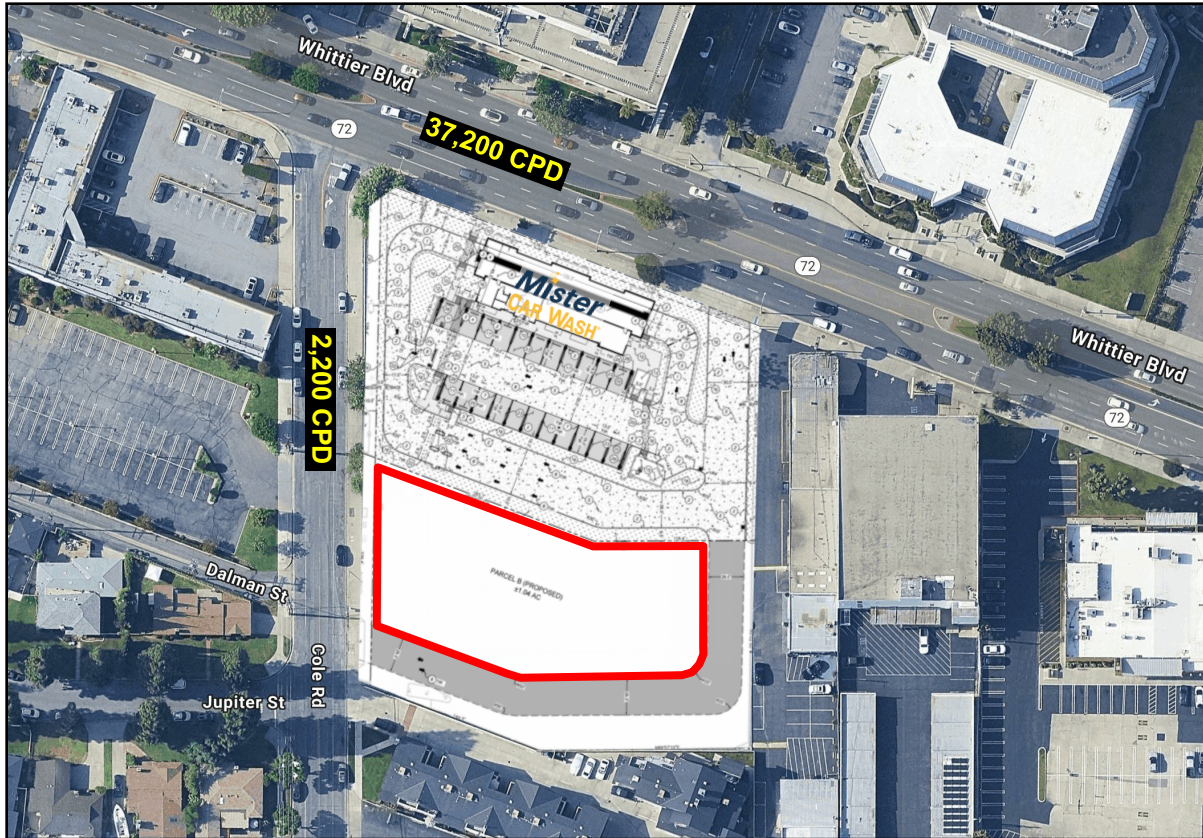


# Pad Available for Ground Lease

## 15100 Whittier Blvd, Whittier, CA

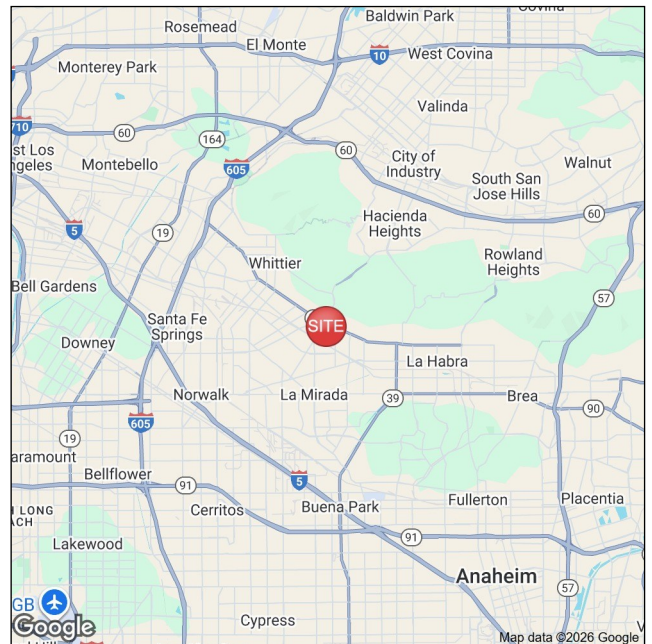


### Project Features

- Rough graded pad, approximately 1.04 acres in size.
- Pad will have signage rights on Whittier Blvd, as well as shared ingress/egress to Whittier Blvd & Cole Road.
- Located along Whittier Blvd, in the heart of the regional retail corridor. Tenants positioned along this corridor include Target, Trader Joe's, Sprouts, HomeGoods, Chick-Fil-A, The Habit and many others.

### Demographics

(2025 Estimates)	1 Mile	3 Mile	5 Mile
Population	18,465	169,584	409,450
Avg. HH Income	\$153,892	\$136,795	\$137,019
Daytime Population	5,770	46,479	154,080



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THE  
**CLOVER**  
COMPANY  
Retail Real Estate Services

8675 Washington Blvd, Ste 201

Culver City, CA 90232

Phone: (310) 815-8611

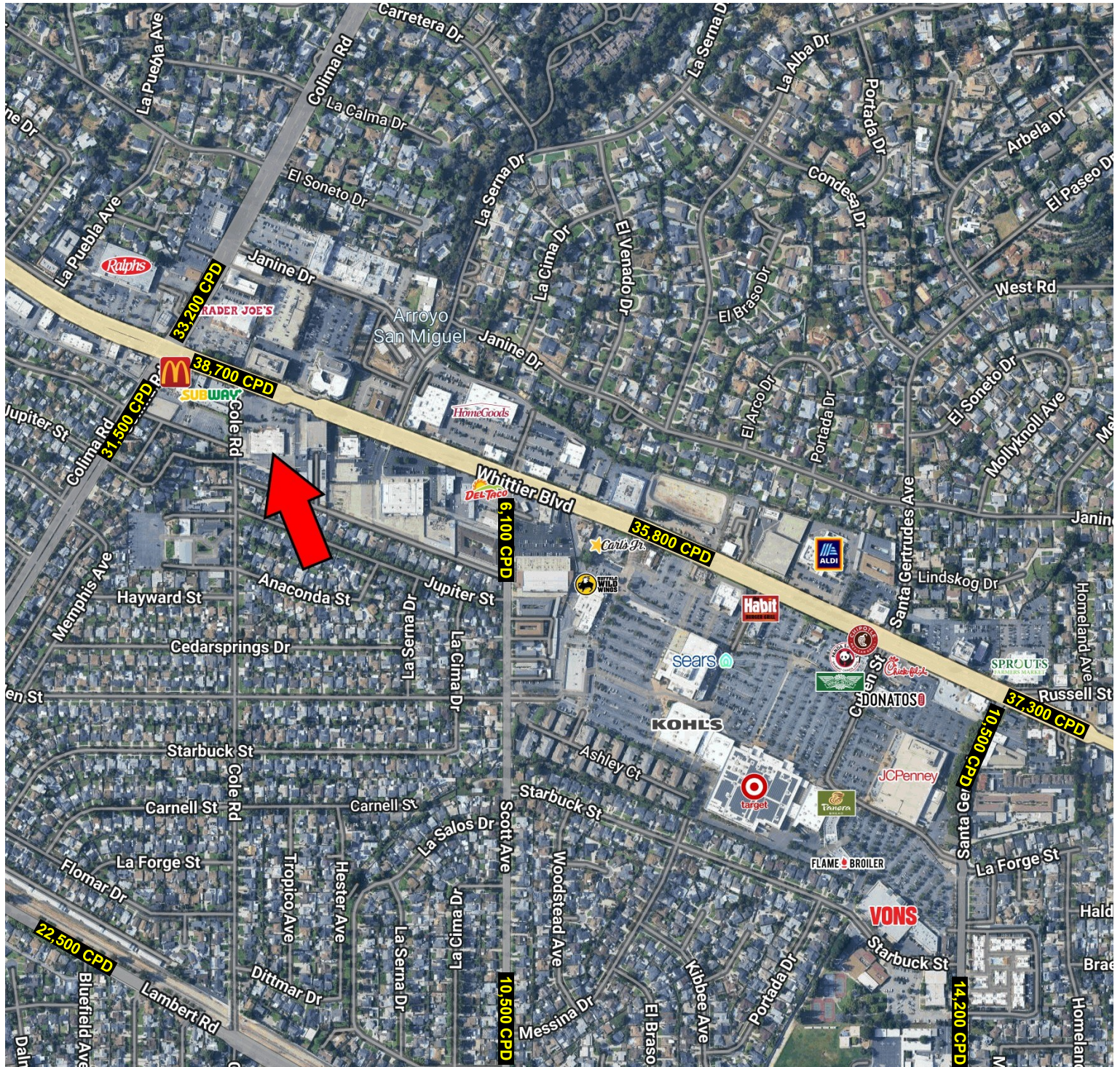
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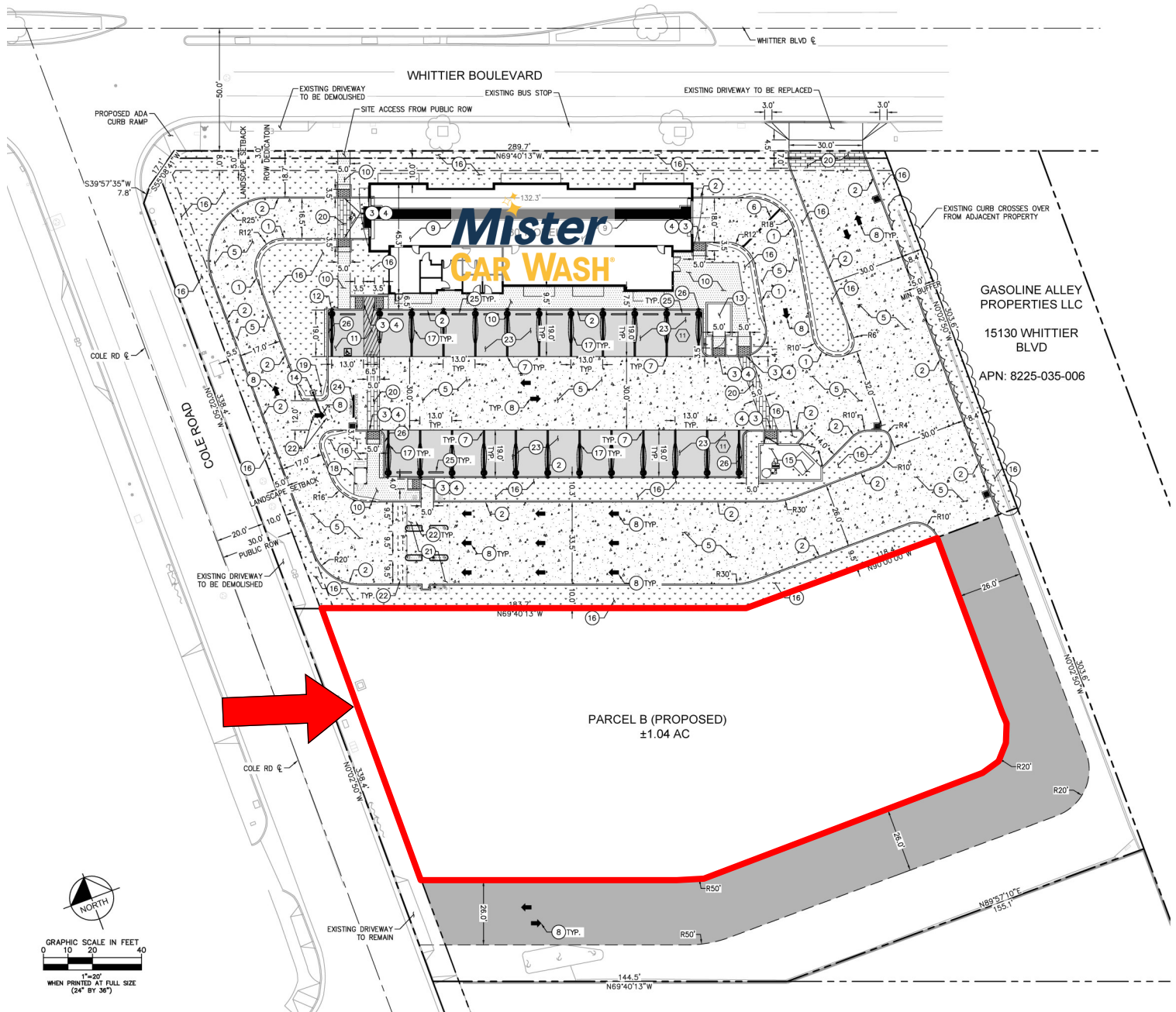
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