

FOR SALE

Building Size  $\pm$  8,400 SF | Lot Size:  $\pm$  7,000 / 0.16 AC

**RE/MAX**  
COMMERCIAL

## MIXED USE INVESTMENT OPPORTUNITY

6738 Greenleaf Ave, Whittier, CA 90601

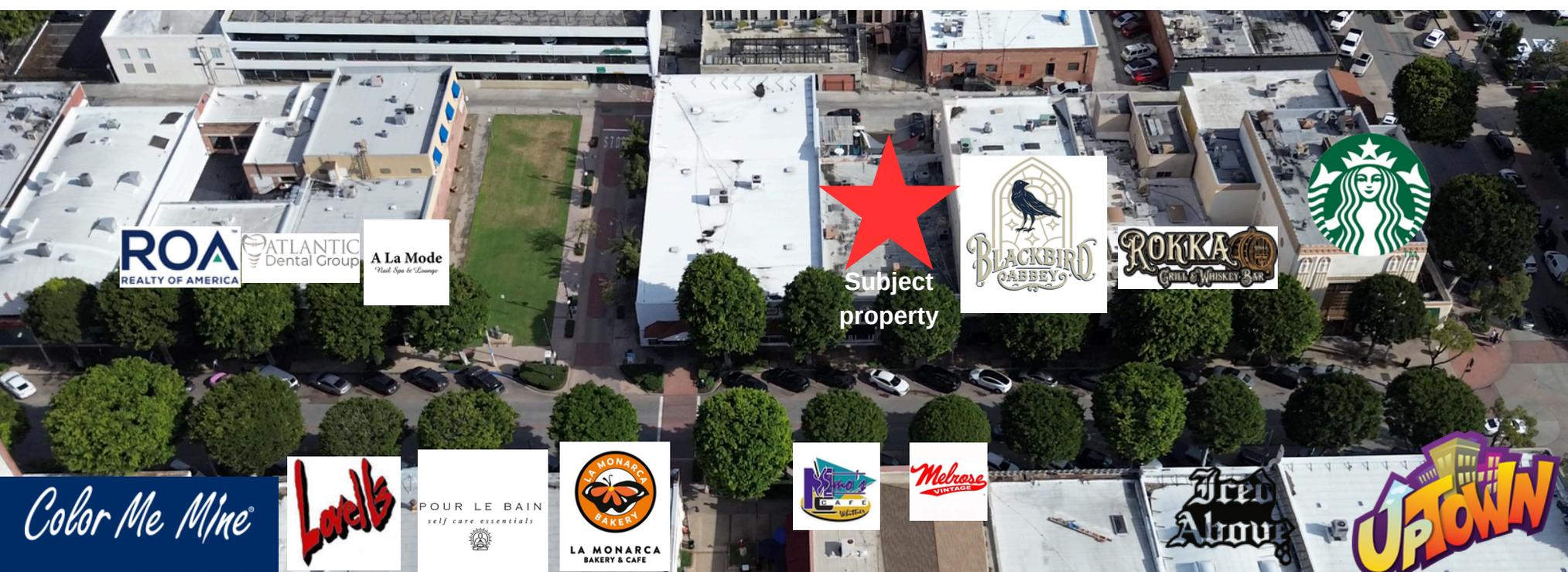


## PROPERTY DESCRIPTION

**Subject Property:** 6738 Greenleaf Ave  
**City:** Whittier, CA 90601  
**County:** Los Angeles  
**Price:** \$3,500,000  
**Buildings:** 1  
**Building Size:** ± 8,400 SF  
**Floors:** 2  
**Lot Size:** ± 7,000  
**Property Type:** Office/Retail  
**Zoning:** WHC2UD  
**APN:** 8139-015-015



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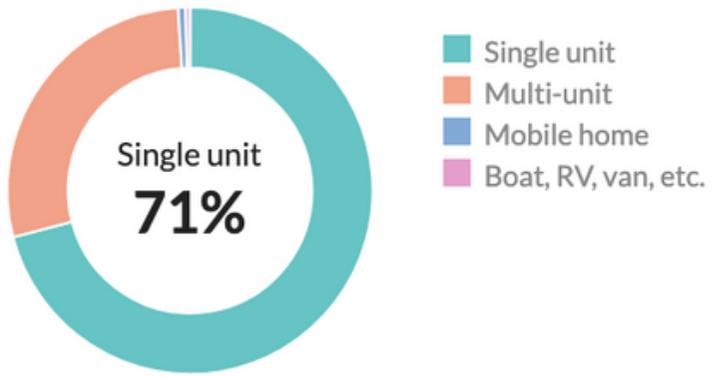


Subject  
property

## HIGHLIGHTS

- Situated directly on Greenleaf Ave with excellent visibility and a high Walk Score of 98. Substantial pedestrian traffic and ideal positioning within the core retail corridor.
- Well-maintained building constructed in 1990. Multiple tenant configuration provides flexibility and stable income potential.
- Forty-eight feet of frontage on Greenleaf Ave creates a substantial exposure and branding opportunity for tenants.
- Surrounding streets such as Bailey St, Newlin Ave, and Whittier Ave report traffic volumes of 12,000 to 15,000 vehicles per day, reinforcing the area's vigorous daily activity.
- Close to major commuter routes. Convenient access to the Norwalk, Santa Fe Springs, and Montebello Commerce rail stations. Within a short drive of Long Beach, LAX, and John Wayne airports.
- Located in an established and walkable retail district with consistent foot traffic and a healthy mix of surrounding restaurants, shops, and services.
- Rare opportunity to acquire a centrally located retail asset in Uptown Whittier with built-in demand and long-term stability.
- Supports a wide range of commercial uses, including retail, service, and mixed-use activations.

## Types of structure



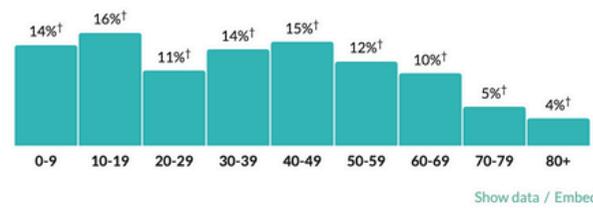
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## Age

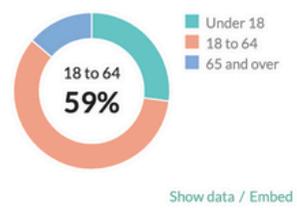
**37.2**  
Median age

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

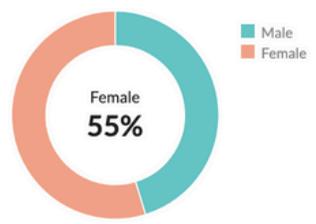
### Population by age range



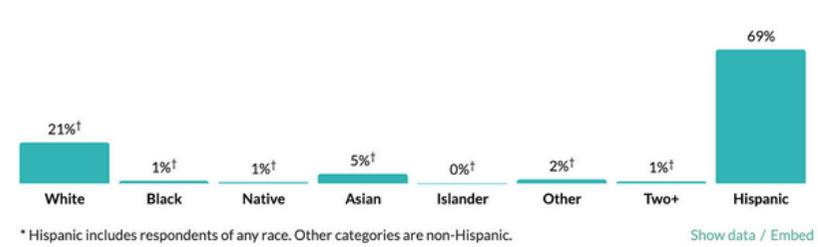
### Population by age category



## Sex



## Race & Ethnicity



## 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

about 10 percent higher than the amount in California: \$725,800

## Income

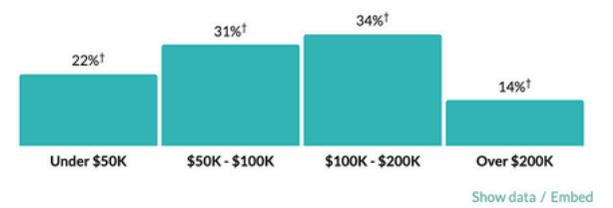
**\$40,365**  
Per capita income

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

**\$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



## Households

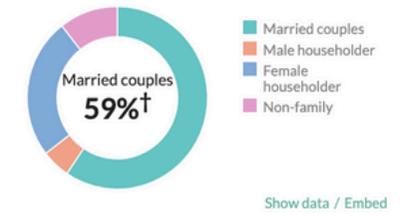
**27,466**  
Number of households

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,542,998  
California: 13,699,816

**3**  
Persons per household

about 10 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 2.8  
about 10 percent higher than the figure in California: 2.8

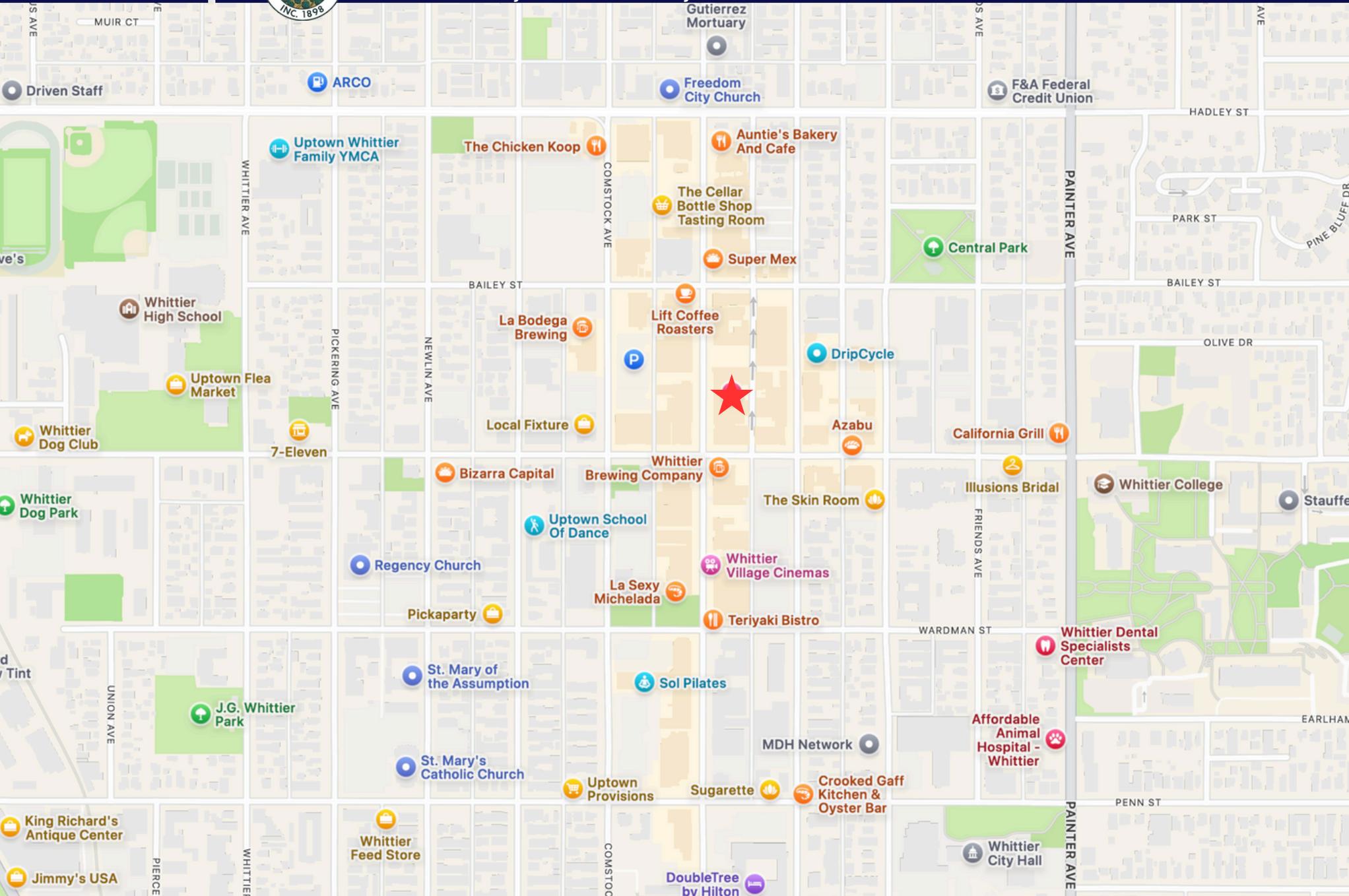
### Population by household type



# AERIAL MAP



In southeast Los Angeles County, Whittier provides a lively retail and dining environment with steady customer activity.



# PARCEL MAP

8139 15

SCALE 1" = 80'

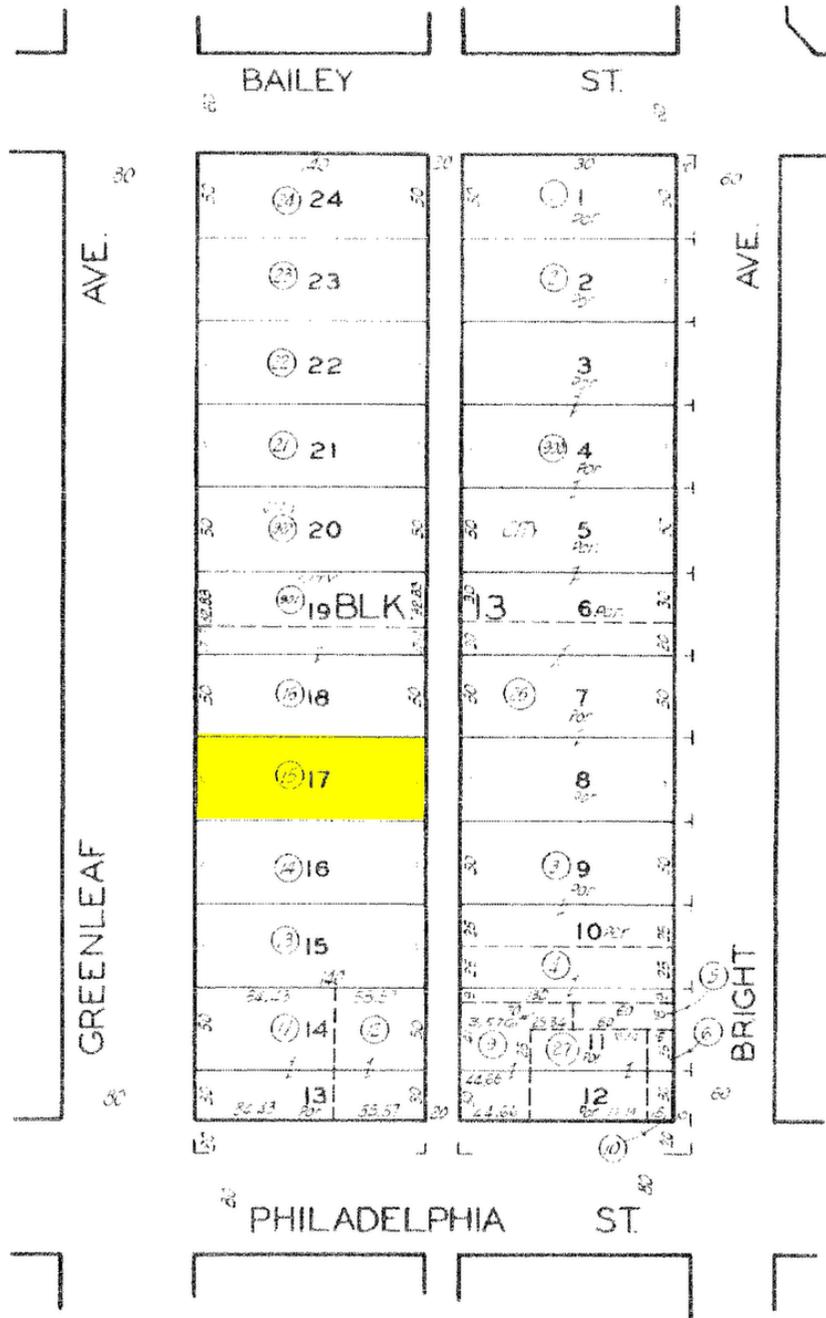
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WHITTIER  
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