



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



# BOYLE HEIGHTS - RETAIL/MEDICAL/SALON SUITES AVAILABLE

3000-3004 Whittier Blvd., Los Angeles, CA 90023



**TODD NATHANSON**  
(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

RETAIL / MEDICAL / SALON  
BOYLE HEIGHTS

**EXCLUSIVELY LISTED BY**

**TODD NATHANSON**  
*PRESIDENT*

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

3000-3004 Whittier Blvd., Los Angeles, CA 90023



## APPROX. 200-2,300 SF

RETAIL, MEDICAL, AND SALON SUITES AVAILABLE

- ✓ First class remodeled exterior
- ✓ Approx. 200 - 2,300 SF 2nd floor office available
- ✓ Approx. 2,000 SF 1st floor office/retail available
- ✓ Approx. 2,189 SF 1st floor former dental office available
- ✓ High visibility on a signalized intersection
- ✓ Rear access and dedicated parking in a private parking lot
- ✓ Suitable for retail, medical, and/or salon suites

## AREA AMENITIES

- ✓ Boyle Heights prime intersection
- ✓ Densely populated area - over 1,000,000 people within a 5 mile radius
- ✓ 8 Schools within a quarter mile
- ✓ Close proximity to the I-10, I-5, 101, 710, and 60 Freeways
- ✓ Near downtown development and arts district

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	51,700	306,106	1,041,609
Avg. HH Income	\$43,734	\$45,174	\$49,178
Daytime Pop	11,976	266,777	550,385
Traffic Count	± 33,000 CPD AT INTERSECTION		

RETAIL / MEDICAL / SALON  
BOYLE HEIGHTS

# INTERIOR PHOTOS

3000-3004 Whittier Blvd., Los Angeles, CA 90023



SUITE 3002



SUITE 3004

RETAIL / MEDICAL / SALON  
BOYLE HEIGHTS

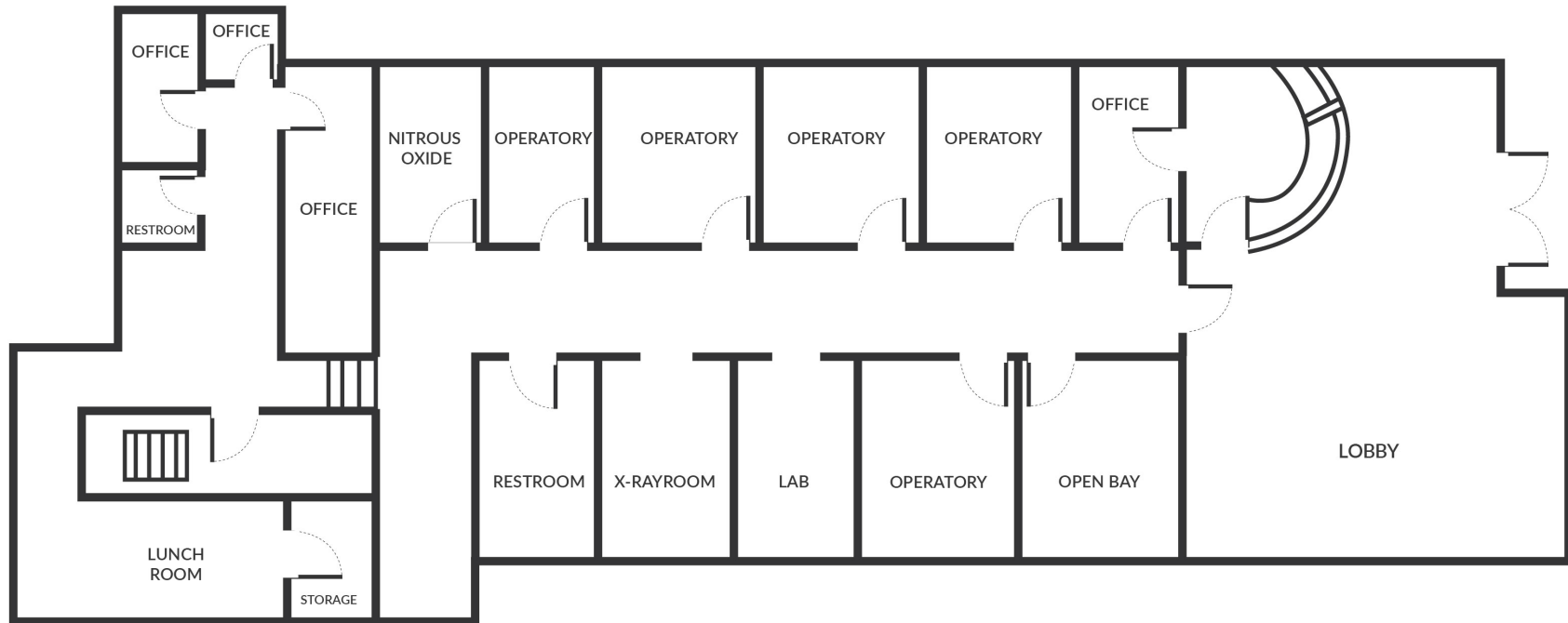
# INTERIOR PHOTOS

3000-3004 Whittier Blvd., Los Angeles, CA 90023



# FLOOR PLAN - FIRST FLOOR

3000-3004 Whittier Blvd., Los Angeles, CA 90023



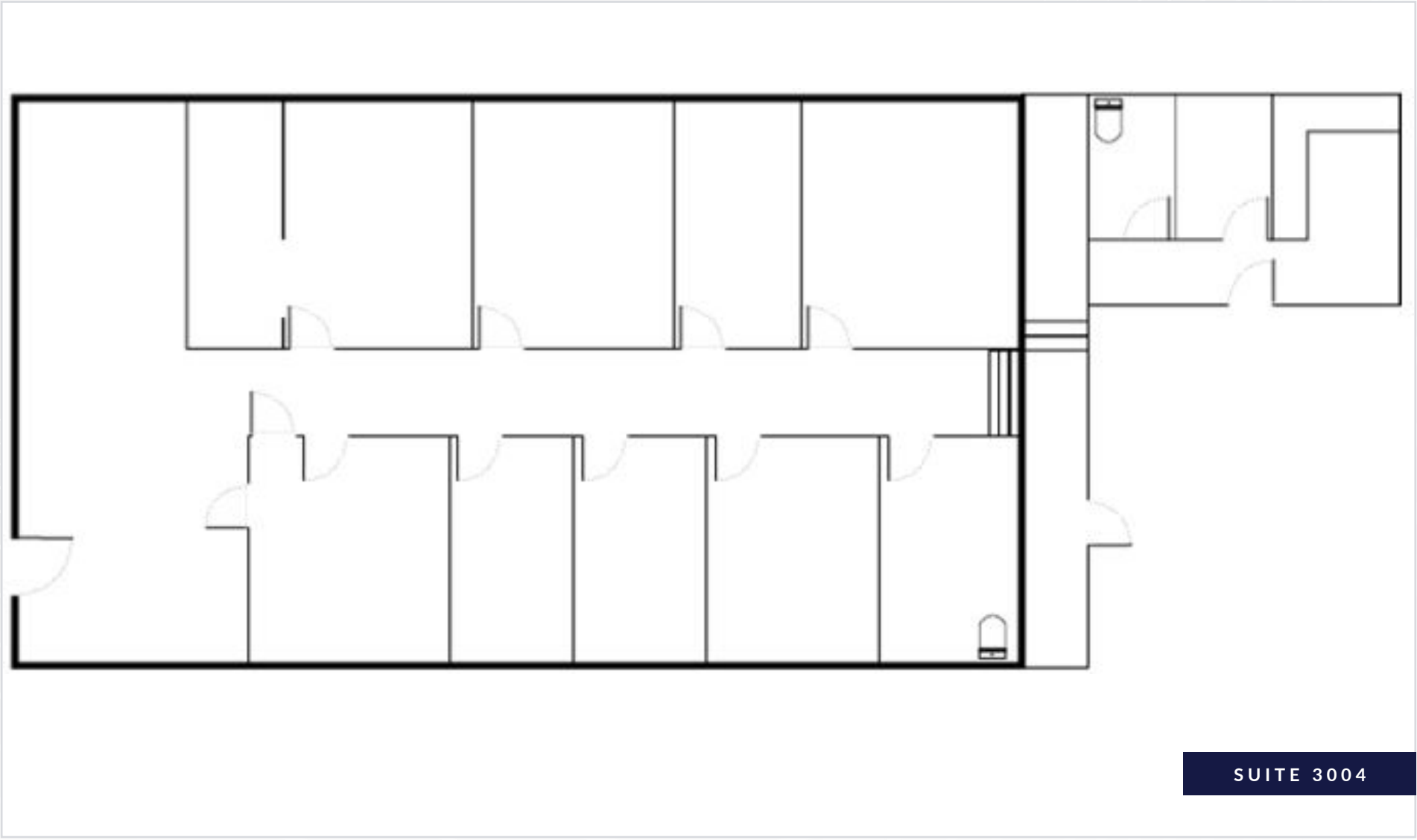
**SUITE 3000**

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

RETAIL / MEDICAL / SALON  
BOYLE HEIGHTS

# FLOOR PLAN - FIRST FLOOR

3000-3004 Whittier Blvd., Los Angeles, CA 90023



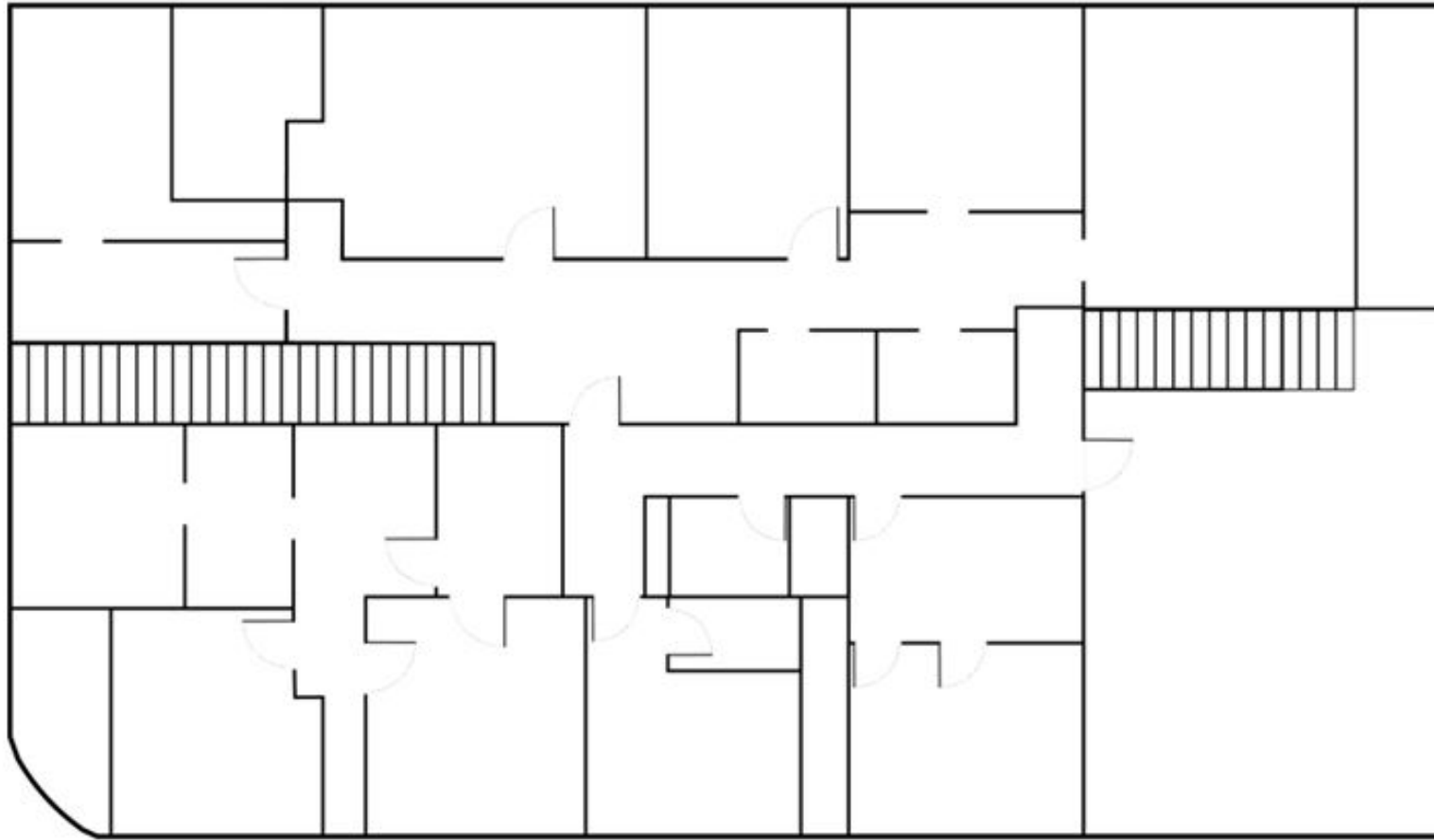
**SUITE 3004**

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# FLOOR PLAN - SECOND FLOOR

3000-3004 Whittier Blvd., Los Angeles, CA 90023



SUITE 3200

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# DOWNTOWN LOS ANGELES



**AVAILABLE**

**SUPERIOR GROCERS.**



*FarmerBoys*

ambiance *Apparel*

**CHASE**

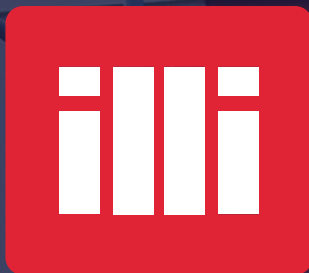
**SUBWAY**



**&Smart &Final.**



## AERIAL MAP



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