

"PRIME CORNER FREESTANDING BUILDING"
: Medical & Retail Opportunity



FOR SALE | LEASE

12502 Washington Blvd, Whittier, CA 90602

Offering Price: \$2,550,000

Lease Rate: \$10,000/Month (NNN)

Steve Han

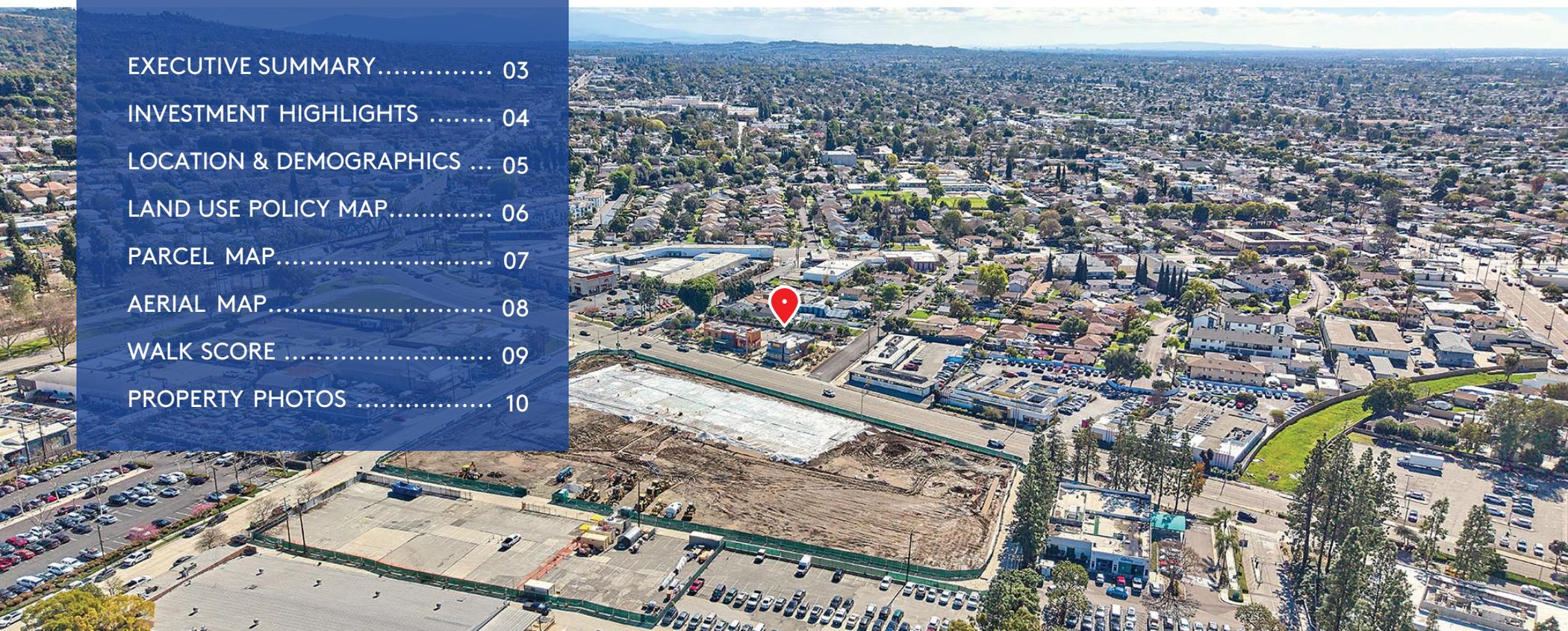
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Realty & Management

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EXECUTIVE SUMMARY

| | |
|----------------|-----------------------------------|
| Offering Price | \$2,550,000 |
| Lease Rate | \$10,000/Month (Triple Net - NNN) |
| Building Size | ±2,300 SQFT (Freestanding) |
| Lot Size | ±10,540 SQFT (Corner Lot) |
| Year Built | 2016 |
| Zoning | WH Mixed Use-3 |
| Parking | 8/33 by Easements, CC&R |



Prime Corner Freestanding Building | Medical & Retail Opportunity

It is a **freestanding building**, currently **vacant**, and is well suited for use as **medical and professional office spaces**, including multiple doctor offices. The site is well suited for a **casual dining restaurant**, including Hispanic, Mediterranean dining concepts, Panda Express, and similar operators. The property is a **corner lot** offering strong signage potential, **substantial on-site parking**, direct frontage on and access to **Washington Boulevard**, and excellent visibility from a **major five-way intersection** formed by Whittier Boulevard, Santa Fe Springs Road, Washington Boulevard, Pickering Avenue, and La Cuarta Street.

The location is further enhanced by a robust and diverse trade area that includes a concentration of **medical facilities** (PIH Health Hospital—the City’s largest employer with over 2,600 employees), established retail centers (Home Depot, Del Taco, Carl's Jr., Popeyes Chicken, and others), a dense residential base of more than 8,900 households within a one-mile radius,

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INVESTMENT HIGHLIGHTS

- **IDEAL FOR OWNER-USER:** Currently vacant and perfectly suited for a professional or medical practitioner looking to build equity rather than pay rent.
- **STRATEGIC FIVE-WAY INTERSECTION:** Unmatched visibility from the major intersection formed by *Whittier Blvd, Washington Blvd, Santa Fe Springs Rd, Pickering Ave, and La Cuarta St.*
- **VERSATILE USAGE:** The building's layout and zoning are ideal for:
 - **MEDICAL/PROFESSIONAL:** Multi-doctor offices, specialized clinics, or urgent care.
 - **DINING CONCEPTS:** Casual dining, Hispanic culinary concepts, or high-volume QSRs like Panda Express.
- **MODERN CONSTRUCTION:** Built in 2016, the property features contemporary architecture, updated systems, and ADA compliance, minimizing immediate capital expenditures.
- **THE "MEDICAL HUB" ADVANTAGE & GROWTH:** Directly across Washington Blvd, a massive development is underway
 - **NEW CONSTRUCTION:** A 113,000 SQFT, 3-story Medical Office Building.
 - **COMPLETION DATE:** Scheduled for 2027.
 - **IMPACT:** This neighboring project will solidify the area as Whittier's premier medical destination, driving significant daytime foot traffic and increasing the long-term asset value of 12502 Washington Blvd.
- **PARCEL 1 & PARCEL 2 HAVE THE EASEMENTS, CC&R**

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LOCATION & DEMOGRAPHICS

Healthcare Anchor:

Located near PIH Health Hospital, the city's largest employer with over 2,600 employees.

Established Retailers:

Surrounded by national brands including Home Depot, Del Taco, Carl's Jr., and Popeyes Chicken.

Dense Residential Base:

Over 8,900 households within a 1-mile radius provide a consistent local customer base.

Industrial Synergy:

Approximately 3.0 million SQFT of industrial space within a 2-mile radius ensures a strong daytime population of workers and professionals.



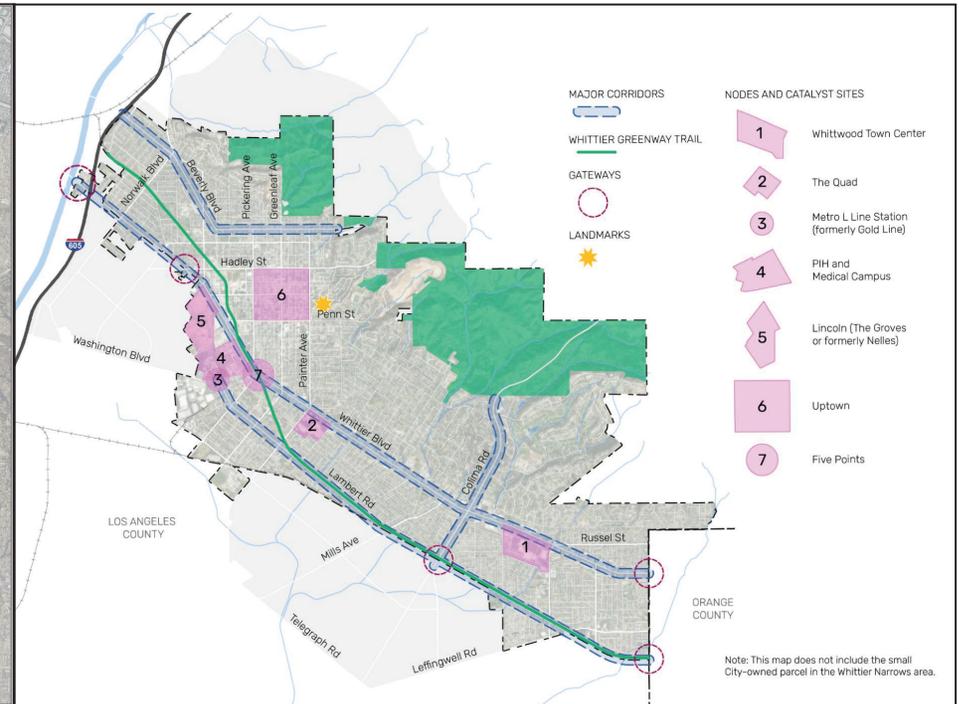
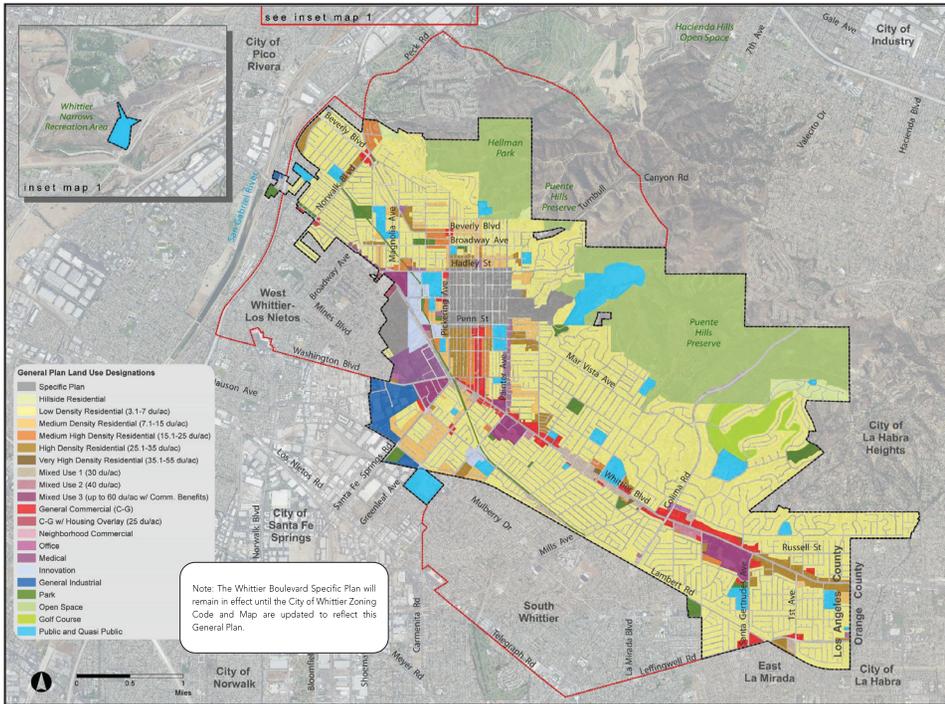
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LAND USE POLICY MAP

*LAND USE AND COMMUNITY CHARACTER ELEMENT

Figure LUCC-4: Land Use Policy Map

Figure LUCC-4: Corridors, Gateways, and Landmarks



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AERIAL MAP



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WALK SCORE

12502 Washington Boulevard

Commute to Downtown West Whittier-Los Nietos

21min 57min 33min 60min

Walk Score
68

Somewhat Walkable

Some errands can be accomplished on foot.

Bike Score
71

Very Bikeable

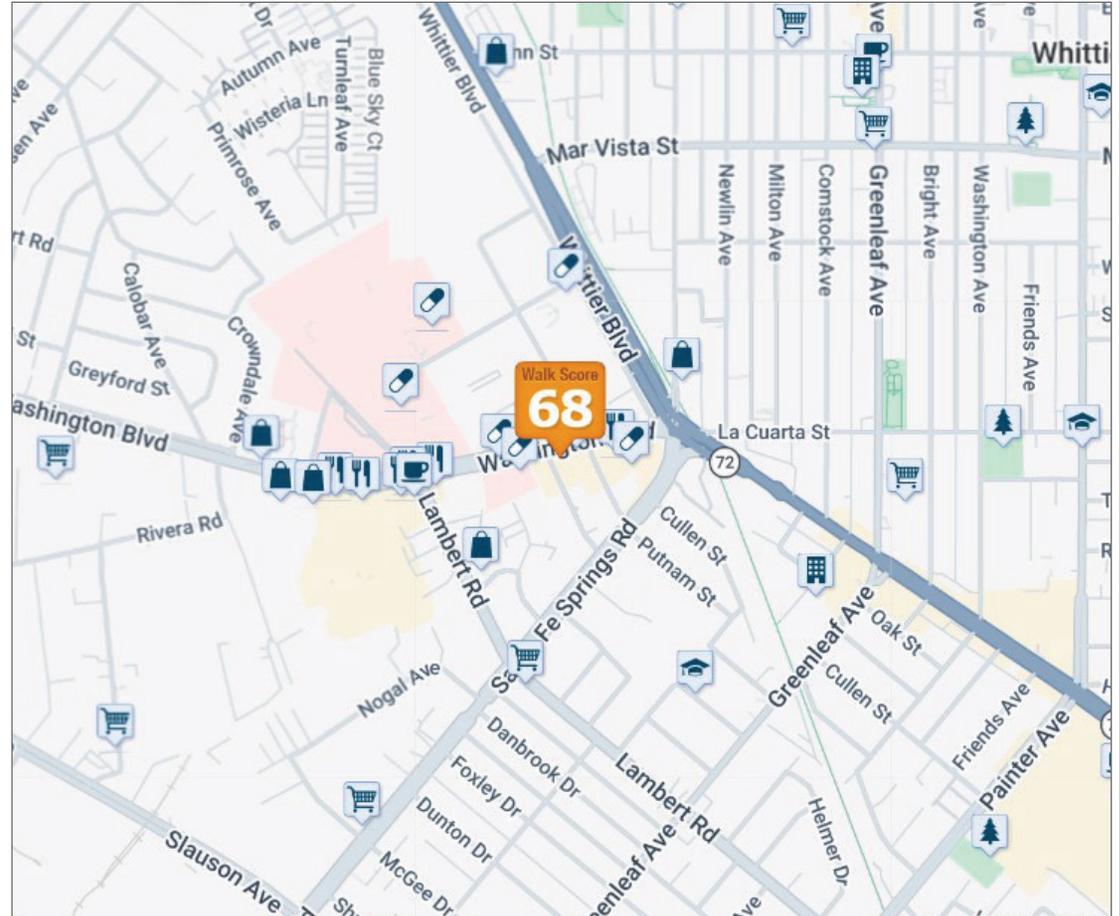
Biking is convenient for most trips.

About this Location

12502 Washington Boulevard has a Walk Score of 68 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.

This location is in Whittier. Nearby parks include Jackson Park, Friends Park and Kennedy Park.

This location is in the city of Whittier, CA. Whittier has an average Walk Score of 64 and has 85,331 residents.



Walk Score®

<https://www.walkscore.com/score/12502-washington-blvd-whittier-ca-90602>

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