

OFFERING MEMORANDUM

# 15250 WHITTIER BLVD



15250 WHITTIER BLVD, WHITTIER, CA 90603

**km** Kidder  
Mathews





*Exclusively  
Listed by*

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# THE OFFERING

*Kidder Mathews is pleased to present this unique owner-user or investment opportunity in one of the most affluent retail corridors throughout the Greater Los Angeles area.*

15250 Whittier Blvd. is a trophy freestanding building consisting of a 9,064 SF open floor plan immediately available on a 22,605 SF lot with 25 parking spaces and a large monument sign along Whittier Blvd.

ADDRESS	15250 Whittier Blvd, Whittier, CA 90603
LIST PRICE	\$3,700,000
ASKING RENTAL RATE	Call broker for pricing
BUILDING SIZE	9,064 SF
LOT SIZE	22,605 SF (0.52 AC)
PARKING	25 Spaces
SIGNAGE	Large monument sign along Whittier Blvd
PARCEL NUMBER	8225-035-025



**\$3.7M**  
LIST PRICE

**9,064 SF**  
BUILDING SIZE

**.52 AC**  
LOT SIZE



# EXECUTIVE SUMMARY



SUBJECT  
PROPERTY

SCOTT AVE

 ±35,904 VEHICLES  
Average Daily Traffic

WHITTIER BLVD

PARKVILLE INSURANCE  
ALSO:  
HOME - LIFE  
BUSINESS





# PROPERTY OVERVIEW

*Located at 15250 Whittier Blvd, Whittier, CA 90603, this freestanding retail property spans 9,064 square feet on a 22,605-square-foot lot (0.52 Acres), priced at \$3,700,000 (\$408/SF).*

Built in 1959 and zoned WHC2\*, the property features a spacious 7,000-square-foot showroom, 2,000 square feet of storage and office space, and a dock-high loading door. The subject property can potentially be subdivided and offers 25+ parking spaces along Whittier Blvd.

With 134 feet of prominent frontage and monument signage along Whittier Blvd, the property enjoys visibility to approximately 40,000 vehicles daily. It is located minutes from the 65-acre Whittwood Town Center, surrounded by major retailers such as Amazon Fresh, Trader Joe's, Sprouts, Target, Sketchers, and HomeGoods. The area has strong demographics, with about 168,858 people within a 3-mile radius and an average household income of approximately \$100,000. This is a prime opportunity for an owner/user or investor, and ideal for various retail tenants in a thriving Los Angeles County trade area.





## PROPERTY HIGHLIGHTS

### Prime High-Traffic Location

Positioned on Whittier Blvd with 134 feet of frontage and visibility to approximately 40,000 vehicles per day, offering excellent exposure for retail tenants.

### Divisible Layout for Multiple Tenants

With 9,064 square feet and a large showroom plus storage and office space, the property is easily divisible, offering flexibility to accommodate multiple tenants or diverse retail uses.

### Proximity to Major Retailers

Minutes from the Whittwood Town Center and surrounded by top retailers such as Amazon Fresh, Trader Joe's, Sprouts, Target, Sketchers, and HomeGoods, drawing a consistent customer base to the area.

### Strong Demographics

Located in a high-demand area with approximately 168,858 people within a 3-mile radius and an average household income of \$100,000, making it an ideal setting for various retail tenants.

### Versatile Owner/User or Investment Opportunity

Freestanding NNN property that suits both owner/users and investors, offering income potential and flexible use options in a thriving Los Angeles County market.





# PROPERTY OVERVIEW



HomeGoods

SKECHERS

99¢ only STORES

BevMo! BEVERAGES & MORE

Mimi's Cafe

the Habit BURGER GRILL

CVS

UNITED STATES POSTAL SERVICE

Carl's Jr.

citibank

ARCO

IHOP RESTAURANT

BUFFALO WILD WINGS

DEL TACO

Great Clips

SUBJECT PROPERTY

MATTRESS FIRM

±35,904 VEHICLES  
Average Daily Traffic

offerit

BR BASKIN-ROBBINS

WHITTIER BLVD



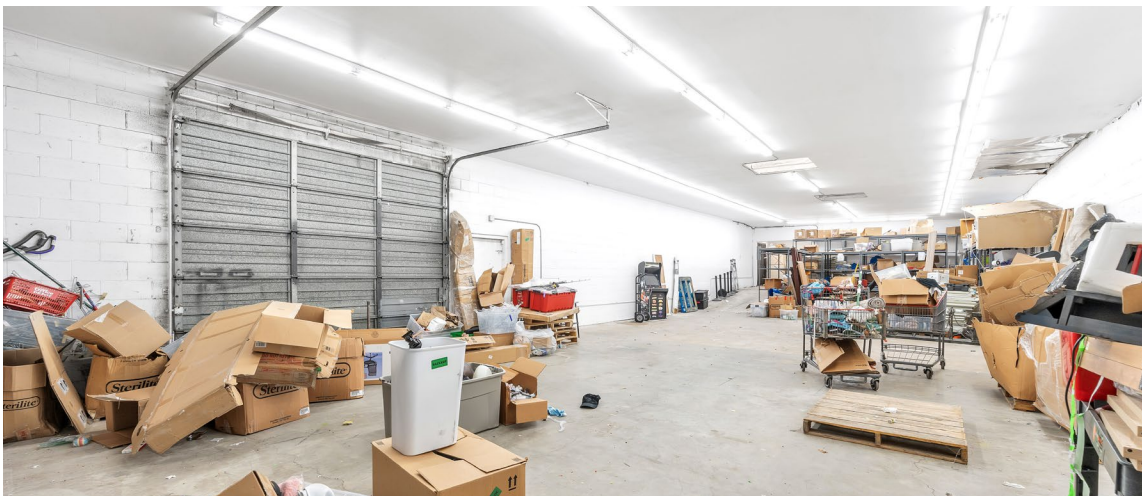


# PROPERTY OVERVIEW





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# PROPERTY OVERVIEW







# LOS ANGELES

Shifts in post-pandemic shopping behavior have benefitted neighborhood centers. Availabilities in neighborhood centers, which have benefitted from strong demand from a diverse array of tenants including grocers, are declining. Consumer foot traffic has shown a clear preference for convenient centers with easy access and multiple shopping methods. Fitness companies, such as Planet Fitness and Gold's Gym, and boutique gyms, have been actively leasing space in neighborhood centers this year. Tight availabilities and growing demand for space have resulted in stronger rent growth for neighborhood centers relative to the wider retail market. This outcome is mirrored in suburban submarkets, such as Mid-Cities, Antelope Valley, and those in the San Gabriel Valley, where neighborhood centers make up a larger proportion of the retail inventory.

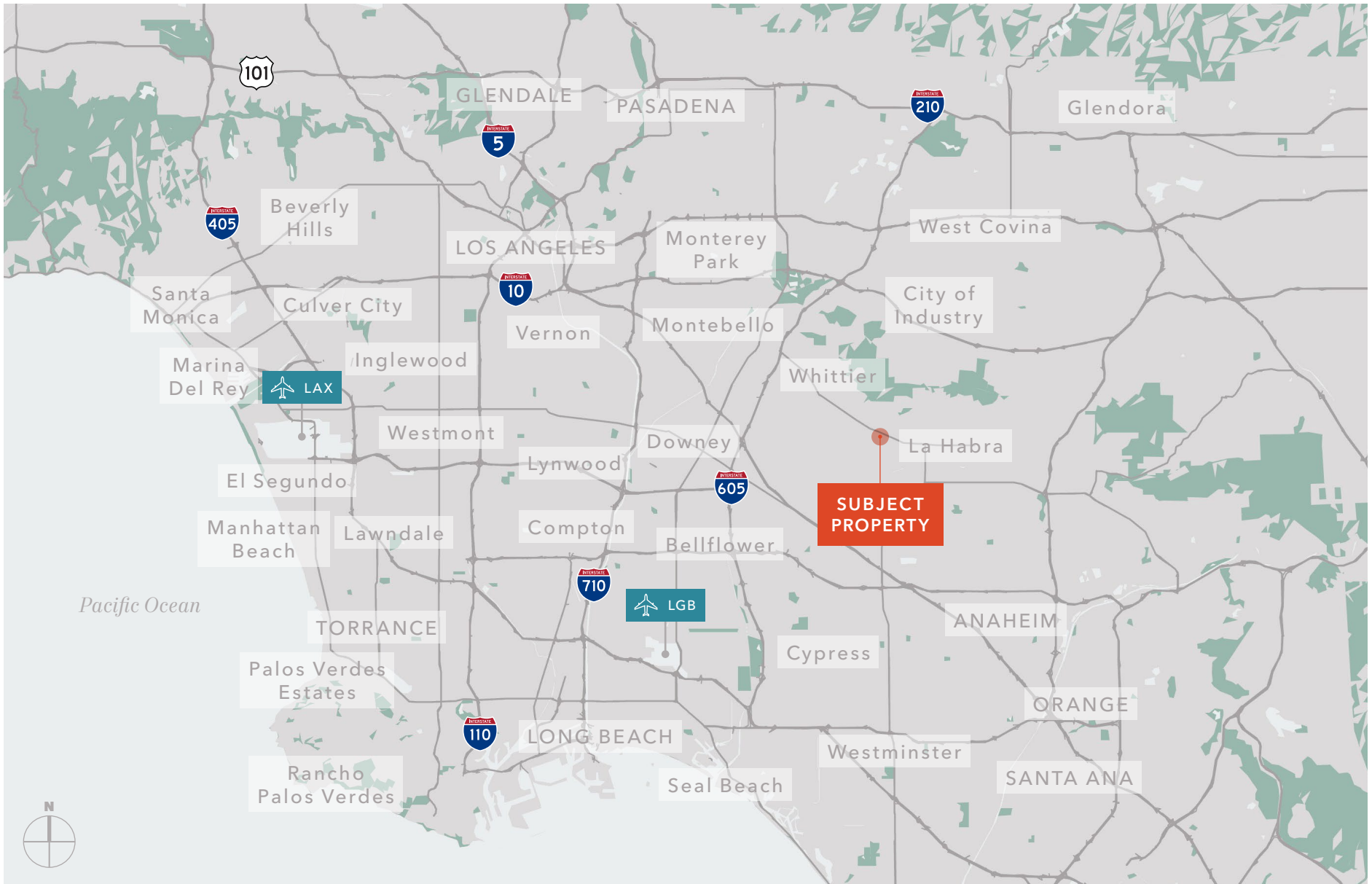
Conversely, availabilities are growing in malls and power centers. Submarkets in the West, where tech and financial firms are clustered, are experiencing softer demand as workers are spending fewer days near their offices. Overnight travelers also help drive demand to these submarkets, such as the Downtown L.A. and Santa Monica Submarkets.

While Los Angeles is generally a very liquid market, a wider bid-ask spread, and falling valuations due to rising interest rates are impacting the market. However, these factors have been masked by elevated sales volume in 23Q1, which was largely driven by sales of properties within city limits as a hefty transfer tax was imposed at the start of April for properties within the city of Los Angeles. Many buyers and sellers came together to close deals prior to the deadline to avoid paying additional taxes. Since then, fewer properties have traded, reflecting the trends observed in the national retail market. Institutional capital has drastically slowed this year, whereas properties valued under \$5 million have continued to trade at near 2022 levels in 23Q2 and 23Q3.

Source: 2023 CoStar



# LOCATION OVERVIEW





# DEMOGRAPHICS



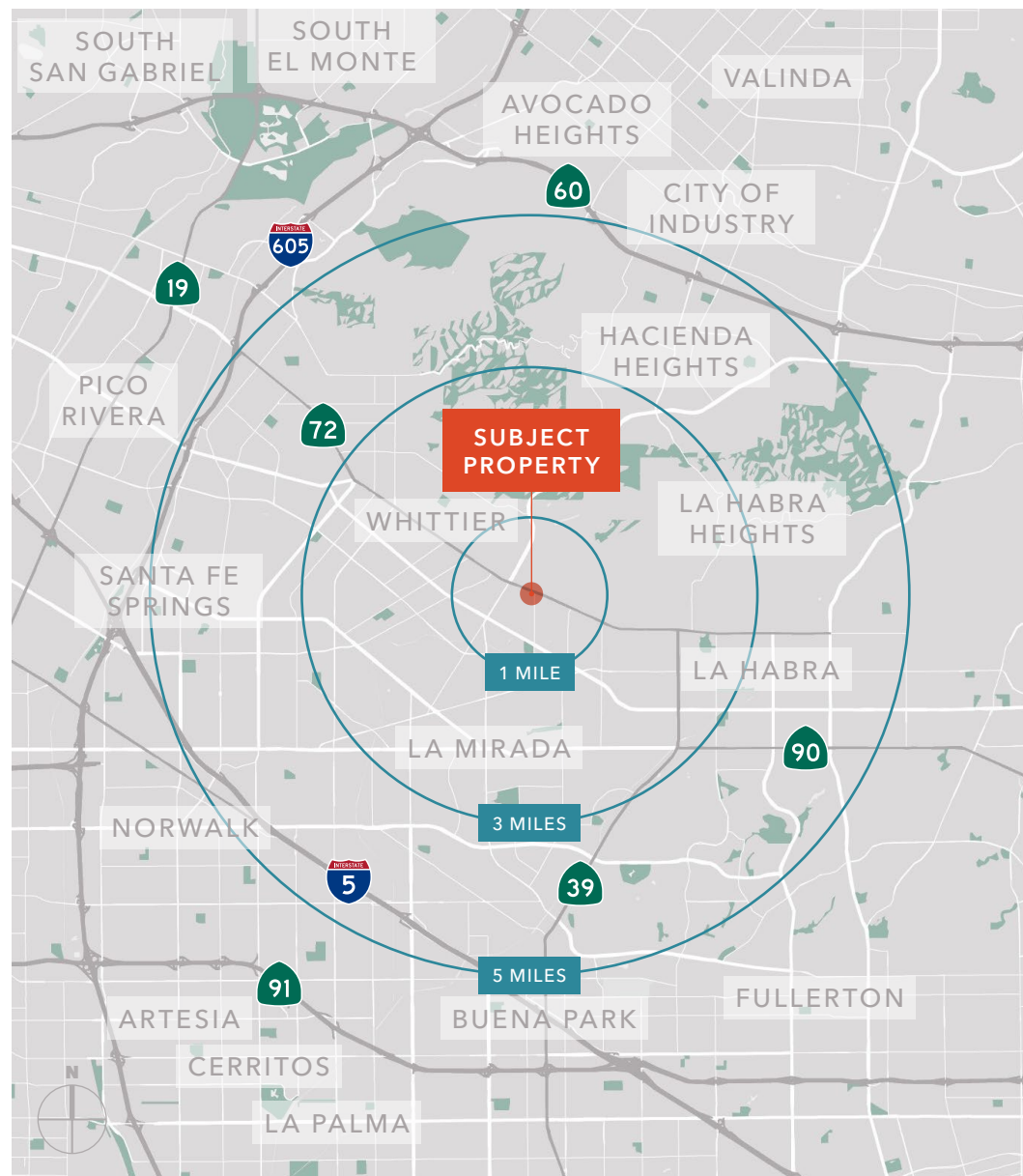
## Population

	1 Mile	3 Miles	5 Miles
2020 CENSUS	18,388	176,718	426,296
2024 ESTIMATED	17,299	168,858	404,366
2029 PROJECTED	16,665	163,609	391,891
GROWTH 2020 - 2024	-5.92%	-4.45%	-5.14%
GROWTH 2024 - 2029	-3.66%	-3.11%	-3.09%



## Households

	1 Mile	3 Miles	5 Miles
2024 MEDIAN INCOME	\$113,231	\$93,380	\$93,025
2024 AVERAGE INCOME	\$132,922	\$114,766	\$114,720
OWNER OCCUPIED	75.08%	65.15%	64.44%
RENTER OCCUPIED	24.92%	34.85%	35.56%





# THE EDGE IN YOUR MARKET

*For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US.*

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across six states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

## YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

## WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the Western U.S.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



## COMMERCIAL BROKERAGE

**\$10B**

3-YEAR AVERAGE TRANSACTION VOLUME

**500+**

NO. OF BROKERS

## ASSET SERVICES

**55M+ SF**

MANAGEMENT PORTFOLIO SIZE

**800+**

ASSETS UNDER MANAGEMENT

## VALUATION ADVISORY

**2,600**

3-YEAR AVERAGE ASSIGNMENTS

**43/27**

TOTAL NO. OF APPRAISERS/MAI'S



# COMPANY OVERVIEW

**KIDDER MATHEWS LISTING TEAM**

**Tyler Griffith**  
Senior Associate

**Ryan Sharpe**  
Senior Vice President

## LEADERSHIP

**Bill Frame, SIOR, CCIM**  
Chairman & CEO

**Brian Hatcher**  
President & COO

## BROKERAGE

**Eric Paulsen**  
President, Brokerage

**Brian Hatcher**  
President & COO  
Pacific Northwest

**David Nelson**  
Regional President, Brokerage  
Northern CA & Nevada

500+ brokers

## ASSET SERVICES

**Erin French, CPM, CCIM**  
President, Asset Services

**Linda Fairchild, RPA®**  
Executive VP, Asset Services

38 property managers

## VALUATION ADVISORY

**Randy Clemson**  
Executive VP, Valuation Advisory

43 appraisers  
27 MAIs

## RESEARCH

**Gary Baragona**  
Vice President, Research

7 research  
professionals

## MARKETING

**Christina Twidale**  
Sr. Vice President, Marketing

14 marketing & design  
professionals

## BROKERAGE SUPPORT

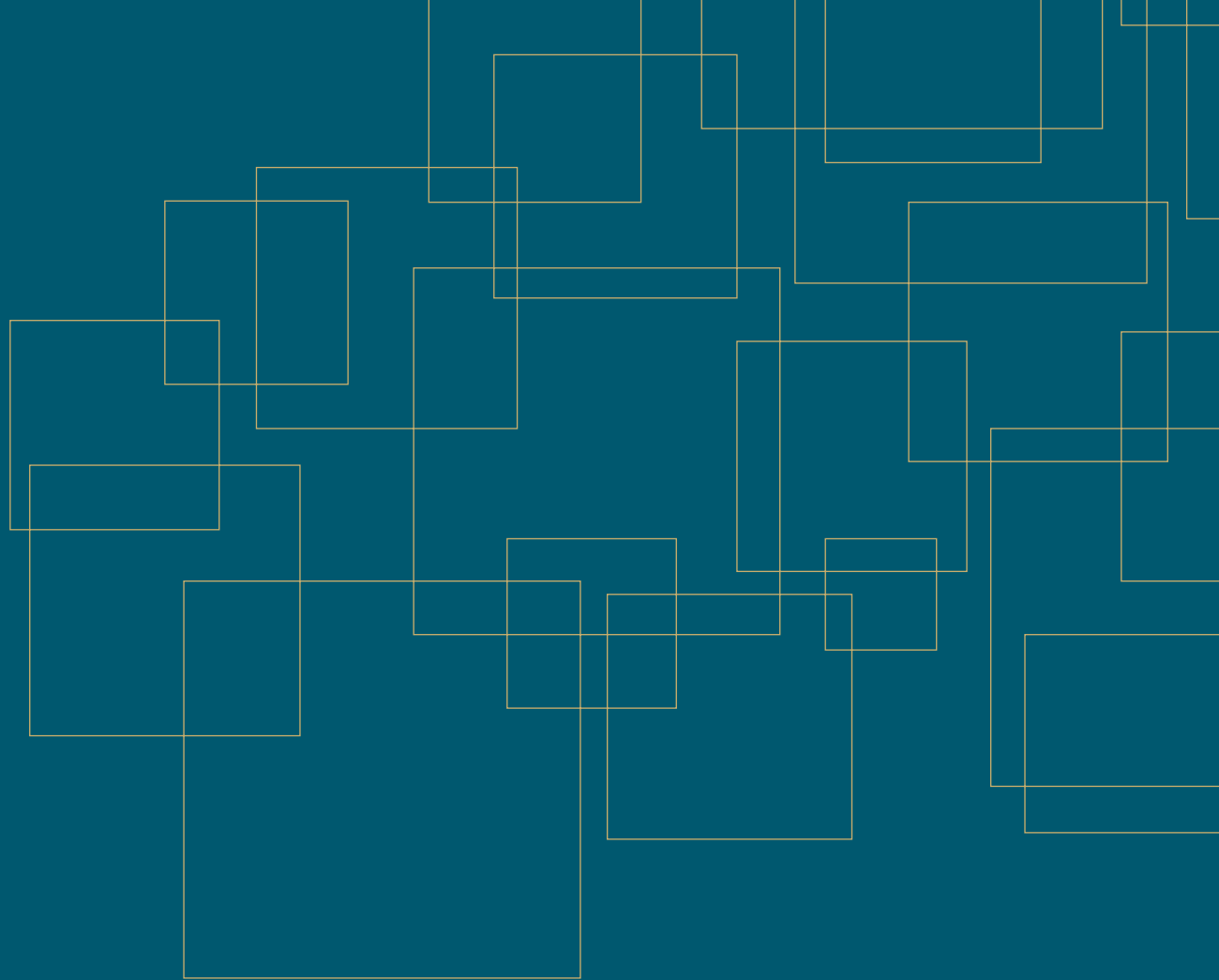
**Dana Klein**  
VP, Brokerage Operations  
Pacific NW & SoCal/AZ

**Maria Cutino**  
Director, Brokerage Operations  
Northern CA & Nevada

**Stephanie Freeman**  
Manager, Brokerage Operations  
Greater LA/Irvine

65+ administrative and  
marketing assistants





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