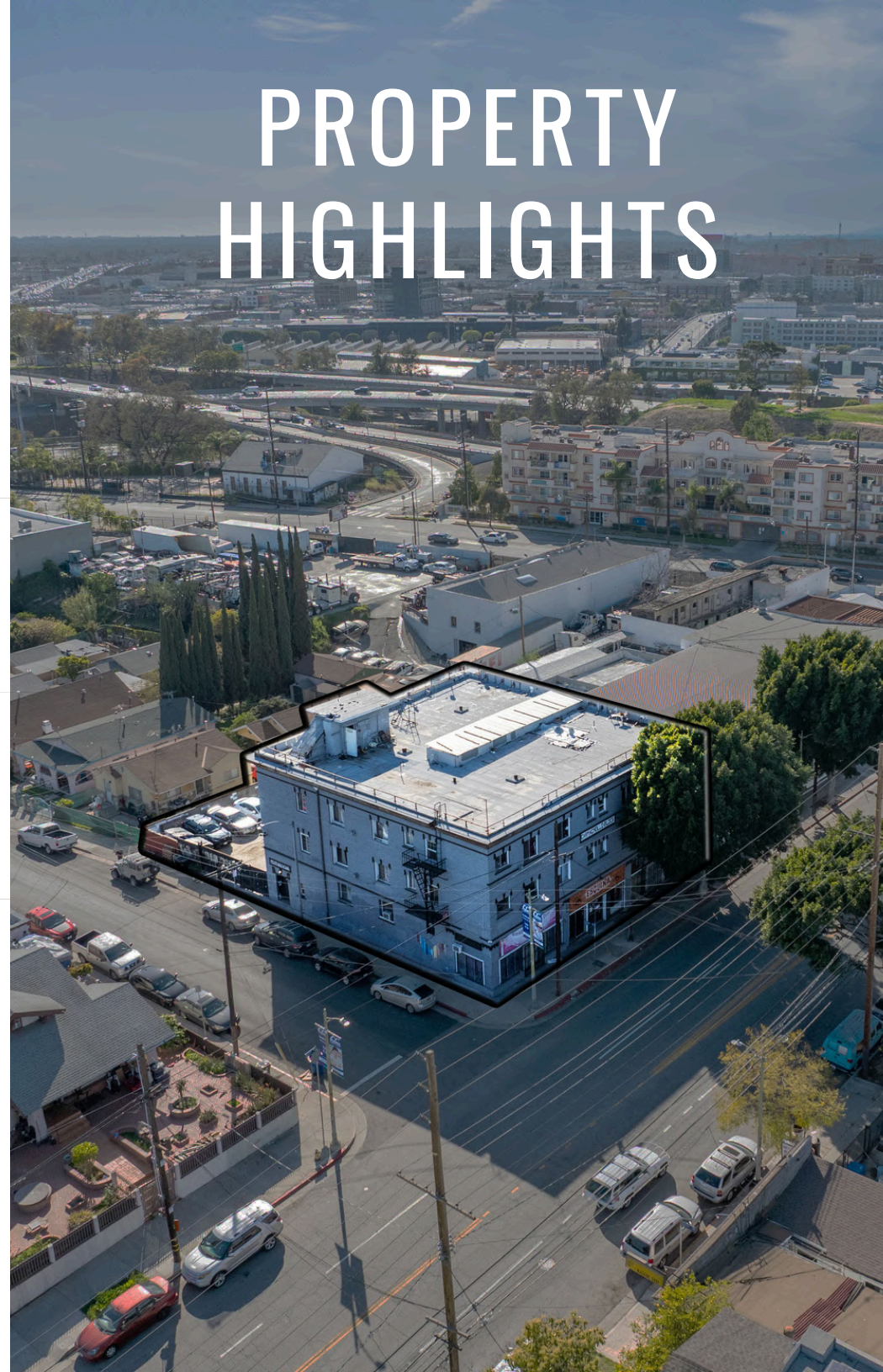
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10 Onsite Parking Spaces–  
Convenient Tenant & Customer  
Access

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Easy Access to Major Freeways – I-  
5, I-10, I-710, & SR-60

# PROPERTY HIGHLIGHTS





# PROPERTY OVERVIEW



# PROPERTY OVERVIEW

An aerial photograph of a city, likely Los Angeles, showing a bridge with multiple arches, a parking lot with several cars, and a blue building in the foreground. The city skyline is visible in the background under a blue sky with some clouds.

<b>Property Name</b>	2226 Whittier
<b>Address</b>	2226 Whittier Blvd
<b>APN</b>	5189-001-018
<b>Lot Area</b>	9,605 SF
<b>Building Area</b>	12,354 SF
<b># of Units</b>	3 Retail & 18 Residential
<b>Year Built</b>	1913
<b>Zoning</b>	C2
<b>Parking</b>	10 Surface

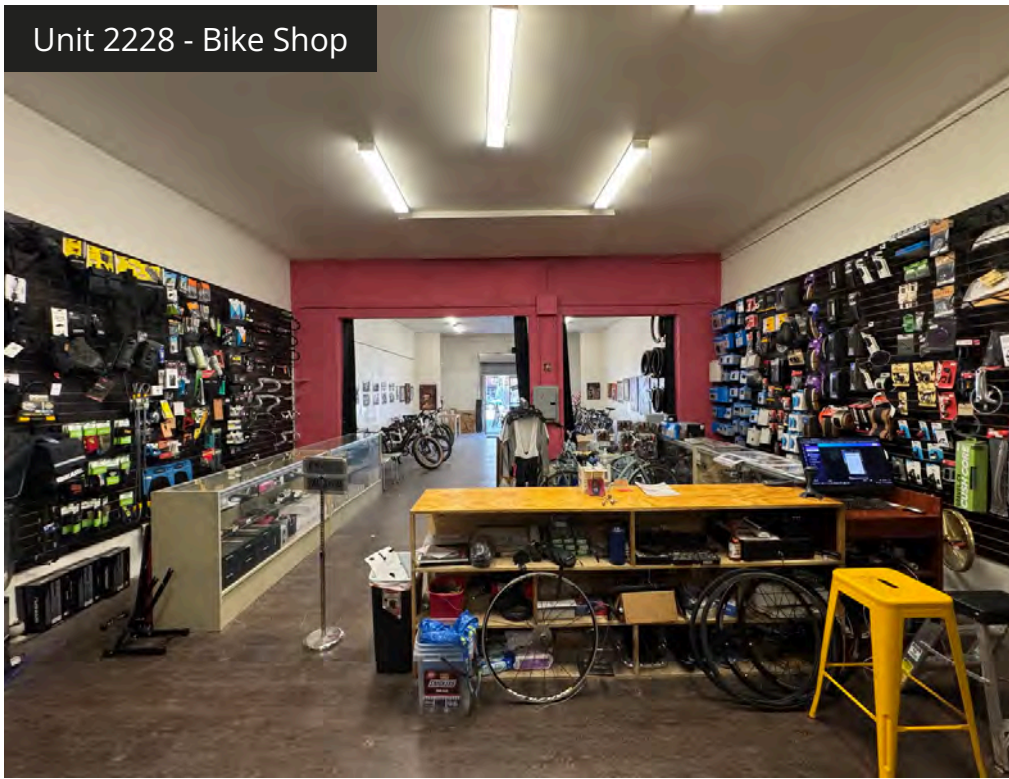
*LAHD SCEP Inspection completed 2024*







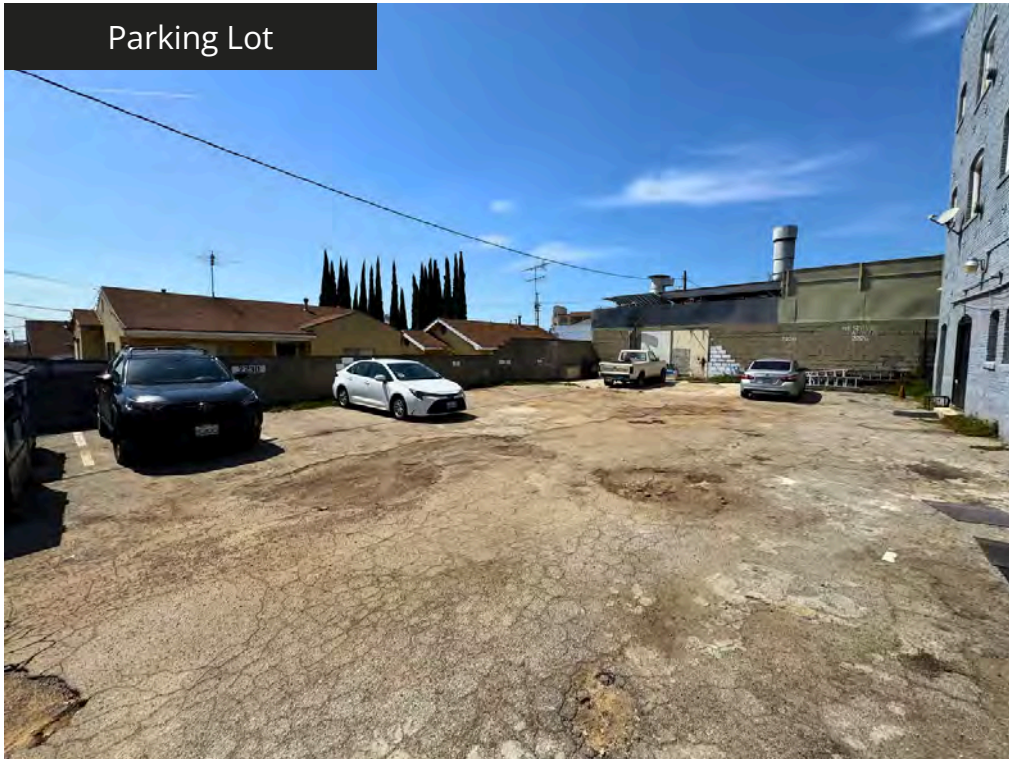
Unit 2228 - Bike Shop



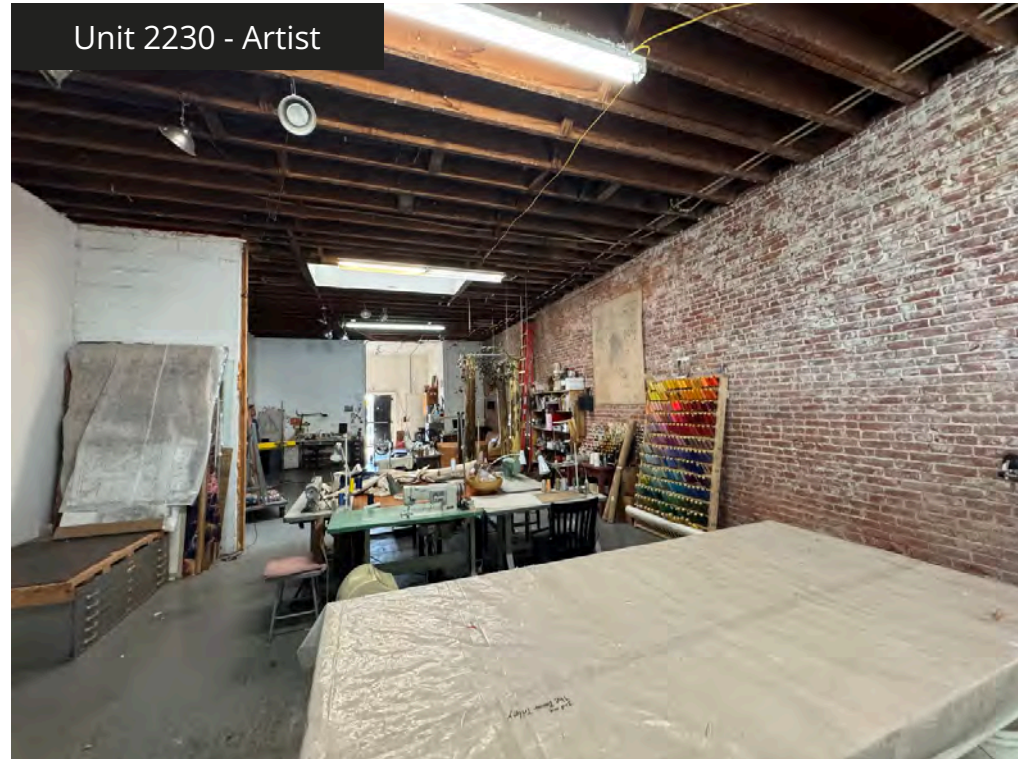
Unit 2230 - Church



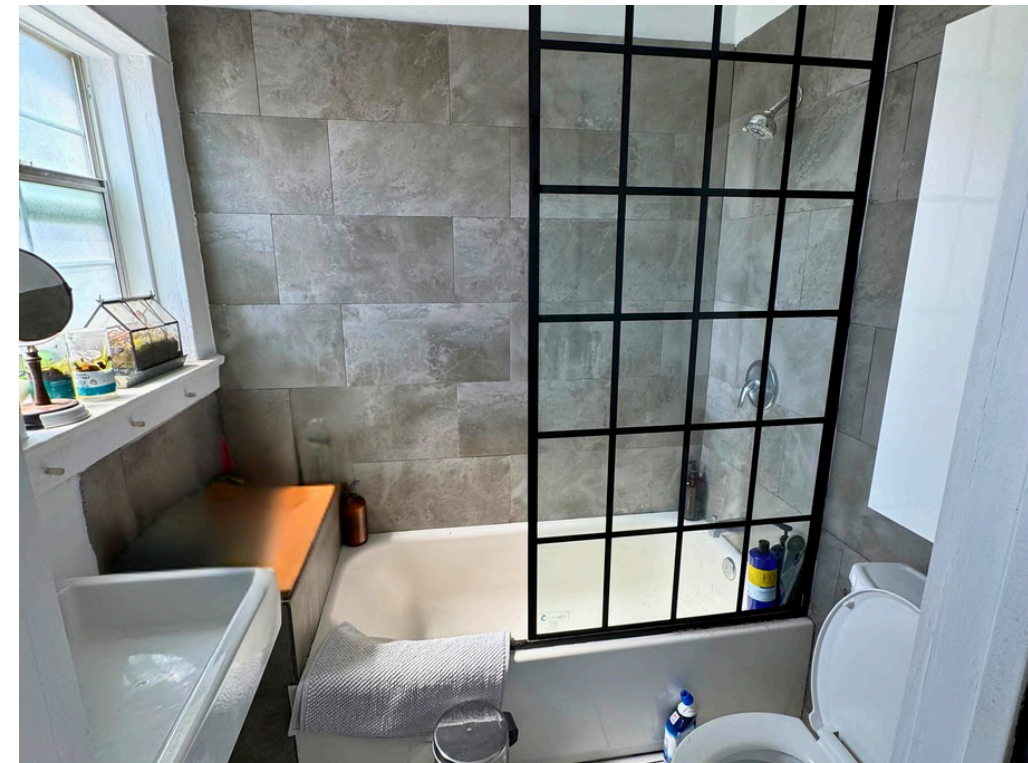
Parking Lot



Unit 2230 - Artist









Fashion District



GIRL & THE GOAT

Arts District

DTLA

Little Tokyo



THE RIBBON OF LIGHT -  
6TH ST BRIDGE



Boyle Heights

S BOYLE AVE

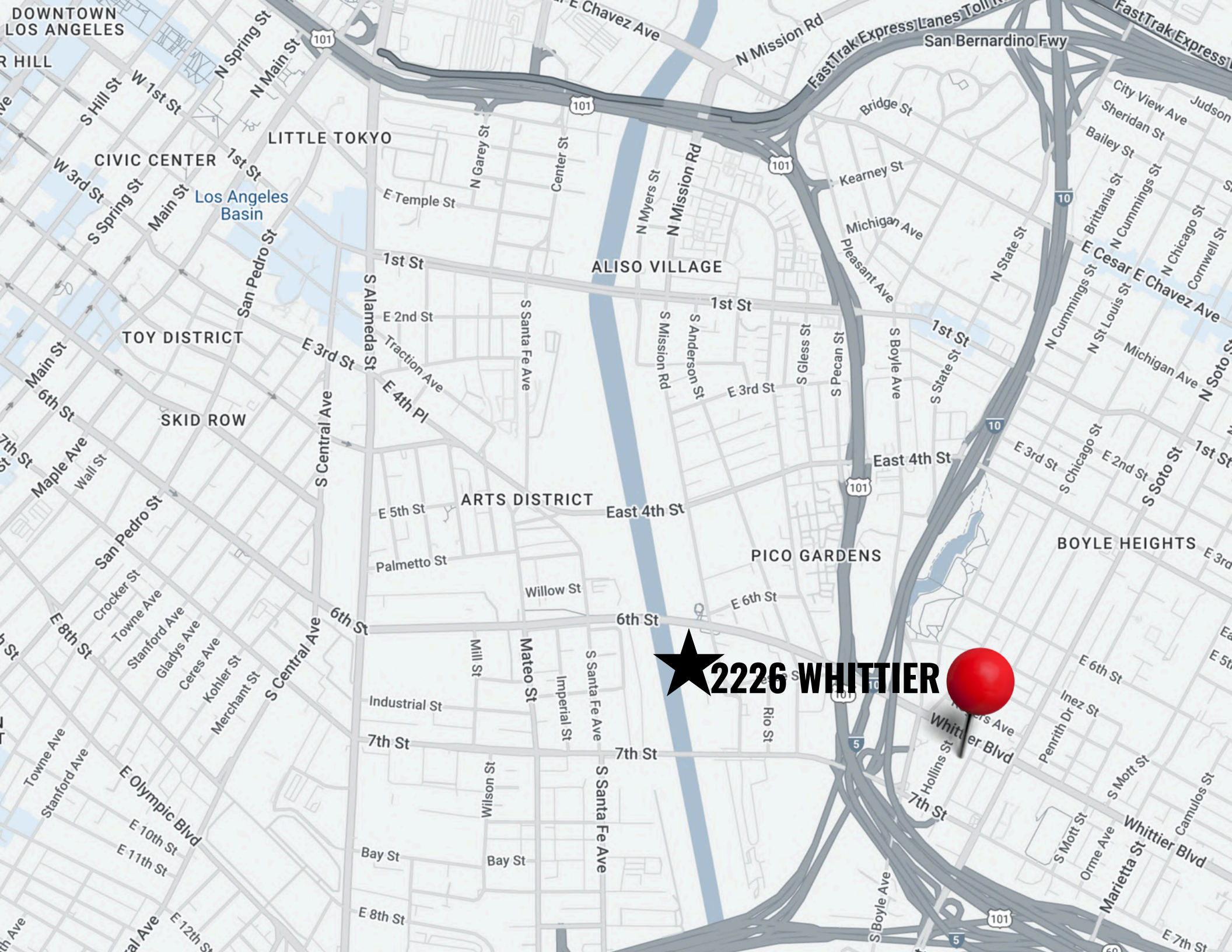


2226 WHITTIER

S CHICAGO ST

WHITTIER BLVD





★ 2226 WHITTIER



# FINANCIAL SUMMARY



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## ANNUAL OPERATING DATA

	Current
SCHEDULED GROSS INCOME	\$355,286.40
LESS: VACANCY	0%
GROSS OPERATING INCOME	\$355,286.40
LESS: EXPENSES	\$138,314.61
Net Operating Income	\$216,971.79

## ESTIMATED OPERATING EXPENSES

PROPERTY TAXES*	\$47,500.00
INSURANCE	\$16,105.66
REPAIRS & MAINTENANCE (6%)	\$21,317.16
PROPERTY MANAGEMENT	\$15,082.00
TAXES & LICENSES	\$1,700.00
UTILITIES	\$36,609.79
ANNUAL EXPENSES	\$138,314.61

*\* Property tax based on \$3,800,000 asking price*

This information has been obtained from sources deemed reliable; however, no guarantees, warranties, or representations, either express or implied, are made regarding its accuracy. The buyer is responsible for verifying all information and assumes any risk associated with inaccuracies.

## SCHEDULED INCOME




Bedrooms	Suite/Unit No.	Monthly Base Rent
Retail	2226	\$2,700.00
Retail	2228	\$3,000.00
Retail	2230	\$2,600.00
1bed/1bath	1 (Renovated)	\$1,695.00
1bed/1bath	2 (Renovated)	\$1,795.00
1bed/1bath	3 (Renovated)	\$1,595.00
Studio	4 (Renovated)	\$1,400.00
Studio	5	\$1,295.00
Studio	6 (Renovated)	\$1,400.00
Studio	7	\$662.00
Studio	8 (Renovated)	\$1,445.00
Studio	9	\$735.00
1bed/1bath	10 (Renovated)	\$1,595.00
1bed/1bath	11	\$768.00
1bed/1bath	12	\$840.00
Studio	14 (occupied by property manager )	\$660.00
Studio	15 (Renovated)	\$1,400.00
Studio	16 (Renovated)	\$1,295.00
Studio	17	\$761.20
Studio	18 (Renovated)	\$1,400.00
Studio	19	\$566.00
MONTHLY GROSS INCOME		29,607.20
ANNUAL SCHEDULED INCOME		355,286.40



COMPARABLES



# COMPARABLES

	Address	Bldg SF	Land SF	Sale Date	Sale Price	Price/SF	Cap Rate
	<b>2025 E 4th St Los Angeles, CA 90033</b>	<b>10,064</b>	<b>6,098</b>	<b>May 2023</b>	<b>\$4,356,500</b>	<b>\$376.99</b>	
	<b>705 S Chicago St Los Angeles CA 90023</b>	<b>3,135</b>	<b>6,098</b>	<b>05/31/2024</b>	<b>\$950,000</b>	<b>\$303.03</b>	
	<b>532 S St Louis St Los Angeles CA 90033</b>	<b>4,542</b>	<b>7,366</b>	<b>04/25/2024</b>	<b>\$1,625,000</b>	<b>\$357.77</b>	<b>6.40</b>
<b>Average Building Price/SF \$345.93</b>							



**FOR MORE INFORMATION REGARDING THIS  
OPPORTUNITY, PLEASE CONTACT:**



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