

12908 BAILEY STREET

WHITTIER, CALIFORNIA 90601

PRIME UPTOWN CORNER WITH FLEXIBLE FUTURE POTENTIAL

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PACIFIC PEAK INVESTMENT
REAL ESTATE GROUP

LYONSTAHLL
INVESTMENT REAL ESTATE

OFFERING MEMORANDUM

FREESTANDING 10,826 SF RETAIL ON A 21,344 SF REDEVELOPMENT SITE

12908 BAILEY STREET WHITTIER, CA

AT A GLANCE

- **Price: \$3,750,000**
\$346 PSF (Building) / \$175 PSF (Land)
- **Building Size: 10,826 SF**
- **Land Area: 0.49 AC (21,344 SF)**
- **Immediate Occupancy or Entitlement Path**

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EXECUTIVE SUMMARY

12908 Bailey Street presents an exceptional dual-path opportunity in the heart of Historic Uptown Whittier. The freestanding 10,826 SF commercial building sits on a prominent 21,344 SF corner parcel within the Uptown Core (U-CO) zone—one of the city's most dynamic mixed-use districts.

For the owner-user, the property offers immediate functionality with generous frontage, excellent visibility, and 22 on-site parking spaces. Its flexible zoning supports a wide range of uses, including retail, medical, office, restaurant, fitness, and creative studio applications.

With its strategic corner location, walkable Uptown setting, and flexible use profile, 12908 Bailey Street represents both a prime turnkey asset today and a transformative long-term development play in one of Los Angeles County's most sought-after submarkets.

ADDRESS	12908 Bailey Street
CITY, STATE, ZIP	Whittier, CA 90601
PROPERTY TYPE	Retail (Freestanding commercial building)
DISTRICT	Uptown Core (U-CO) / Historic Uptown Whittier
LOT SIZE	Lot size approx. 21,344 SF (±0.49 acres)
APN NUMBER	8139-021-005
ASKING PRICE	\$3,900,000 • \$346/SF(Building) • \$175 PSF(Land)



10,826 SF
Gross Leasable Area



UPTOWN CORE
Zoning



22 SPACES
Parking



1941
Year Built



±21,344 SF
Land Area



Pickering **12,800**
Bailey **12,700**
Traffic Counts



INVESTMENT HIGHLIGHTS

Immediate functionality, strong visibility, and long-term redevelopment potential at the gateway to Historic Uptown Whittier — one of LA County's most walkable and revitalized mixed-use corridors.

IN-PLACE FLEXIBILITY WITH DEVELOPMENT POTENTIAL

Attractive Entry Pricing — Offered at \$3,750,000, equating to roughly \$175 per land SF — a compelling basis for an Uptown-zoned corner parcel with visibility, parking, and proven redevelopment momentum.

Prime Uptown Location — Positioned at the signalized intersection of Corner of Bailey Street & Comstock Avenue, across from PIH Health and minutes from Whittier College — surrounded by restaurants, boutiques, and new mixed-use projects fueling year-round foot traffic.

Value-Add Flexibility — Immediate occupancy or leasing potential today with long-term entitlement upside; ideal for retail operators, investors, or developers seeking an adaptable asset in a vibrant, supply-constrained submarket..



MAJOR EMPLOYERS



1.8 miles
±5 minutes



2.2 miles
±6 minutes



3.1 miles
±8 minutes



±1.9 miles
±6 minutes



Foothill Transit

Uptown Whittier benefits from multiple transit- and mobility-oriented amenities within Whittier and the broader Los Angeles County region.

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

Positioned at the signalized intersection of Bailey Street and Comstock Avenue, the site benefits from steady pedestrian and vehicular traffic supported by surrounding retail, dining, and civic destinations. The ±10,826 SF freestanding structure offers exceptional visibility, generous dual frontage, and on-site parking—features that are increasingly rare within Uptown’s tightly held commercial core. Located minutes from PIH Health, Whittier College, and the Civic Center, the property serves as a strategic cornerstone for retail, office, or mixed-use activation in a growing, experience-driven market.

ADDITIONAL FEATURES:

LOCATION



Walker’s Paradise with shops, dining, and entertainment all accessible on foot within Uptown Whittier’s historic core.

VISIBILITY



Prominent corner parcel surrounded by Uptown retail, dining, and civic destinations supporting strong daytime and evening traffic.

PARKING & LOADING



22 on-site spaces plus convenient street parking along both frontages. 1 exterior dock with steel roll-up door, ideal for retail deliveries, showroom access, or small-scale logistics use.

FRONTAGE & ACCESS



±139 ft on Bailey Street and ±154 ft on Comstock Avenue, offering dual street exposure and multiple access points.



BUILDING SPECIFICATIONS

BUILDING FAR:	0.51
CONSTRUCTION:	Masonry
VISIBILITY	Prominent corner parcel
LOADING DOCK:	1 exterior door
FRONTAGE	139’ on Bailey St, 154’ on Comstock Ave
WALK SCORE®	Walker’s Paradise (98)

DUAL-PATH OPPORTUNITY

Immediate Usability + Long-Term Redevelopment Potential



OWNER-USER OR INVESTOR REPOSITION

The existing $\pm 10,826$ SF freestanding building offers **immediate functionality for retail, medical, showroom, or professional office use**. Its prominent corner location at Bailey & Comstock Avenue provides strong visibility, direct access, and 22 dedicated parking spaces — a rare advantage within Uptown Whittier's walkable core.



DEVELOPMENT POTENTIAL

Situated within the Uptown Core (U-CO) mixed-use zone, the property supports vertical redevelopment that can integrate residential units above street-level commercial. **Conceptual plans envision a six-story, ± 300 -unit mixed-use project with $\pm 10,500$ SF of retail and structured parking.**

ZONING SUMMARY

UPTOWN CORE (U-CO) ZONE

The property is located within Whittier's Uptown Core (U-CO) zoning district, the city's most active mixed-use and pedestrian-oriented area. The U-CO zone is designed to encourage retail, commercial services, dining, creative uses, and upper-level residential density, making it one of the most flexible and development-friendly districts in the city.

PERMITTED USES (BY-RIGHT)

According to the zoning summary in the OM, the following uses do not require a Conditional Use Permit (CUP) under U-CO:

- Retail Establishments
- Medical / Professional Offices
- Restaurants & Food Service
- Business Services
- E-Commerce Fulfillment / Showroom Hybrid Uses
- Banquet Hall / Event Space
- Financial Services

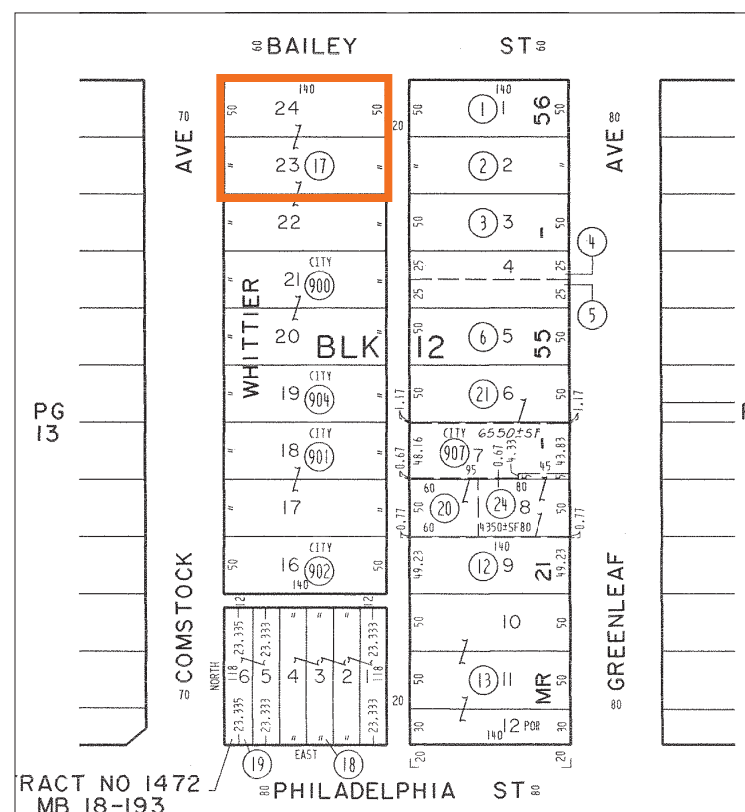
TENANT TYPES ALLOWED WITHOUT CONDITIONAL USE PERMIT:

These permitted uses enhance the dual-path appeal—immediate activation as retail/commercial or a future redevelopment into a mixed-use residential project.

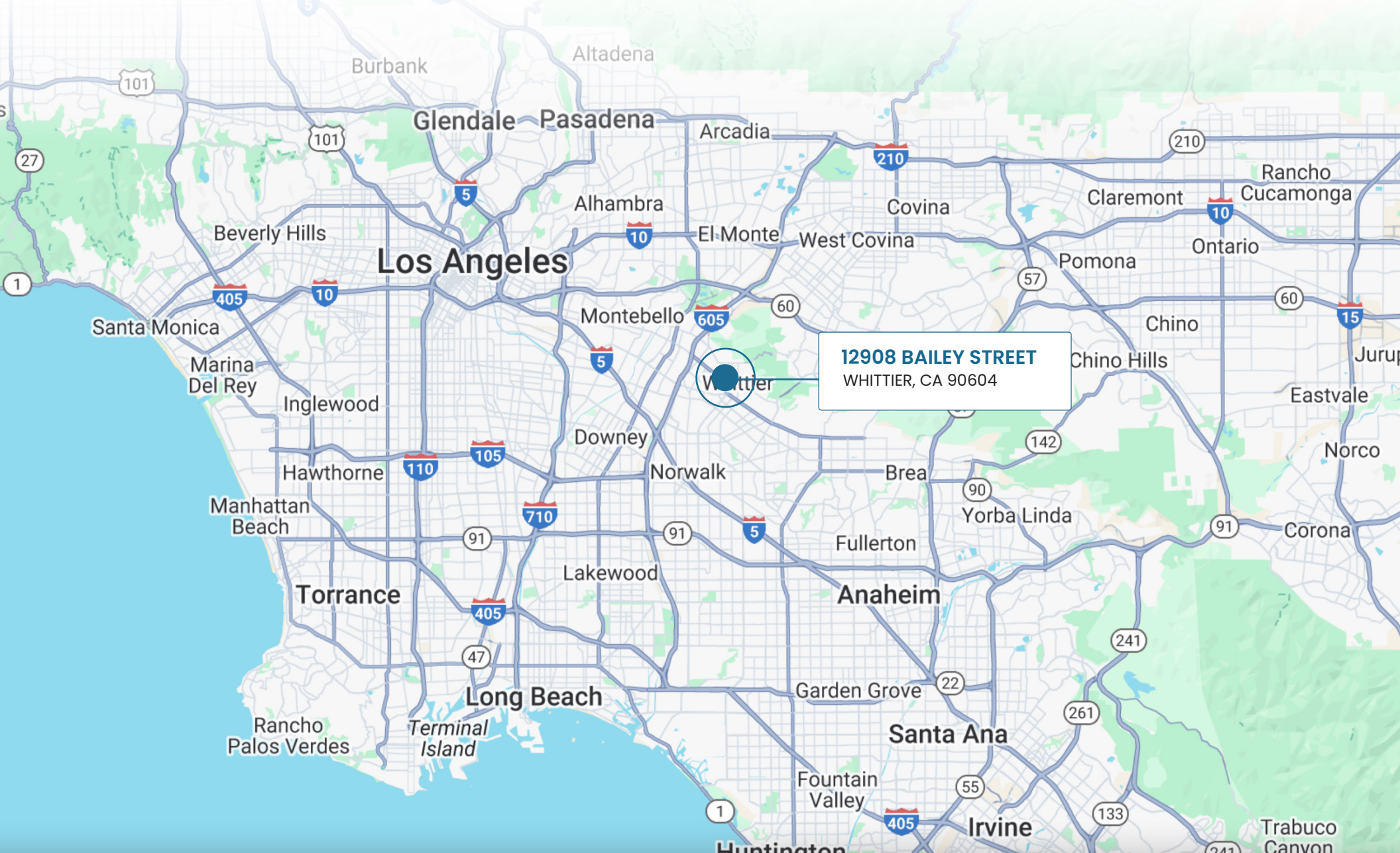
- Event Venue & Banquet Services
- Specialty Grocery / Market
- Creative Studio & Media Production Hub
- Banking & Financial Center
- Boutique Hotel or Lodging
- Cultural Space – Library, Museum, or Gallery
- Fresh Market & Artisan Foods
- Restaurant, Bistro, or Café
- Health & Wellness Club / Fitness Facility

FUTURE DEVELOPMENT CONSIDERATIONS:

- U-CO zoning supports up to 6 stories
- Parking can be reconfigured or structured to meet future residential requirements
- Ideal basis for vertical mixed-use redevelopment (housing over ground-floor retail)



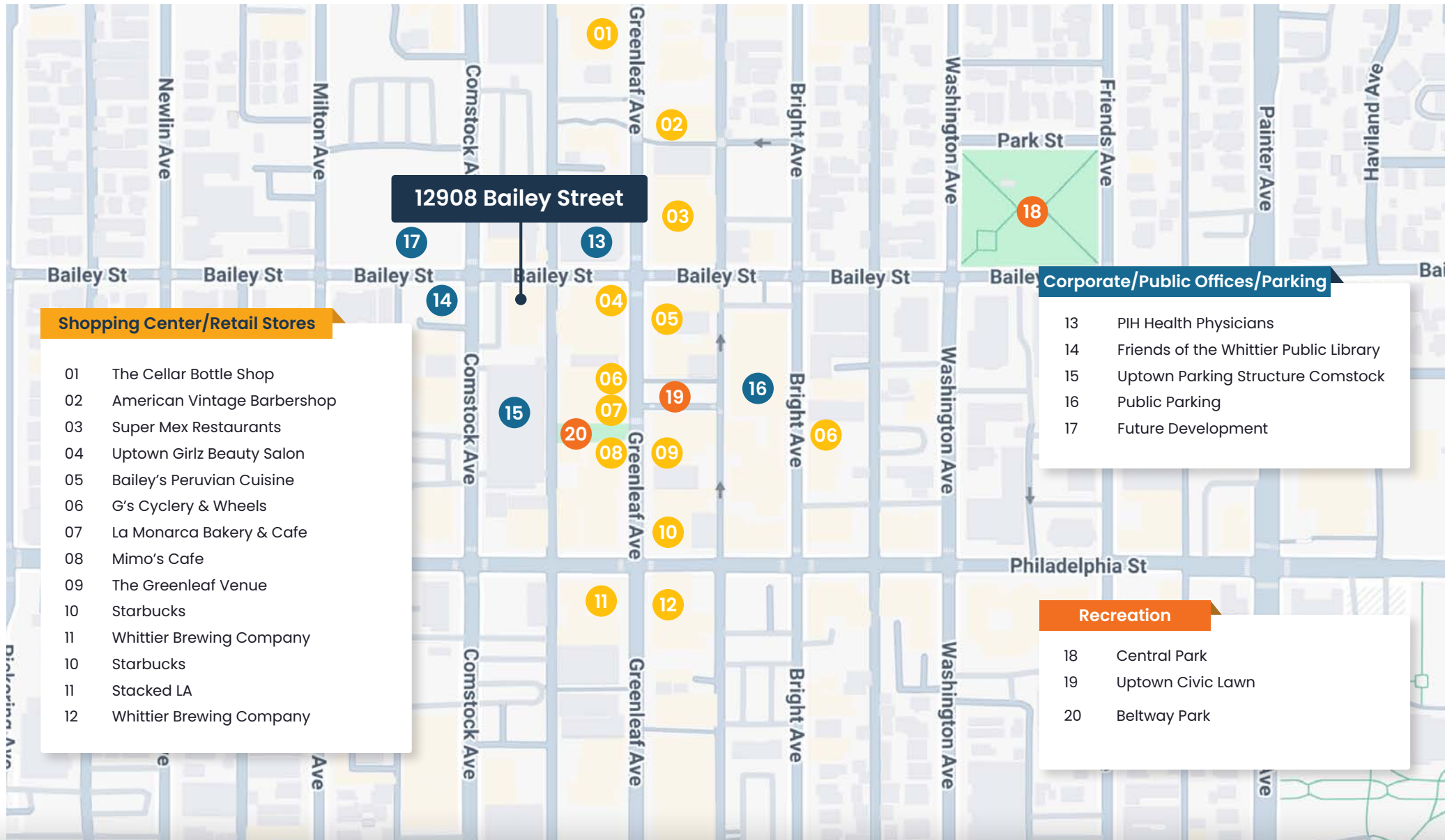
REGIONAL MAP



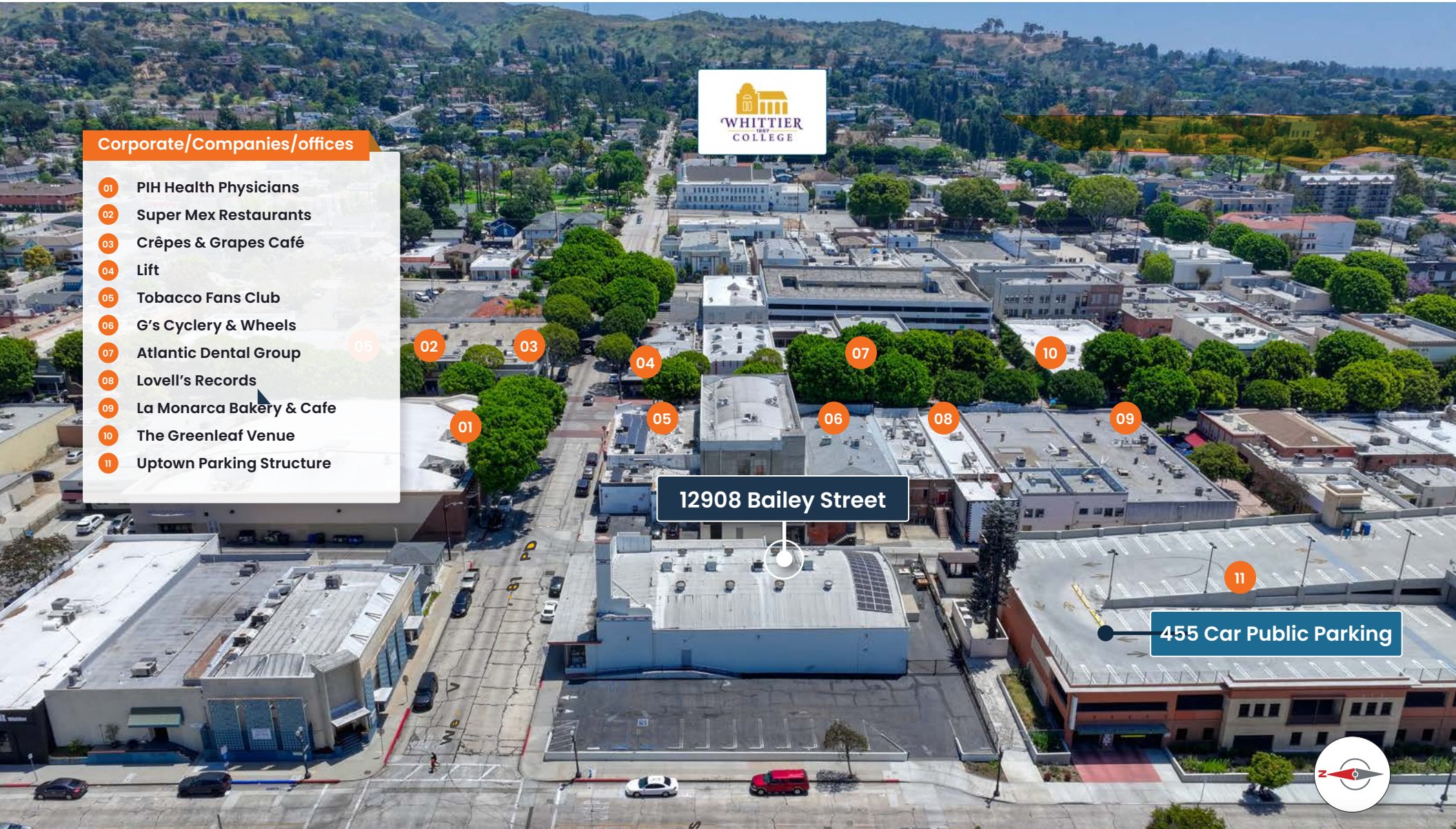
AREA MAP



IMMEDIATE AREA



EAST VIEW



Corporate/Companies/offices

- 01 PIH Health Physicians
- 02 Super Mex Restaurants
- 03 Crêpes & Grapes Café
- 04 Lift
- 05 Tobacco Fans Club
- 06 G's Cyclery & Wheels
- 07 Atlantic Dental Group
- 08 Lovell's Records
- 09 La Monarca Bakery & Cafe
- 10 The Greenleaf Venue
- 11 Uptown Parking Structure

12908 Bailey Street

455 Car Public Parking

SALE COMPARABLES



Compt

	ADDRESS	CITY	STATE	YEAR BUILT	TOTAL SF	OCCUPANCY	SALE DATE	SALE PRICE	PRICE PSF
01	451 N Harbor Blvd	La Habra	CA	1968	5,720	100%	10/8/25	\$871,000	\$152
02	6724 Bright Ave	Whittier	CA	1937	5,810	100%	8/8/25	\$3,000,000	\$516
03	10355-10401 Alondra Blvd	Bellflower	CA	1977	8,424	100%	7/8/25	\$2,925,000	\$347
04	13180 Paramount Blvd	South Gate	CA	1984	9,984	100%	5/7/25	\$2,000,000	\$200
05	11217 Whittier Blvd	Whittier	CA	1946	11,921	100%	2/6/25	\$2,200,000	\$185
06	15008-15010 Mulberry Dr	Whittier	CA	2009	6,500	88%	12/5/25	\$2,800,000	\$431
07	12107 Front St	Norwalk	CA	1929	7,265	100%	12/20/24	\$2,100,000	\$289
08	16055 Whittier Blvd	Whittier	CA	1953	20,000	100%	12/9/24	\$4,000,000	\$200
09	12202 Paramount Blvd	Downey	CA	2020	5,947	100%	10/11/24	\$2,650,000	\$446

COMP SUMMARY ANALYSIS

- Avg. Year Built: 1969
- Avg. Building Size: 9,670 SF
- Avg. Sale Price: \$2,410,000
- Avg. Price/SF: \$250
- Avg. Cap Rate: 5.0%
- Avg. Vacancy at Sale: 8.5%

UPTOWN WHITTIER

Anchored by historic architecture, a thriving small-business community, and a growing residential base, Uptown Whittier represents one of Los Angeles County's most dynamic walkable districts. The area blends early 20th-century charm with a modern resurgence in retail, dining, and urban living — creating a true live-work-play environment in southeast Los Angeles County.

Centered along Greenleaf Avenue, Uptown has evolved into a regional destination for restaurants, cafés, boutique retail, and cultural events. Its revitalization has been guided by the City's Uptown Specific Plan, which promotes a vibrant mixed-use core, encourages adaptive reuse, and supports housing above active ground-floor retail. The result is a neighborhood that captures both Whittier's historic identity and its forward-looking momentum.

With close proximity to PIH Health, Whittier College, and the Civic Center, Uptown serves as the city's commercial and social focal point — attracting professionals, students, and visitors alike. Consistent investment in streetscape improvements, parking structures, and pedestrian mobility continues to enhance accessibility and property values, positioning Uptown Whittier as a model for sustainable urban renewal and small-city vitality.



UPTOWN FINANCIALS

\$950k
▲
Median Listing Price:
(higher than Whittier median)

\$92k
▲
Median Household Income
(higher than Whittier median)

UPTOWN DEMOGRAPHICS

10k
People Per Square Mile

20k
Daytime Population

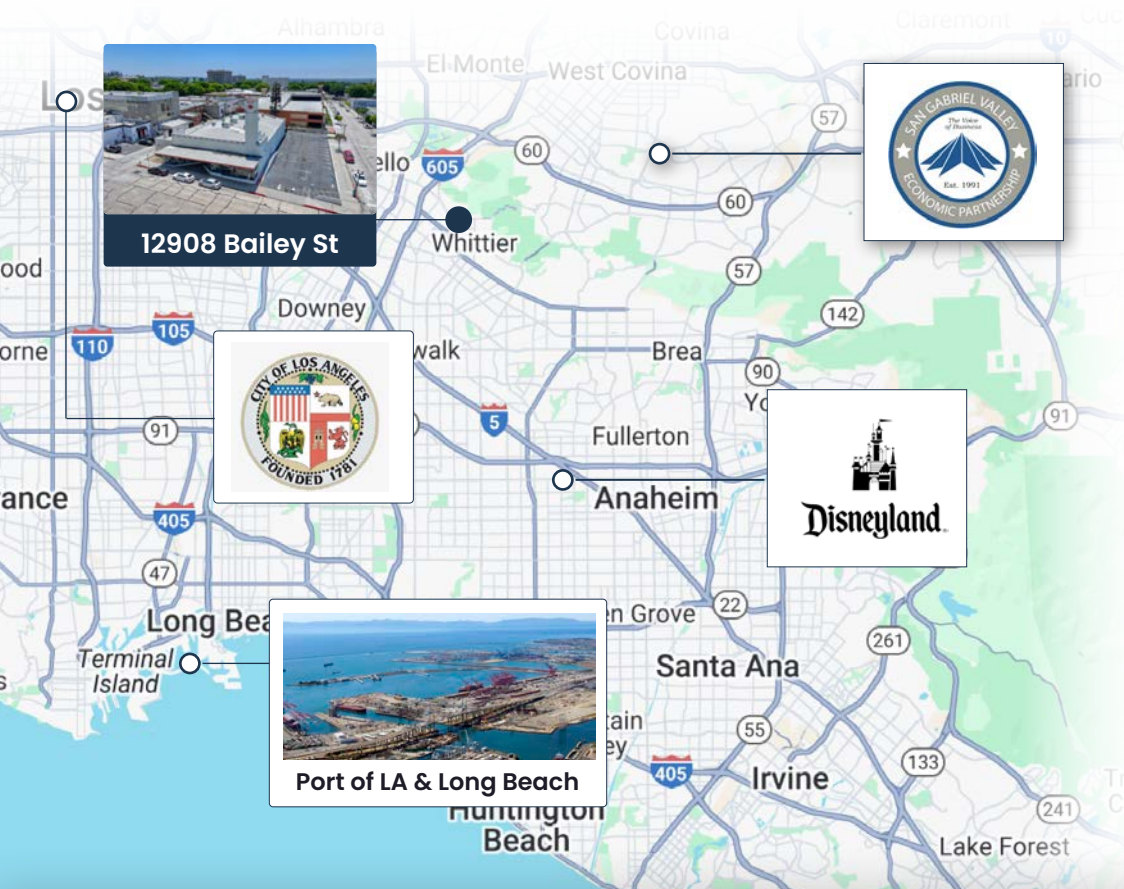
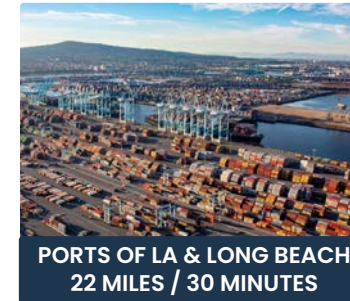
\$92k
Median Household Income

12k
Traffic Volume: Measured at
Pickering and Bailey Street

SOUTHEAST LOS ANGELES / GATEWAY CITIES

THE ECONOMIC HEART OF SOUTHEAST LOS ANGELES

Whittier is part of the Gateway Cities region of Southeast Los Angeles County—a diverse and economically vital corridor that connects Downtown Los Angeles to North Orange County and the Ports of Los Angeles and Long Beach. The area encompasses over 25 independent cities, including Downey, Norwalk, Bellflower, Commerce, and Pico Rivera, forming a dense and highly active trade area supporting more than 2 million residents.



AT THE CROSSROADS OF LA AND ORANGE COUNTY

Strategically positioned between major employment centers and transportation networks, the region benefits from immediate access to Interstates 5, 605, and 710, as well as State Routes 60 and 91. This central location provides seamless connectivity to the Port Complex, Downtown LA, and Orange County's business districts, making it one of Southern California's most accessible and economically resilient submarkets.

- **Downtown Los Angeles:** Located just 12 miles southeast of Downtown Los Angeles, Whittier offers exceptional access to the region's primary business, cultural, and employment hub. With direct freeway connections via the I-5, I-605, and SR-60, commuters and businesses benefit from seamless travel times averaging 20–25 minutes.
- **Port of LA and Long Beach:** As one of the largest and busiest ports in the United States, the Port of Los Angeles and Port of Long Beach are critical hubs for international trade and commerce. Located in San Pedro Bay, it handles a vast amount of containerized cargo, including goods arriving from and departing to destinations worldwide.
- **Proximity to Disneyland and Orange County:** Whittier sits 16 miles north of Disneyland Resort in Anaheim, placing it within a short 25-minute drive to one of California's largest tourism and employment engines. The city's location along key north-south corridors such as Beach Boulevard (CA-39) and I-5 allows direct access to Orange County's entertainment, retail, and hospitality centers.

WHITTIER, CA: BALANCED CITY

The City of Whittier is a historic and thriving community located in the southeastern region of Los Angeles County, approximately 12 miles from Downtown Los Angeles. Home to more than 87,000 residents across 14.7 square miles, Whittier serves as the eastern gateway between Los Angeles and Orange County. Its tree-lined streets, preserved architecture, and walkable commercial districts create a distinctive small-town feel within the broader Los Angeles metropolitan area.

Whittier is recognized for its rich cultural heritage and enduring sense of community. The city's historic Uptown District has become a model for adaptive reuse and urban revitalization, blending boutique retail, dining, and entertainment with ongoing mixed-use development.



87k
RESIDENTS



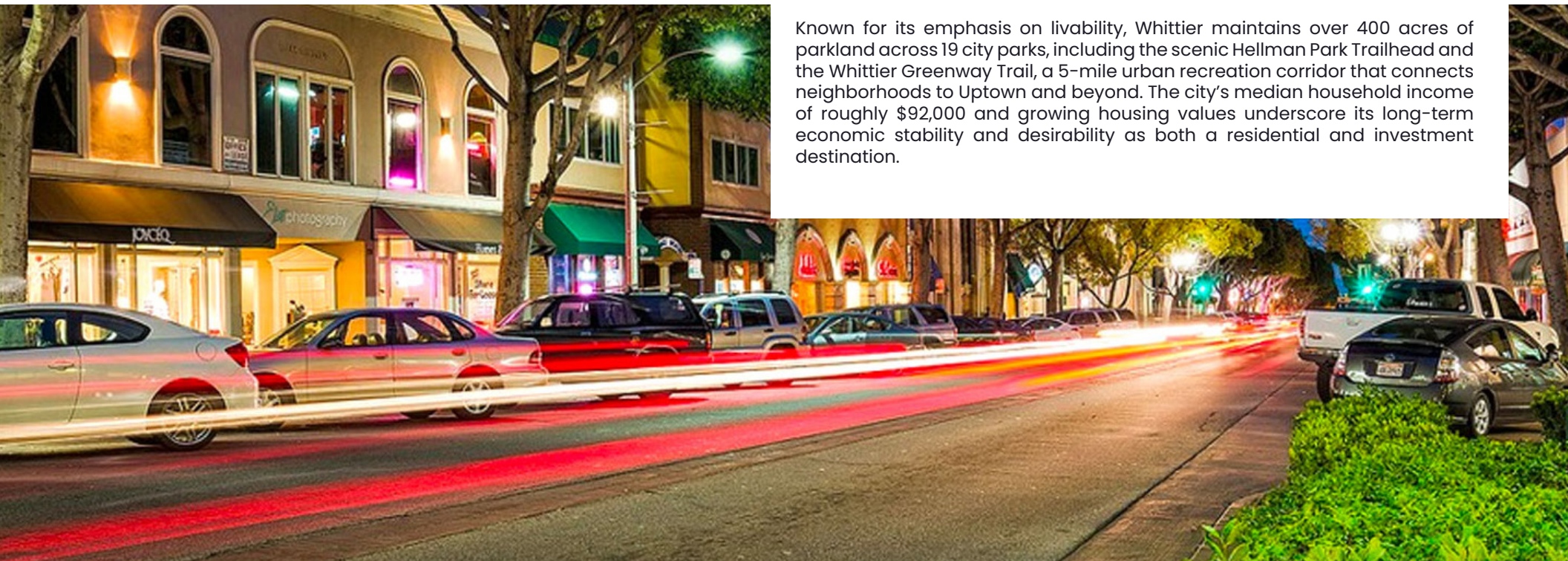
14.7
SQUARE MILES

Whittier Greenway Trail



1700
ACRES OF COMBINED
RECREATION SPACE

Known for its emphasis on livability, Whittier maintains over 400 acres of parkland across 19 city parks, including the scenic Hellman Park Trailhead and the Whittier Greenway Trail, a 5-mile urban recreation corridor that connects neighborhoods to Uptown and beyond. The city's median household income of roughly \$92,000 and growing housing values underscore its long-term economic stability and desirability as both a residential and investment destination.





OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY:

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