

Priced at \$2,700,000



4985 Whittier Blvd

Los Angeles, CA 90022

Flex Space for Owner-User or Investment Opportunity

PARTNERSCRE

Petito | Sayani | Toomarian

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4985 Whittier Blvd

The Offering

Partners CRE is proud to present a **Flex Retail/Office/Industrial Building** for sale in **East Los Angeles!** Featuring a **bright, open design** with **12-foot ceilings** on both floors, this property is perfect for **owner-users or investors.**

The building offers **ground-floor retail/warehouse space** and **second-floor office/warehouse space**, with **9 on-site parking spaces** and nearby **City Parking Lots.** A **freight elevator** provides easy access to all floors. The ground-floor retail is in **shell condition**, ready for **customization**, and the property will be **delivered vacant.**

This space can be used for **e-commerce operations, showrooms, light manufacturing, creative studios, tech startups, co-working spaces, retail sales, fitness facilities, trade schools, or artisan workshops.** Spanning **10,113 SF** on a **9,000 SF** lot with **rear alley access**, this property is located on bustling **Whittier Blvd**, a vibrant **commercial corridor** known for **high foot traffic and diverse businesses.** Rated a **“Walker’s Paradise”** by Walk Score, the property is surrounded by **local retail neighbors** and benefits from ample nearby **city parking**, making it convenient for customers. A **prime opportunity** in a thriving area!

Highlights

- Includes freight elevator
- 9 On-Site Parking Spaces
- Rear Alley Access
- Ample Customer Parking
- High Walk Score of 94 (“Walker’s Paradise”)
- Flex space with retail, office, and industrial use

At a Glance

East Los Angeles

\$2,700,000

Price

10,113 SF

Existing Building Size

\$267

Price per SF (Building)

9,000 SF

Lot Size

\$300

Price per SF (Land)

Retail/Industrial Flex Space

Existing Use

C3

Zoning

SBA for Owner-Users

Financing

E-commerce, Showrooms, Light Manufacturing

Potential Uses

4985 Whittier Blvd

Location Highlights

Whittier Boulevard

A bustling commercial corridor known for high foot traffic and a vibrant mix of local businesses, retail shops, and eateries, providing ample opportunities for businesses and visitors alike.

East LA Interchange (Completion Date: Ongoing)

A major transportation project designed to improve traffic flow and connectivity between key highways, making access to and from East Los Angeles more efficient.

The East Los Angeles Civic Center

A hub for community services and local government, the Civic Center hosts various cultural and civic events, attracting both residents and visitors.



Jordan Petito | Ariel Sayani | Navid Toomarian

El Sereno

A diverse neighborhood known for its rich history and community spirit, offering a mix of residential and commercial spaces, alongside local parks and cultural landmarks.

Mariachi Plaza

A landmark in Boyle Heights, this iconic plaza celebrates the cultural significance of mariachi music, offering live performances and a vibrant atmosphere for locals and visitors.

Hollenbeck Park

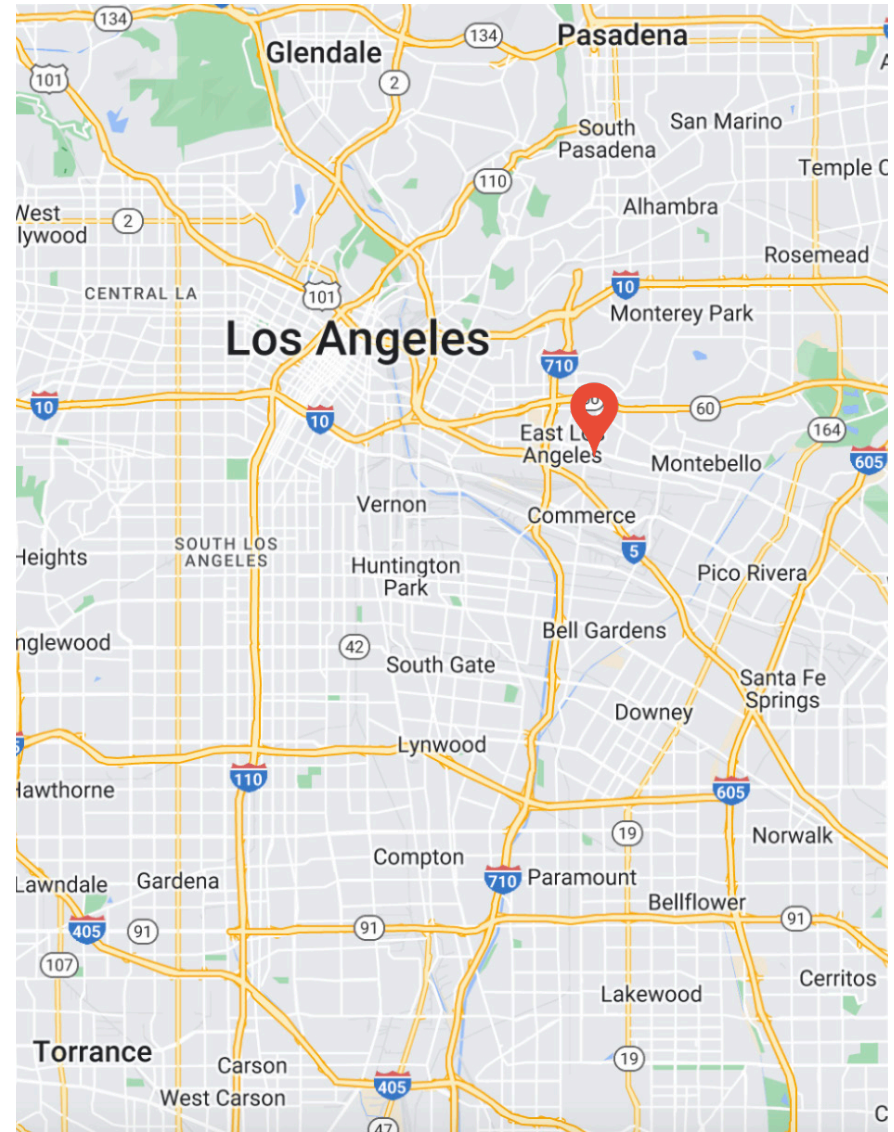
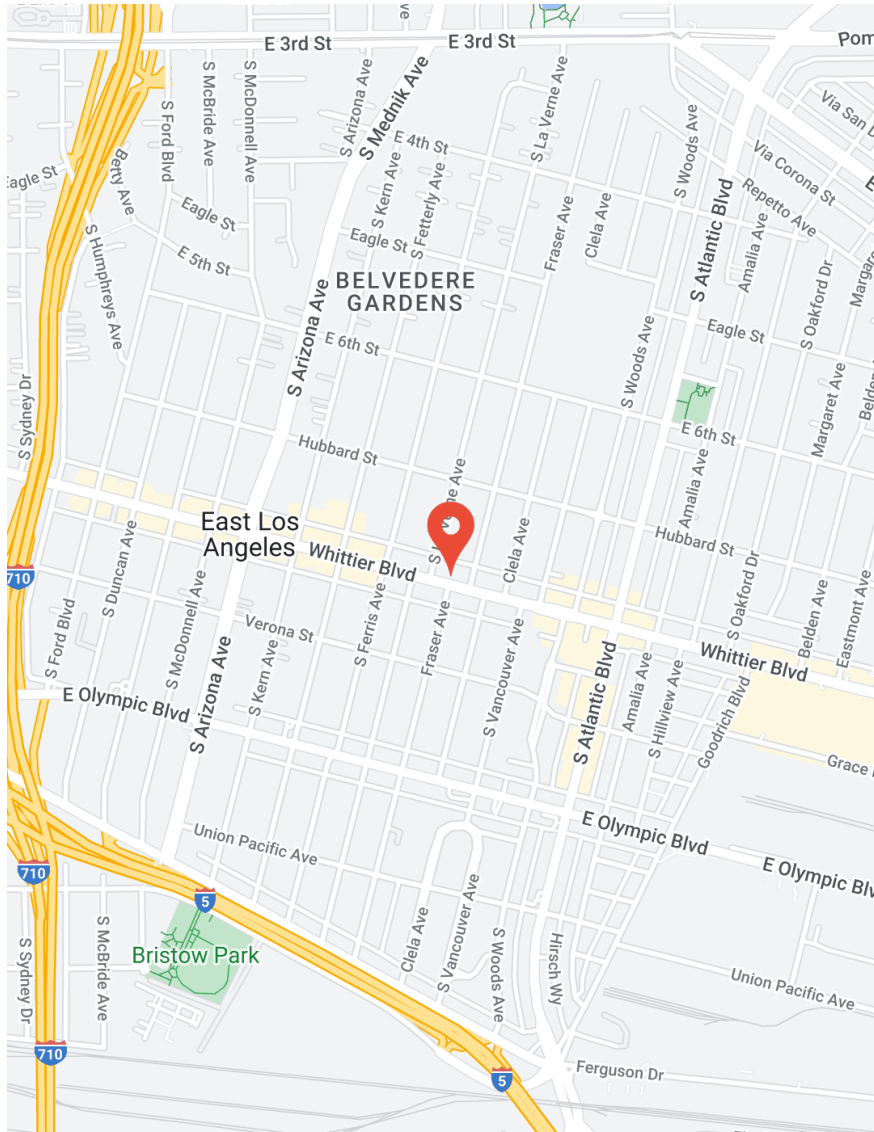
A scenic park offering green spaces, recreational facilities, and a serene environment, serving as a popular spot for families and community gatherings in East Los Angeles.



4985 Whittier Blvd, Los Angeles, CA 90022 | Partners CRE • KWBH

4985 Whittier Blvd

Location Map



4985 Whittier Blvd

Walk Score



Walker's Paradise

Daily errands do not require a car.



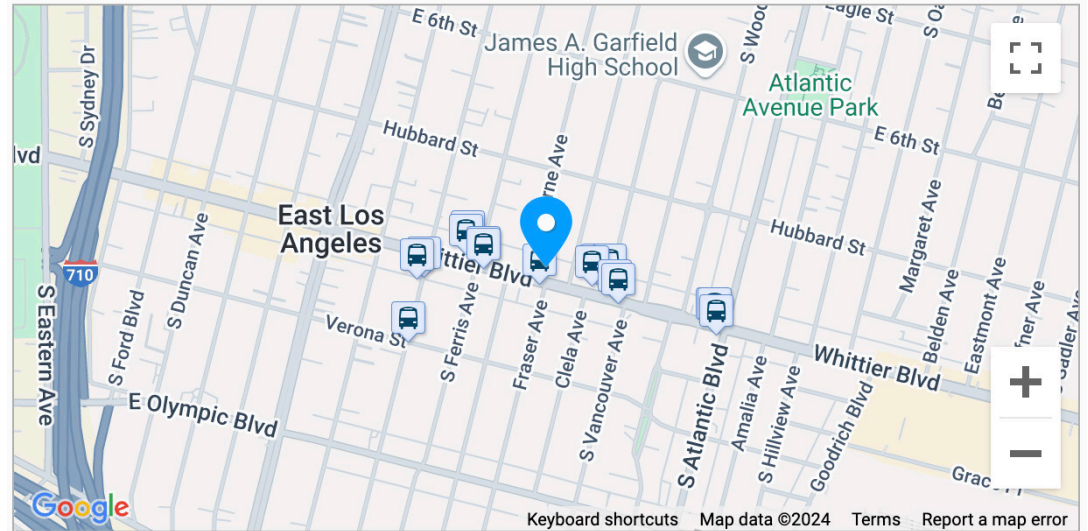
Good Transit

Many nearby public transportation options.



Bikeable

Some bike infrastructure.



Rail lines:

Metro L Line (Gold) 0.8 mi

Bus lines:

Whittier Boulevard/Saybrook... 0.0 mi Union Pacific/Salazar Park 0.1 mi

18 Metro Local Line 0.1 mi 260 Metro Local Line 0.3 mi

About this Location

4985 Whittier Boulevard has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

4985 Whittier Boulevard is a 19 minute walk from the Metro L Line (Gold) at the East LA Civic Center Station stop.

This location is in East Los Angeles. Nearby parks include Woods Avenue Park, Atlantic Avenue Park and Bristow Park.

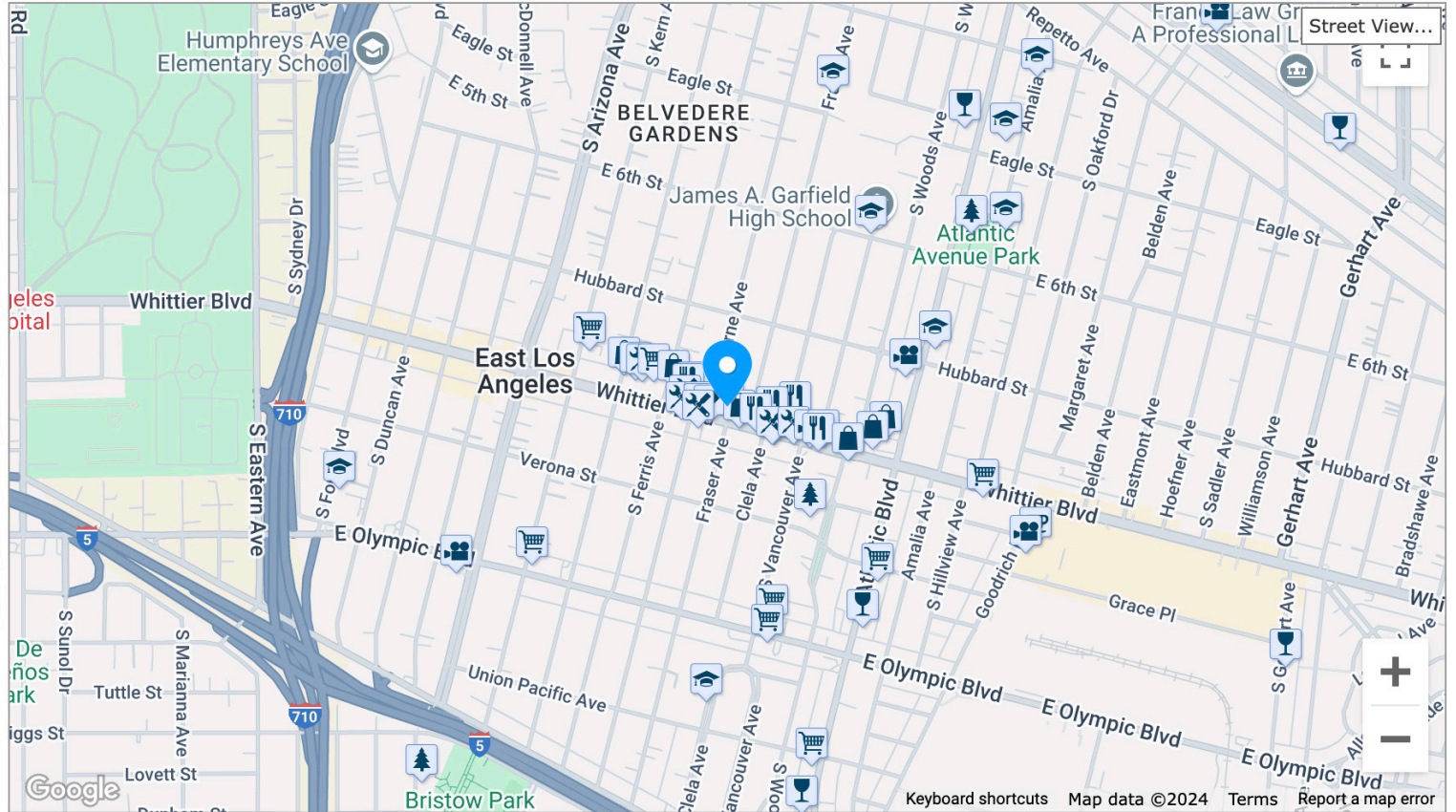
<https://www.walkscore.com/score/4985-whittier-blvd-e-los-angeles-ca-90022>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

4985 Whittier Blvd

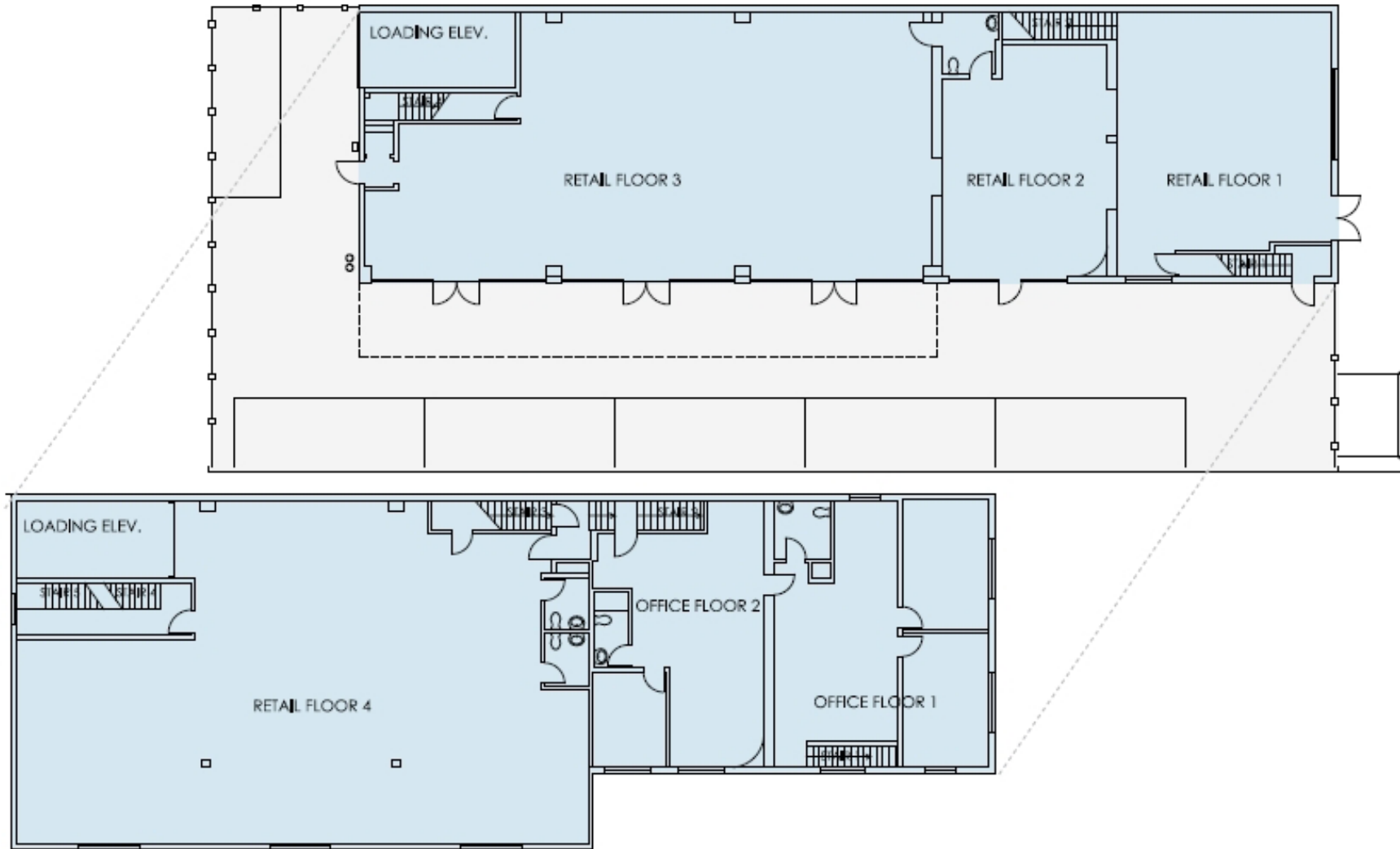
Walk Score

Restaurants:	
Pizza Loca	.03mi >
Coffee:	
Starbucks	.5mi >
Bars:	
Hi-D-Hi Tavern	.08mi >
Groceries:	
Top Valu Market	.2mi >
Parks:	
Woods Avenue Park	.2mi >
Schools:	
Kipp Raices Academy	.3mi >
Shopping:	
Mission Furniture	.03mi >
Entertainment:	
Sounds of Music	.08mi >
Errands:	
Magic Touch Salon	.06mi >
Search Nearby:	>



4985 Whittier Blvd

Floor Plan



4985 Whittier Blvd

Parcel Map

5240 | 10
 ALE 1" = 100'



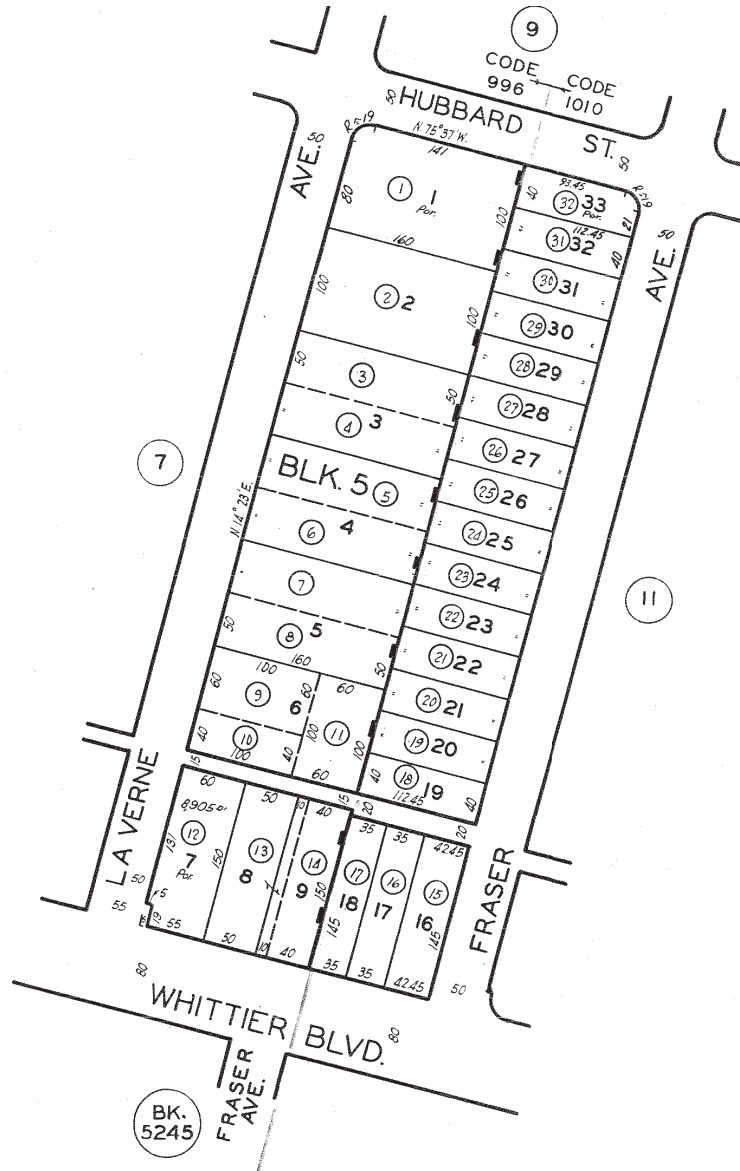
12-7-64
 66101
 REVISE
 1-21-6,
 700526319
 710106406
 710301

TRACT NO. 4074
 M.B. 44-25-26

TRACT NO. 7659
 M.B. 83-11-12

CODE
 996
 1010

FOR PREV. ASSMT. SEE:
 5248-34



ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

4985 Whittier Blvd

Parcel Report

Parcel Profile Report

Report date: 5/2/2024 9:47:53 AM



APN: 5240-010-013

Address: 4985 WHITTIER BLVD LOS ANGELES CA 90022



Address: 4985 WHITTIER BLVD

City: LOS ANGELES CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 9000

Lot Size Acres: 0.21

Legal Description:

TRACT # 4074 LOT 8 AND NW 10 FT OF LOT 9 BLK 5

Use Code: 1200

Use Description: Store Combination

Tax Rate Area: 00996

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 1200 Bedrooms: 0

Quality Class Shape: C55B Baths: 0

Year Built: 1967 Bldg Sq Ft: 10113

Units: 0 Effective Yr: 1967

APN: 5240-010-013

Address: 4985 WHITTIER BLVD LOS ANGELES CA 90022

General

Census Tract 2010

TRACT: 531604

TOT_POP: 3580

City and Community

City:

Type: COMMUNITY

Name: EAST LOS ANGELES

Jurisdiction: UNINCORPORATED AREA

Community Standards District

CSD Name: EAST LOS ANGELES CSD

Adopted: 04-28-1988

CSD Area Specific Boundary

CSD Name: WHITTIER BOULEVARD AREA

Adopted: 06-23-1988

DRP Field Office Service Area

Office: EAST LOS ANGELES OFFICE

Office Code: PBEL

DRP Service Area

Name: East Service Area

Equestrian District

No Results Found

Fire Hazards - VHFHSZ Only

No Results Found

Green Zones - 500' Sensitive Use Buffers

500' of Sens. Use?: YES

Green Zones District

GZ District: EAST LOS ANGELES

Historic Resources - County Sites

No Results Found

Housing Element (2021 - 2029) - Rezoning

AIN: 5240010013

Proposed LUP - Final: MU

Proposed LUP (Description):

Proposed Zoning - Final:

Proposed Zoning (Description):

Acres: 0.20661234

Very Low Income Capacity:

Low Income Capacity: 0

Moderate Income Capacity:

Above Moderate Income Capacity:

Realistic Capacity: 25

Consolidation ID:

Consolidation - Adjacent Parcels:

Housing Element (2021 - 2029) - Sites Inventory

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

Plan: MC - Major Commercial

Type: COMMUNITY

Adopted: 06-23-88

Community Name: East Los Angeles
Community Plan

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

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4985 Whittier Blvd

Parcel Report

APN: 5240-010-013

Address: 4985 WHITTIER BLVD LOS ANGELES CA 90022

Supervisorial District

Name: 1ST SUP. DISTRICT

Supervisor Name: 1ST DISTRICT:

District: 1

Transit Oriented District

No Results Found

Watershed

Name: LOS ANGELES RIVER

Zoned District

Zone District Name: EAST SIDE

Zoning (Boundary)

Zone: C-3

Description: General Commercial

Community Name: EAST LOS ANGELES

Zone Category: C-3

Planning Area: Metro

Zoning Map Grid

Map Number: 120Z237

Zoning SP Category

No Results Found

APN: 5240-010-013

Address: 4985 WHITTIER BLVD LOS ANGELES CA 90022



View Looking North



View Looking South



View Looking West



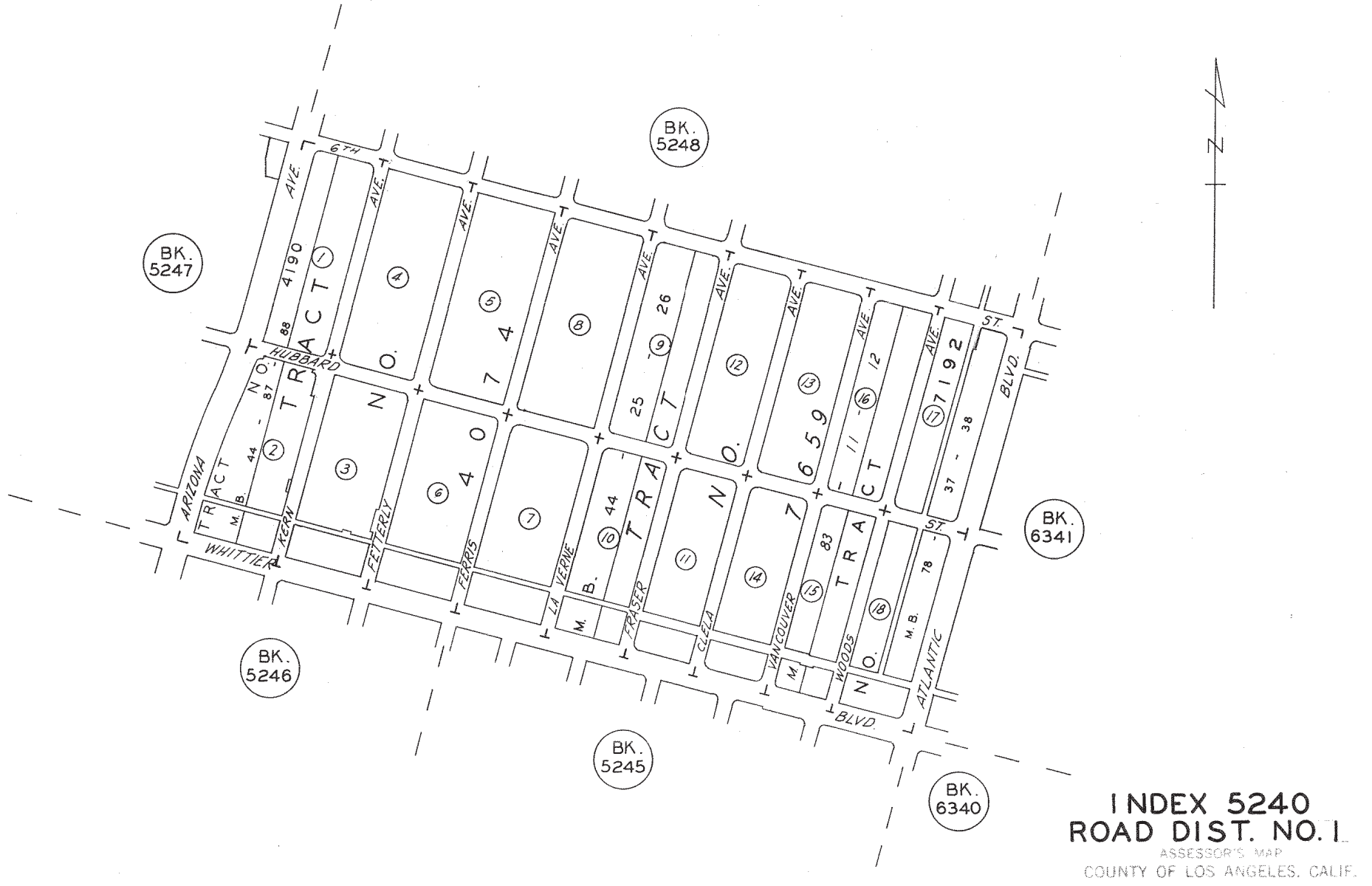
View Looking East

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4985 Whittier Blvd

Index Map



























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