



12090 WHITTIER BLVD, WHITTIER, CA 90602

Auto Repair



FOR SALE
OFFERING MEMORANDUM



PROPERTY HIGHLIGHTS

- Excellent opportunity for owner-user and investor
- Strong demographics & traffic count
- Massive gated lot
- Proposed zoning change to "Innovation" TBD October 2024
- Conveniently accessible to 605 freeway

PROPERTY TYPE
Auto Repair

BUILDING
480 SF

LOT
48,700 SF

PARCEL NUMBER
8170-026-006

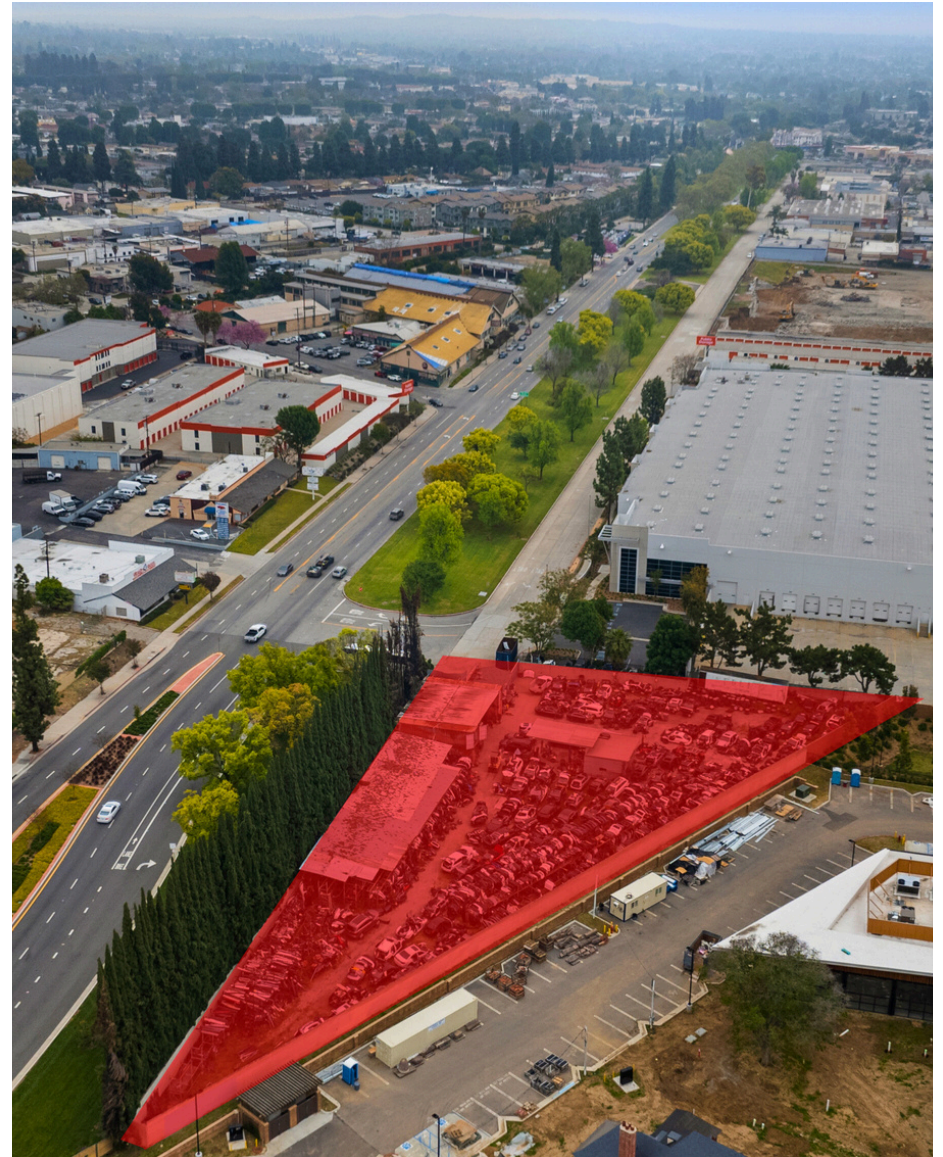
YEAR BUILT
1963

ZONING
M2

PROPERTY PHOTOS



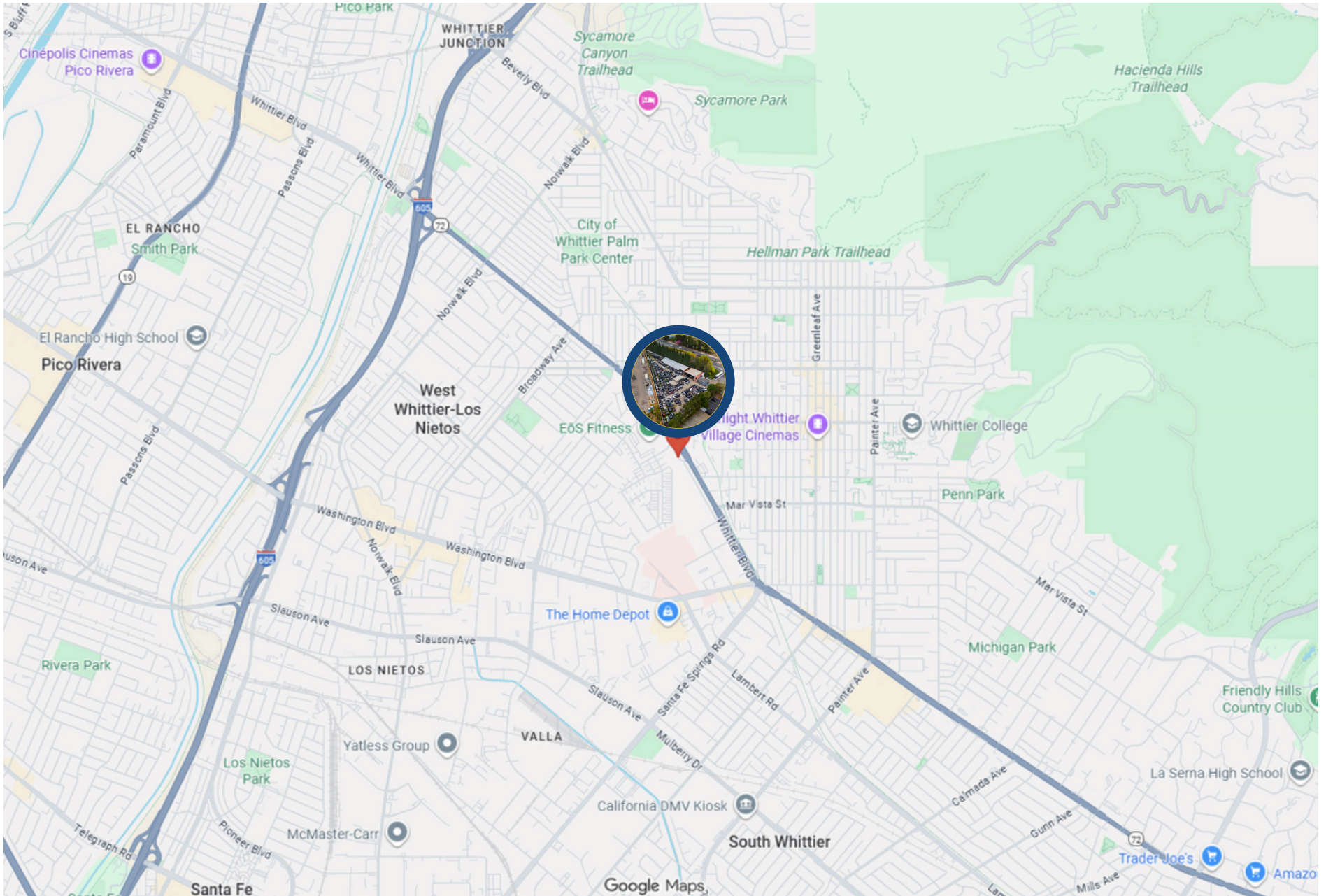
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





| Category | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| 2024 Total Population | 30,800 | 155,196 | 418,123 |
| 2029 Population | 29,807 | 149,365 | 402,462 |
| Pop Growth 2024-2029 | -3.22% | -3.76% | -3.75% |
| Average Age | 38.40 | 39.50 | 39.70 |
| 2024 Total Households | 10,416 | 46,248 | 123,314 |
| HH Growth 2024-2029 | -3.45% | -4.01% | -4.01% |
| Median Household Income | \$61,078 | \$81,416 | \$85,752 |
| Avg Household Size | 2.80 | 3.20 | 3.30 |
| 2024 Avg HH Vehicles | 2 | 2 | 2 |
| Median Home Value | \$675,085 | \$690,606 | \$700,863 |
| Median Year Built | 1954 | 1955 | 1957 |



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