

FOR SALE/LEASE

4771

WHITTIER BLVD

EAST LOS ANGELES • CA 90022



±17,381 SF BUILDING ON ±11,600 SF LAND

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PROPERTY HIGHLIGHTS

- Amazing Opportunity to Purchase or Lease ±17,381 SF Building on ±11,600 SF Land Along Busy Whittier Blvd Retail/Business Corridor
- 92 Car Free Public Parking Lot within 500' Walk
- Building has High Ceilings, HVAC
- 60' Frontage Along Whittier Blvd
- Basement Space & Mezzanine for Extra Storage or Office/Work Areas
- Perfect for Retailer Who Needs Ample Storage for Inventory Warehouse in Rear
- Zoned MXD in Unincorporated Los Angeles County Area
- Close Proximity to 710 Freeway, Atlantic Blvd, 5 Freeway & 60 Freeway
- Approx 26,000 Cars Per Day Along Whittier Blvd

PRICING SUMMARY

SALE PRICE

\$2,972,800 OR \$171.03 SF

LEASE RATE

\$0.85 PSF/MO GRS

Tenant/Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant/Buyer's product weight and product types and use, etc. Tenant/Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Buyer in order for Tenant/Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant/ Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

JIM HALFERTY

Principal | LIC NO 01212024

323.767.2113

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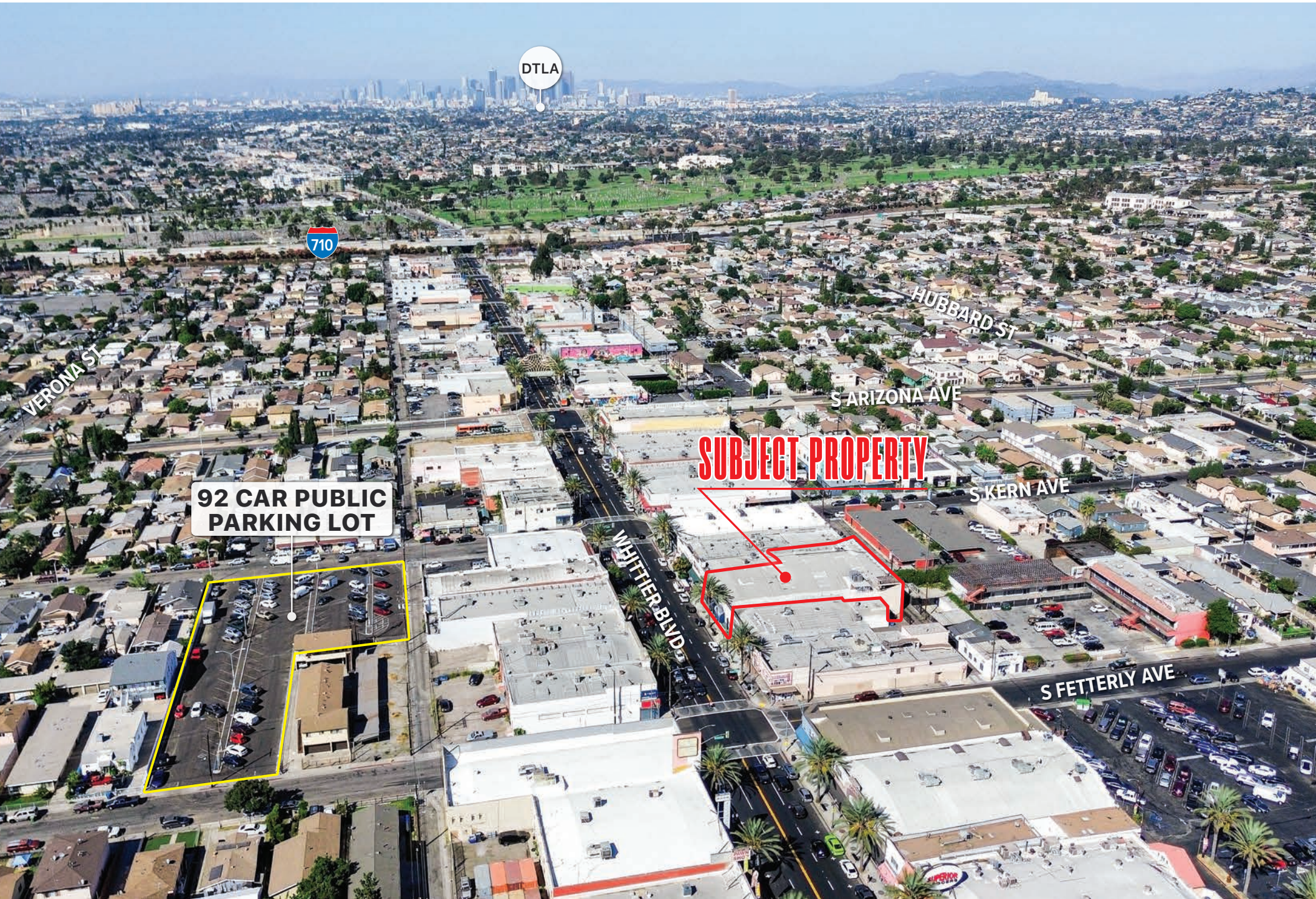


WHITTIER BLVD

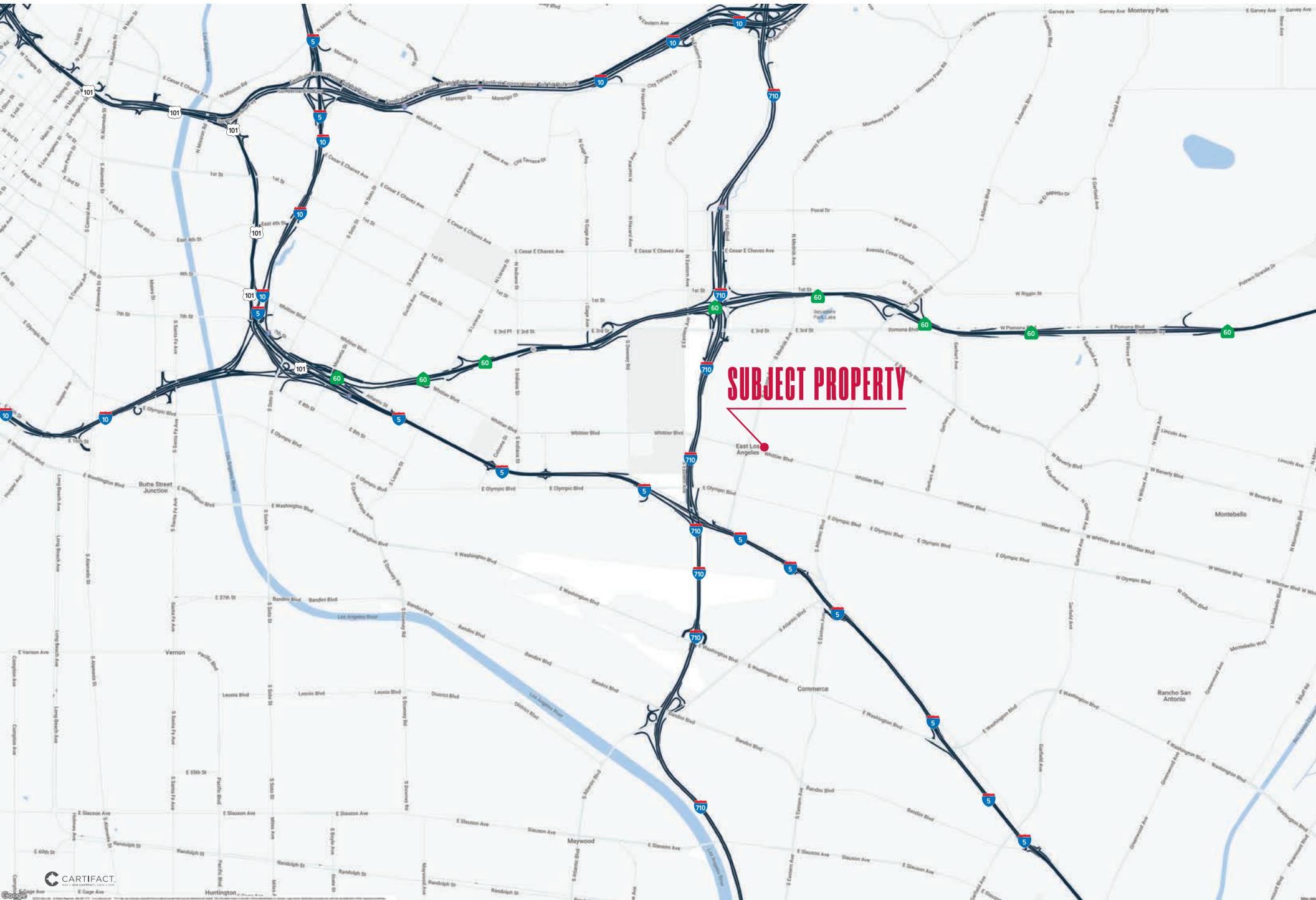
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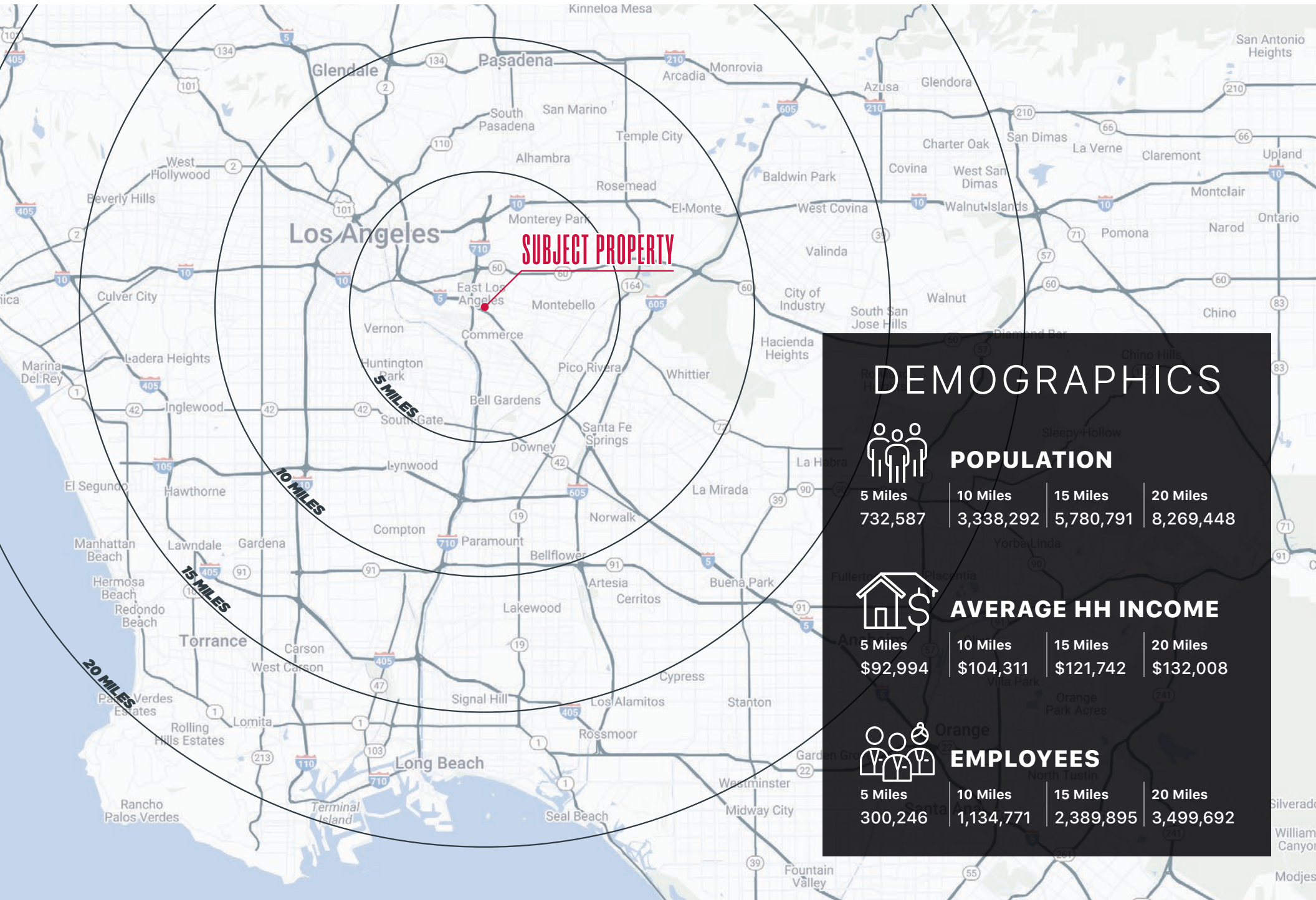
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DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
732,587	3,338,292	5,780,791	8,269,448



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$92,994	\$104,311	\$121,742	\$132,008



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
300,246	1,134,771	2,389,895	3,499,692

5240	3 SHEET	P. A. 5248-31	TRA 996	REVISED: 661101 700710526	820405611 92093003007004-11 2024030428003001-27	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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2024



MAPPING AND GIS
SERVICES
SCALE 1" = 100'



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COMMERCIAL REAL ESTATE SERVICES