

12025
Hadley St.
WHITTIER | CALIFORNIA



±22,650 SF INDUSTRIAL MANUFACTURING FOR LEASE

FOR MORE INFORMATION, PLEASE CONTACT:

DENNIS SANDOVAL
EVP | Principal
dsandoval@daumcre.com
562.884.9147
CA DRE #00687518

KEVIN SANDOVAL
Associate Vice President
ksandoval@daumcre.com
562.618.9855
CA DRE #01963831

BRYAN SANDOVAL
Associate
bsandoval@daumcre.com
562.223.0807
CA DRE #01924403

JONATHAN GARDILCIC
Associate
jgardilcic@daumcre.com
562.205.0901
CA DRE # 02009578



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About the Property



± 20,000 SF Available

12025 Hadley St

± 2,650 SF Available

6329 Hoover Ave



Gated Entrance



**2 Dock High Doors
1 Ground Level Door
1 Separate Loading Ramp**



**Cold Storage / Freezer
Storage Opportunity**



Ample Private Parking



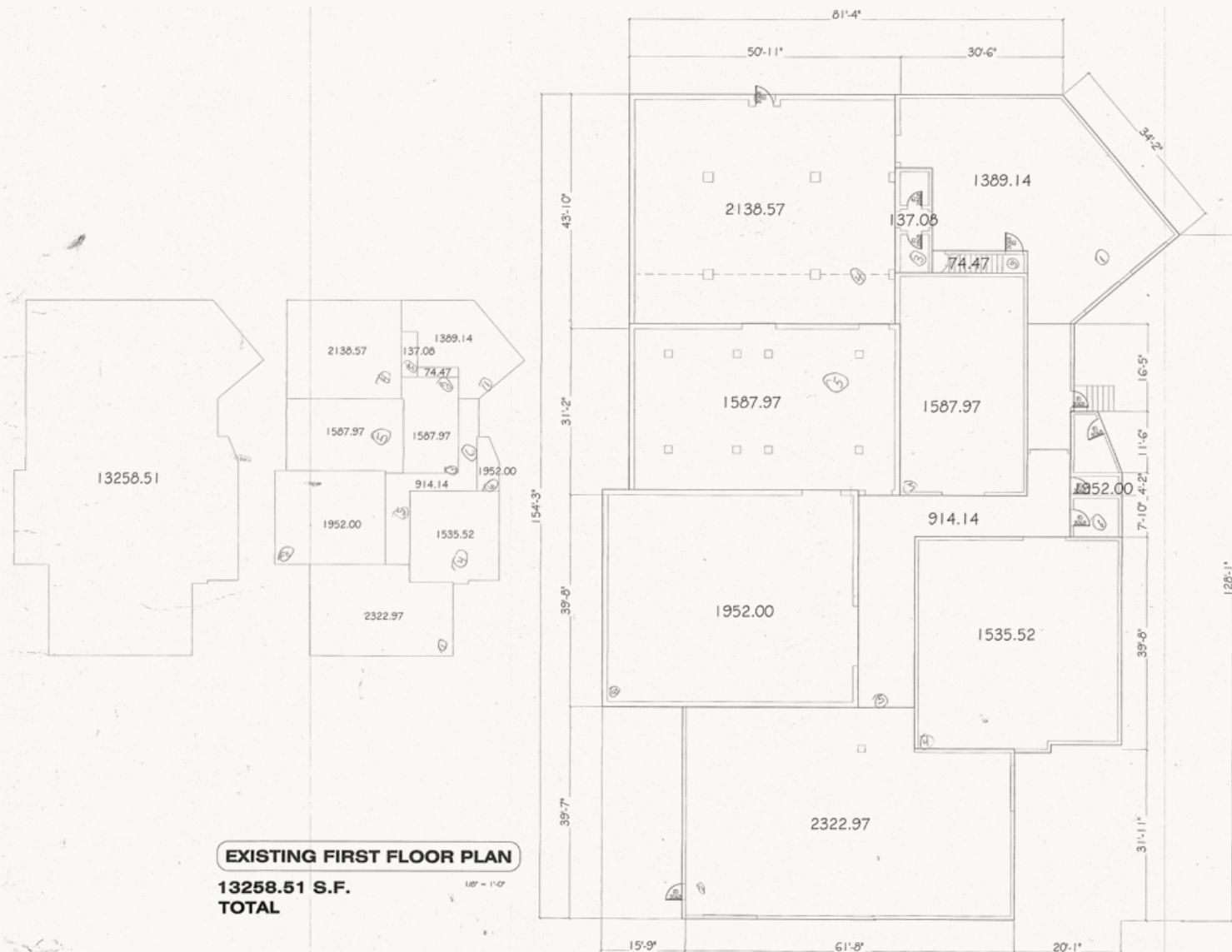
Historic Whittier District



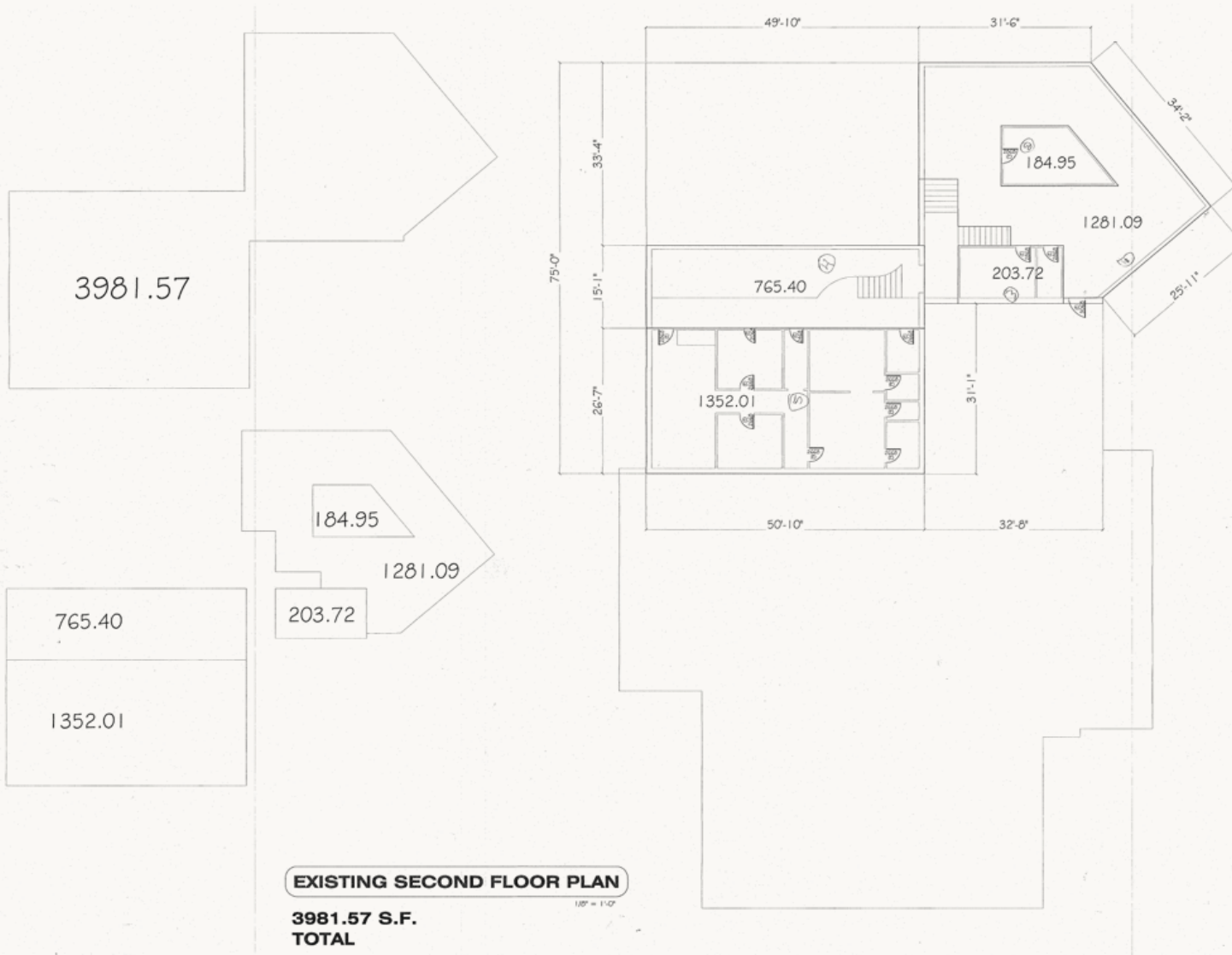
16' Clearance







EXISTING FIRST FLOOR PLAN
13258.51 S.F.
TOTAL



EXISTING SECOND FLOOR PLAN

**3981.57 S.F.
TOTAL**

1/8" = 1'-0"

LOCATION



CLOSE TO
72, 605 AND 60
FWYS



26 MINUTES
FROM
DOWNTOWN
LOS ANGELES



LONG BEACH (DAUGHERTY FIELD)
27 MIN | 18.5 MI
BOB HOPE
43 MIN | 30.2 MI



MONTEBELLO/COMMERCE
(RIVERSIDE LINE - SOUTHERN
CALIFORNIA REGIONAL RAIL
AUTHORITY (METROLINK))
12 MIN | 5.4 MI
NORWALK/SANTA FE SPRINGS
12 MIN | 5.9 MI



HOOVER AVE.

HADLEY ST.

NOT A
PART



TOP COMPANIES



ABOUT WHITTIER

Whittier is a city located in Southern California, about 12 miles southeast of downtown Los Angeles. It's part of Los Angeles County and has a rich history. Whittier is named after the famous American poet John Greenleaf Whittier, who was a prominent figure in the abolitionist movement.

The city has a mix of suburban charm and urban accessibility, offering a quieter living environment compared to other parts of L.A. It's known for its well-preserved historic architecture, particularly in the Uptown area. Whittier also has a strong sense of community with various parks, schools, and local businesses.

Whittier is home to Whittier College, a private liberal arts school, and it also has a variety of recreational activities, from hiking and biking in nearby parks to cultural events and community festivals. The city has

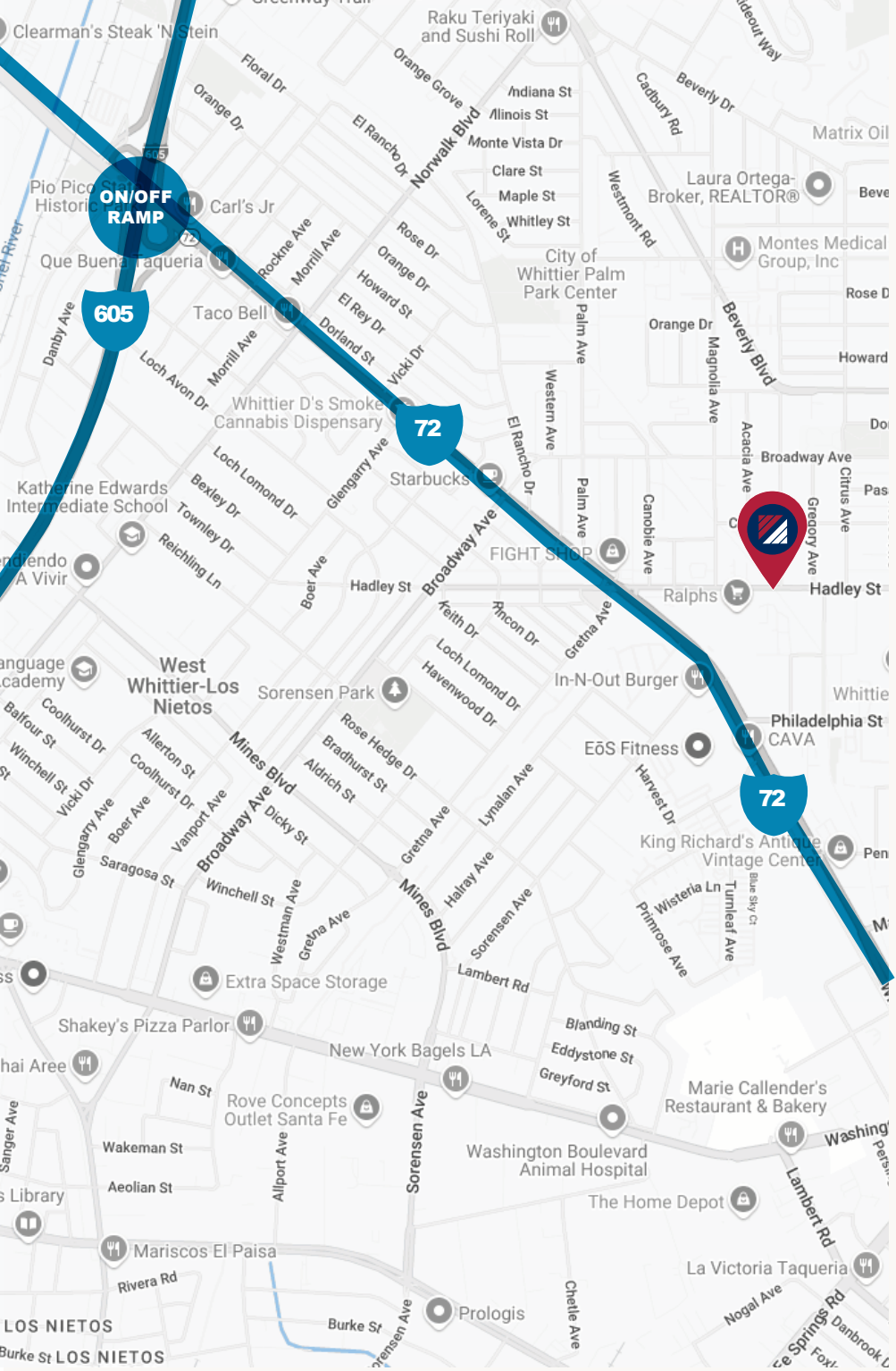
been influenced by its diverse population, and the area has a mix of Spanish, Mexican, and American cultural elements.

The industrial market in Whittier, California, is part of the broader industrial sector in Los Angeles County, which is one of the most important industrial hubs in the U.S. Whittier itself is strategically located with access to major highways like the I-605, I-5, and I-10, making it an attractive location for industrial businesses due to its connectivity to regional, national, and international markets.

The city is home to a variety of industrial properties, including warehouses, manufacturing facilities, distribution centers, and light industrial spaces. The proximity to the Port of Los Angeles and the Port of Long Beach, two of the largest and busiest ports in the world, makes Whittier a desirable location for logistics and distribution businesses, particularly those involved in importing and exporting goods.

In recent years, the industrial market in Whittier has experienced growth, driven by demand for both warehouse and flex spaces. As the e-commerce sector continues to expand, there's a need for last-mile distribution centers, and Whittier's strategic location near major transportation routes has made it appealing for companies seeking to serve the greater Los Angeles area.

There's also been some gentrification in areas around Uptown Whittier, leading to mixed-use development, which can sometimes influence the demand for industrial space, but industrial zoning in many areas still remains a key feature of the city's real estate landscape.



Radius	3 Mile	5 Mile	10 Mile
Population:			
2020 Population	156,426	440,507	2,410,692
2024 Population	146,639	412,192	2,244,870
2029 Population Projection	141,165	396,650	2,161,576
Avg Household Income	\$100,358	\$104,947	\$99,525
Median Household Income	\$81,253	\$84,367	\$78,035
Total Specified Consumer Spending (\$)	\$1.6B	\$4.7B	\$24.2B
Employment:			
Total Businesses	6,239	17,442	93,281
Employees	63,415	175,193	865,473

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subect
Hadley St	Canobie Ave W	14,053	2022	0.21 mi
Philadelphia St	Whittier Blvd W	6,413	2022	0.27 mi
Broadway	Gregory Ave W	4,030	2022	0.30 mi
Philadelphia St	Lindley Ave W	6,765	2022	0.32 mi
Hadley St	Whittier Ave W	15,288	2022	0.33 mi
Magnolia Ave	Dorland St S	6,753	2022	0.33 mi
Pickering Ave	Hadley St S	14,184	2022	0.36 mi
Pilgrim Way	Acacia Ave W	347	2022	0.36 mi
Pickering Ave	Bailey St S	12,452	2022	0.37 mi
Pickering Ave	Camilla St S	8,253	2022	0.39 mi

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