

Retail Space For Lease

Available:

±2,193 SF

Contact us:

(323) 609 3172

James Rodriguez

Sr. Vice President

+1 213 532 3284

james.rodriquez@colliers.com

Michael Bohorquez

Vice President

+1 213 532 3220

michael.bohorquez@colliers.com



Colliers International

865 S. Figueroa St., Suite 3500

Los Angeles, CA 90017

Whittier & Clela

5040-5068 Whittier Blvd.
Los Angeles, CA 90022

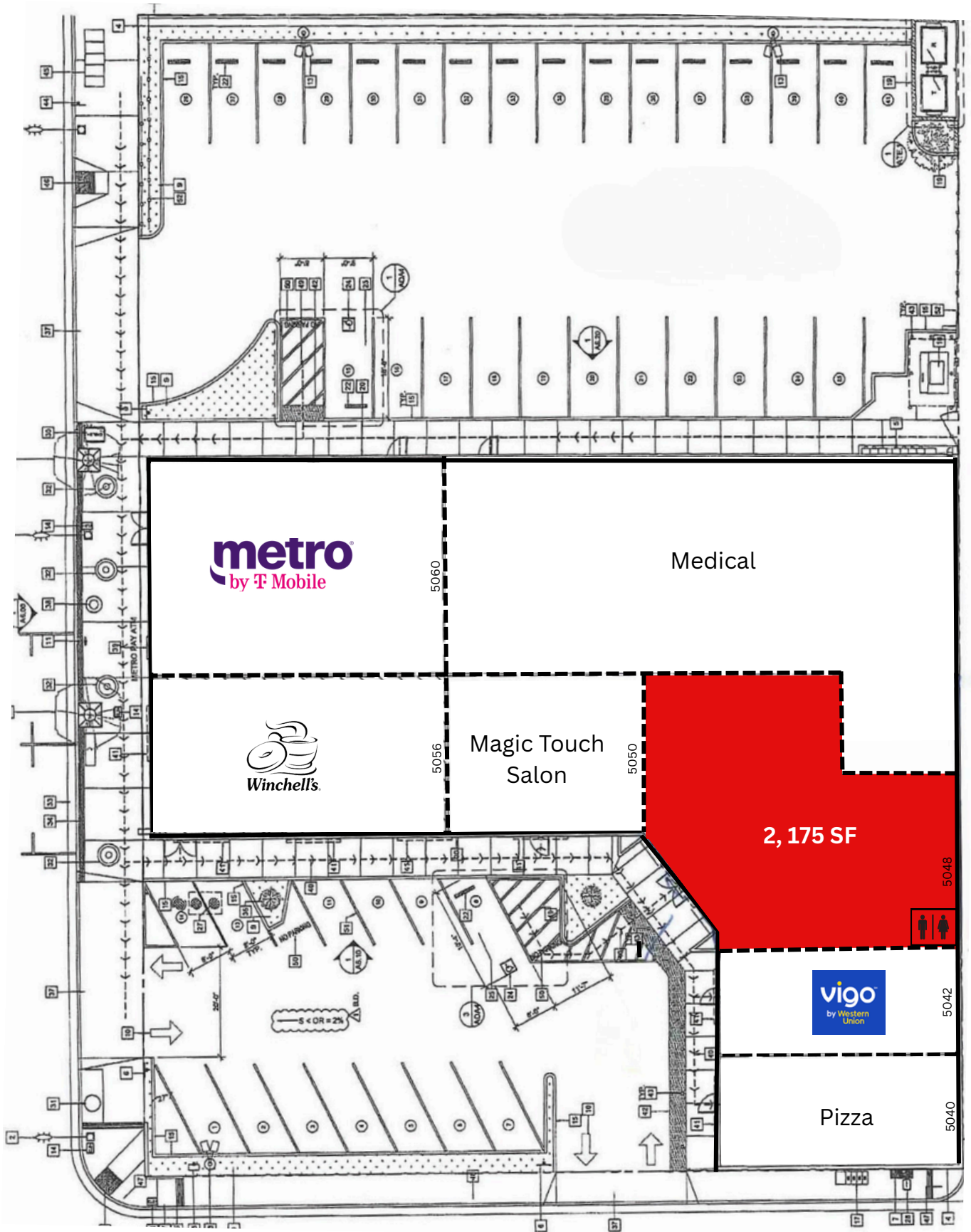
Property Highlights

- Established strip center with stable tenant mix and convenient parking
- Strong foot traffic along Whittier Blvd
- Excellent street visibility and rooftop signage
- Strong three-mile demographics with over 236,098 residents and 237,434 households, a daytime population of 140,039, and an average household income over \$94,990.

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Site Plan

Whittier Blvd



metro
by T Mobile

Medical


Winchell's

Magic Touch
Salon

2,175 SF

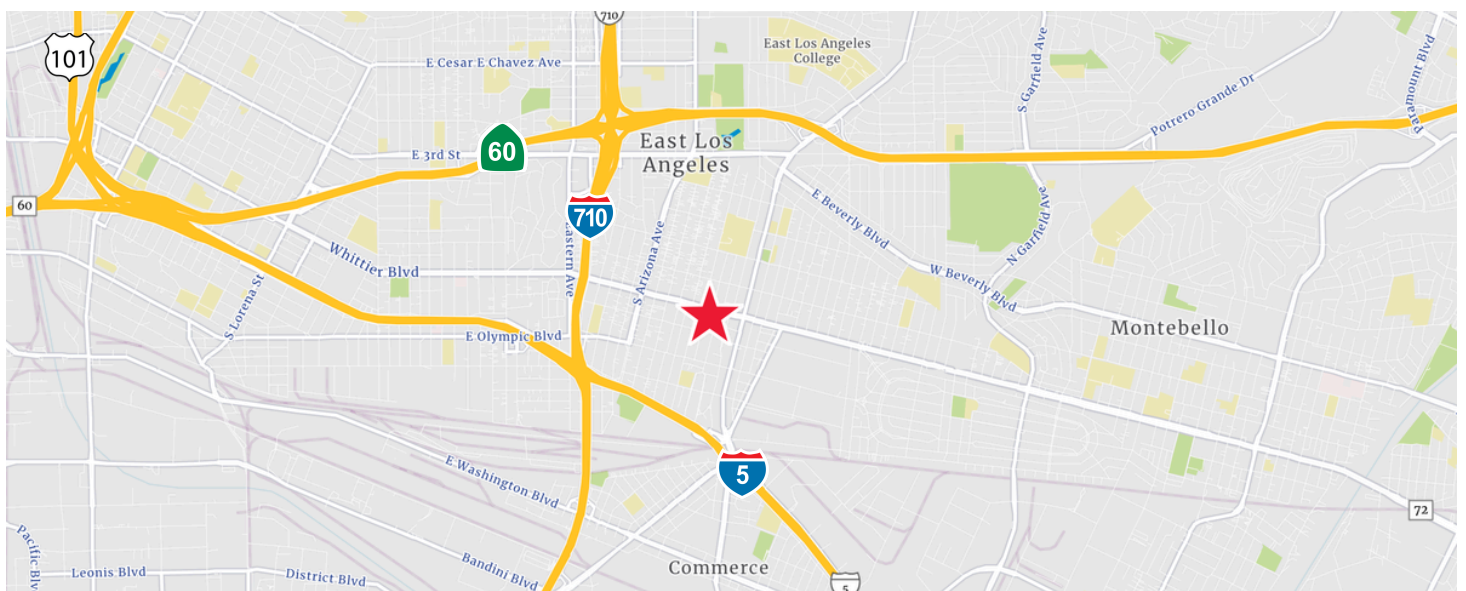
vigo
by Western Union

Pizza

Clela Avenue



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	42,902	236,098	706,478
Total Households	11,822	69,735	212,646
Total Family Households	9,506	54,088	160,071
Average Household Size	3.56	3.36	3.24
Median Age	34.0	35.6	36.6
Population Age 25+	27,976	158,903	486,397
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.44%	-0.41%	-0.33%
2020-2025 Total Population: Annual Growth Rate (CAGR)	-0.85%	-0.86%	-0.82%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.54%	-0.50%	-0.39%
Households	-0.05%	-0.03%	0.15%
Families	-0.02%	0.00%	0.11%
Median Household Income	2.65%	2.45%	2.73%
Current Year Population by Sex			
Male Population	21,527	117,718	354,320
% Male	50.2%	49.9%	50.1%
Female Population	21,375	118,380	352,158
% Female	49.8%	50.1%	49.9%
Current Year Race and Ethnicity			
Total	42,902	236,099	706,479
White Alone	17.0%	15.4%	15.3%
Black Alone	0.7%	0.8%	1.6%
American Indian Alone	3.4%	2.8%	2.5%
Asian Alone	0.9%	9.3%	15.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	58.2%	52.0%	46.8%
Two or More Races	19.9%	19.6%	18.4%
Hispanic Origin	96.2%	86.6%	78.2%
Diversity Index	62.2	73.7	80.2
Current Year Educational Attainment			
Total	27,976	158,904	486,399
Less than 9th Grade	23.9%	21.6%	19.9%
9th - 12th Grade, No Diploma	17.7%	13.6%	12.4%
High School Graduate	22.7%	23.8%	24.2%
GED/Alternative Credential	2.5%	2.7%	2.6%
Some College, No Degree	15.7%	14.3%	13.9%
Associate Degree	5.4%	6.1%	6.2%
Bachelor's Degree	8.1%	13.0%	15.1%
Graduate/Professional Degree	3.9%	5.0%	5.7%
Current Year Income and Households Summary			
Median Household Income	\$70,615	\$73,641	\$71,937
Average Household Income	\$89,129	\$94,990	\$96,253
Per Capita Income	\$24,676	\$28,058	\$29,126
Current Year Summary Business Data			
Total Businesses	1,399	8,704	26,686
Total Daytime Population	37,628	269,790	737,568
Daytime Population: Workers	14,016	140,039	357,470
Daytime Population: Residents	23,612	129,751	380,098

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