

MIXED USE BUILDING IN UPTOWN WHITTIER FOR LEASE

12025 HADLEY STREET & 6329 HOOVER AVE

WHITTIER, CA 90601



**Exclusively
Offered By:**

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PROPERTY DESCRIPTION

Lease Price:	\$18.12 SF/YR
Structure SF: Lot	±22,650 SF
Size:	±42,732 SF
Refrigeration Power	400 Amps
Warehouse Power	1,000 Amps
Type:	Single Tenant
Year Built:	1930
Buildings:	2
Zoning:	Mixed Use 3
APN:	8140-013-016

12025 Hadley Street offers ±22,650 SF of industrial manufacturing space in the heart of Whittier. Recently rezoned as Mixed Use 3, the property includes dock-high and ground-level loading, gated access, cold storage capability, and ample private parking. Located just minutes from the 605, 60, and 72 Freeways, it provides excellent access to Greater LA and key logistics routes. With strong demographics, over \$1.6B in consumer spending within 3 miles, and close proximity to major Metrolink stations, this site is ideal for distribution, production, or storage users.



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PROPERTY HIGHLIGHTS

Gated entrance Large secured yard (hard to find) Existing refrigeration 2 dock-high loading doors 1 ground-level loading door 1 separate loading ramp Cold storage / freezer capabilities Ample private parking 16' ceiling clearance Former Cool-a-Coo Ice Cream Plant



Exterior Photos



1st Floor



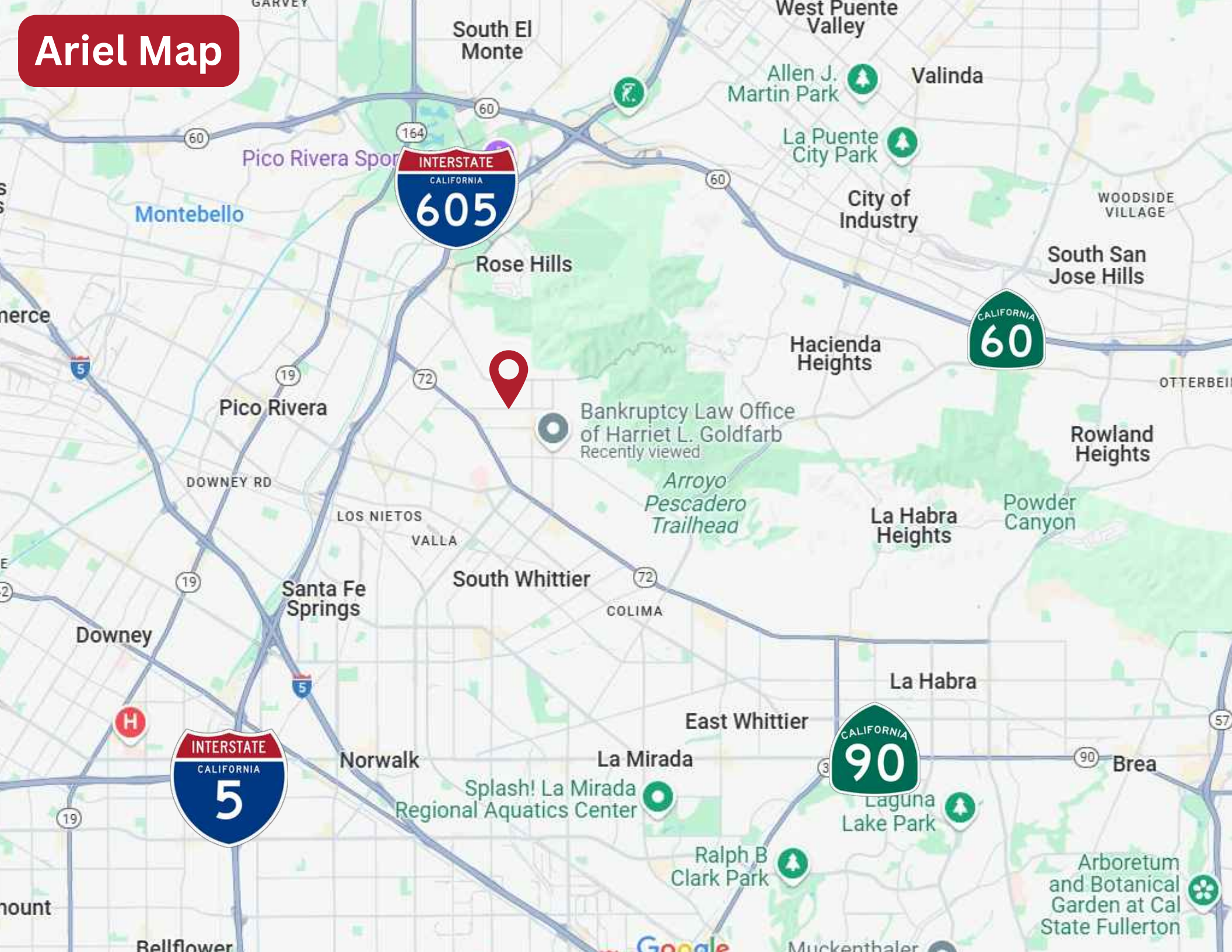
2nd Floor



Cold Storage



Ariel Map



Parcel Map



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Friendly Hills Country Club
2 Miles Away



Whittier College
1 Mile Away



Whittwood Town Center
3 Miles Away



Whittier Village Cinemas
1.5 Miles Away



La Serna High School
1.2 Miles Away

Demographics



Income

\$40,365

Per capita income

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589

about 80 percent of the amount in California: \$48,013

Age

37.2

Median age

a little less than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.9

a little less than the figure in California: 38.2

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Per capita income

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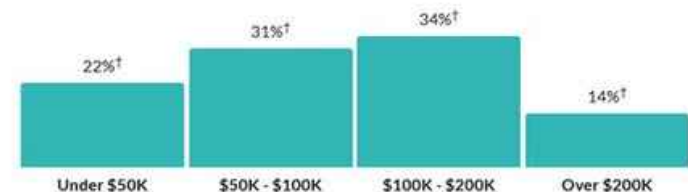
\$95,895

Median household income

a little higher than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$91,960

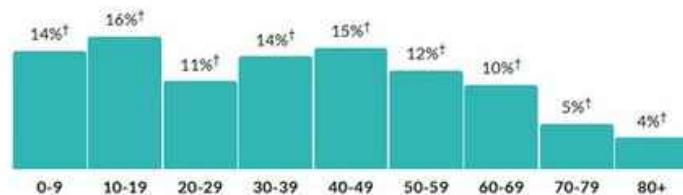
about the same as the amount in California: \$95,521

Household income



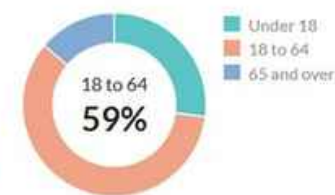
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Population by age range



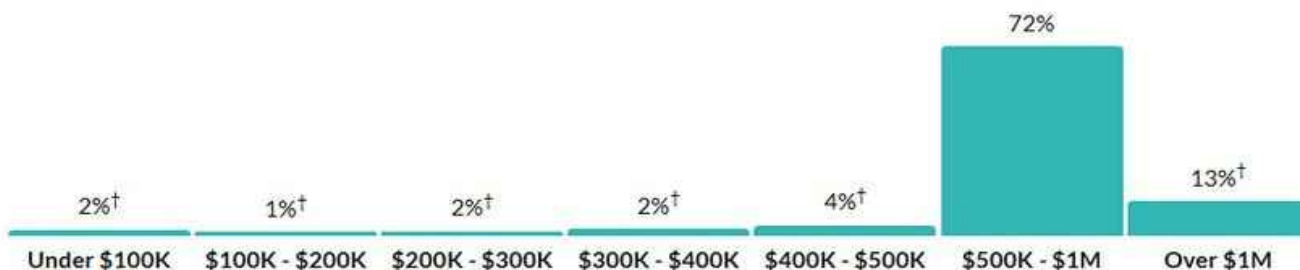
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Population by age category



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Value of owner-occupied housing units



Value

\$795,800

Median value of owner-occupied housing units

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$867,200



THE YAMZON TEAM

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