

6512

BRIGHT AVE.
WHITTIER, CA 90601



**Ashwill
Associates**
COMMERCIAL REAL ESTATE

exp
REALTY

(4) UNITS

MIXED USE

OWNER-USER

INVESTMENT



6512

BRIGHT AVE.
WHITTIER, CA 90601

BUILDING SIZE: ± 4,805 SF

LOT SIZE: ± 5,508 SF

UNITS: (4)

YEAR BUILT: 1962

COUNTY: LOS ANGELES

**ZONING: U-G (UPTOWN
GENERAL)**

APN: 8139-003-022

**ELECTRICAL
METERS: (5)**

MASTER METER: GAS/WATER

ASKING PRICE: *\$2,399,000*

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**BUILDING 2
2/2 & STORAGE**

**BUILDING 1
3/2 & (2) RETAIL UNITS**





The Opportunity

ASHWILL ASSOCIATES AND EXP REALTY ARE EXCITED TO PRESENT AN EXTREMELY RARE PURCHASE OPPORTUNITY AT 6514 BRIGHT AVE., IN WHITTIER, CA 90601, "WHITTIER SPRINGS".

WHITTIER SPRINGS IS LOCATED IN VIBRANT UPTOWN WHITTIER, A HISTORIC AND CHARMING AREA OF WHITTIER LOCATED IN LOS ANGELES COUNTY. KNOWN FOR ITS CHARMING TREE-LINED STREETS, DIVERSE DINING OPTIONS AND BOUTIQUE SHOPPING, UPTOWN WHITTIER OFFERS A UNIQUE BLEND OF OLD-WORLD CHARM AND MODERN AMENITIES. THE CITY'S BUSINESS FRIENDLY POLICIES AND STRATEGIC LOCATION - CLOSE TO MAJOR FREEWAYS AND WITHIN THE LOS ANGELES METROPOLITAN AREA - MAKE UPTOWN WHITTIER AN ATTRACTIVE INVESTMENT.

THIS \approx 4,805 SQUARE FOOT, MIXED-USE PROPERTY IS A MOVE-IN READY OPPORTUNITY FOR AN OWNER-USER OR INVESTOR. PROPERTY HAS (2) BUILDINGS AND (4) UNITS OFFERING THE POSSIBILITY FOR RESIDENTIAL AND OFFICE/RETAIL INCOME.

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WELCOME TO

Whittier Springs

A BEAUTIFULLY REMODELED FOUR (4) UNIT, MIXED-USE PROPERTY. THIS IS AN AMAZING OPPORTUNITY TO LIVE, WORK, AND INVEST IN THE DESIRABLE UPTOWN WHITTIER.

BUILDING 1

FIRST FLOOR - \pm 1,897 SF. (2) UNITS THAT WERE COMBINED TO A SINGLE SPACE. NEW OWNER CAN DEMISE SPACE BACK TO ITS' ORIGINAL TWO UNITS - "A" AND "B". AN ELEGANTLY DESIGNED MED SPA WITH A WELL THOUGHT OUT DESIGN AND ATTENTION TO DETAIL. (7) THEMED ROOMS, DRESSING AREA, (2) PRIVATE RESTROOMS, LAUNDRY, AND REFRESHMENT BAR. NEW FLOORING, PAINT, RECESSED LIGHTING, CENTRAL AIR, AND MERCHANDISE SHELVES WITH LIGHTING. THIS COMMERCIAL SPACE CAN BE USED AS MED SPA, OFFICE, OR RETAIL SPACE.

SECOND FLOOR - \pm 1,599 SF. A 3 BED/2 BATH UNIT WITH SPACIOUS ENTRANCE AND BEAUTIFUL DESIGN. SPACE IS COMPLETELY REMODELED WITH NEW FLOORING, CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND STYLISH FINISHES. LARGE LAUNDRY ROOM, PRIVATE BALCONY OUTLOOKING BRIGHT AVENUE, AND SIDE PATIO. CURRENTLY OPERATING AS A SHORT-TERM RENTAL. OWNER CAN CONTINUE WITH OPERATION OR RESIDENTIAL INCOME/DWELLING.

BUILDING 2

FIRST FLOOR - STORAGE AREA. CAN BE USED AS A KITCHEN TO COMPLIMENT THE MED SPA OR FUTURE BUSINESS OPERATION. UNIT HAS A REMODELED FULL RESTROOM AND WINDOW LINE FACING COURTYARD.

SECOND FLOOR - \pm 1,017 SF. A 2 BED/2 BATH UNIT ALSO RECENTLY REMODELED WITH NEW FLOORING, CABINETS, QUARTZ COUNTERTOPS, AND STAINLESS STEEL APPLIANCES. UNIT HAS (2) FULL RESTROOMS, WELL-SIZED BEDROOMS, LARGE PRIVATE PATIO, AND LAUNDRY CONNECTIONS. RANGE AND LAUNDRY ARE ELECTRIC. LEASE IN PLACE UNTIL OCTOBER 2025 WITH NO OPTION TO RENEW. INCOME: \$1,500/MONTH.



INVESTMENT SUMMARY

PRICING SUMMARY

Purchase Price \$2,399,000

PROPERTY SUMMARY

APN 8139-003-022

No. of Units 2

No. Stories 2

Year Built 192

Building Sq. Ft. ± 4,805

Lot Size ± 5,508

Parking 2 Garages, 1 Carport

Zoning U-G (Uptown General)

Meter (Separate) Electric

Meter (Master) Water & Gas

RENT ROLL

Unit Type	Tenant	Unit Size (SF)	Pro Forma
'A' & 'B'	Vacant	± 1,897 SF	\$4,742
Front 3/2	Vacant/Rental	± 1,599 SF	\$4,100
Rear 2/2	Expire Oct. 2025	± 1,017 SF	\$3,100
Average Total			\$11,942

ANNUAL OPERATING INFORMATION

Gross Potential Rent	\$143,304
Less: Vacancy Reserve (2%)	(\$2,866)
Effective Gross Income	\$140,438
Estimated Expenses	
Property Tax (1.25%)	(\$31,237)
Insurance (New)	(\$11,000)
Utilities (\$300/mo.)	(\$3,600)
Maintenance & Repairs (\$65/unit x 3 – current configuration)	(\$2,340)
Total Expenses:	(\$48,177)
Expenses Per Unit (by 3 – current configuration)	\$16,059
Expenses Per SF	\$10.02
% of GSI	34%
Net Operating Income	3.84% \$92,261

DEMOGRAPHICS



Demographic and Income Profile

6512 Bright Ave, Whittier, California, 90601
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.98225
Longitude: -118.03585

Summary	Census 2010	Census 2020	2024	2029
Population	28,043	28,117	28,503	27,947
Households	10,047	10,323	10,891	10,982
Families	6,578	6,855	7,069	7,154
Average Household Size	2.71	2.67	2.57	2.49
Owner Occupied Housing Units	3,016	3,183	3,555	3,672
Renter Occupied Housing Units	7,031	7,140	7,336	7,310
Median Age	32.4	36.0	37.3	38.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.39%	0.09%	0.38%	
Households	0.17%	0.38%	0.64%	
Families	0.24%	0.37%	0.56%	
Owner HHS	0.65%	0.58%	0.97%	
Median Household Income	3.69%	2.70%	2.95%	
Households by Income			2024	2029
	Number	Percent	Number	Percent
<\$15,000	1,105	10.1%	983	9.0%
\$15,000 - \$24,999	957	8.8%	724	6.6%
\$25,000 - \$34,999	669	6.1%	539	4.9%
\$35,000 - \$49,999	1,446	13.3%	1,196	10.9%
\$50,000 - \$74,999	1,608	14.8%	1,588	14.5%
\$75,000 - \$99,999	1,379	12.7%	1,407	12.8%
\$100,000 - \$149,999	1,746	16.0%	1,922	17.5%
\$150,000 - \$199,999	1,134	10.4%	1,507	13.7%
\$200,000+	847	7.8%	1,114	10.1%
Median Household Income		\$68,180		\$81,719
Average Household Income		\$93,592		\$110,900
Per Capita Income		\$34,810		\$42,362
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	2,142	7.6%	1,592	5.7%
5 - 9	1,852	6.6%	1,710	6.1%
10 - 14	2,015	7.2%	1,805	6.4%
15 - 19	2,330	8.3%	1,842	6.6%
20 - 24	2,332	8.3%	1,992	7.1%
25 - 34	4,524	16.1%	4,678	16.6%
35 - 44	4,135	14.7%	4,052	14.4%
45 - 54	3,491	12.4%	3,661	13.0%
55 - 64	2,575	9.2%	3,191	11.3%
65 - 74	1,336	4.8%	2,108	7.5%
75 - 84	846	3.0%	977	3.5%
85+	462	1.6%	509	1.8%
			533	1.9%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	16,574	59.1%	8,708	31.0%
Black Alone	464	1.7%	479	1.7%
American Indian Alone	420	1.5%	676	2.4%
Asian Alone	1,057	3.8%	1,269	4.5%
Pacific Islander Alone	35	0.1%	71	0.3%
Some Other Race Alone	8,158	29.1%	10,637	37.8%
Two or More Races	1,334	4.8%	6,278	22.3%
Hispanic Origin (Any Race)	20,218	72.1%	21,390	76.1%
			22,234	78.0%
			22,263	79.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

6512 Bright Ave, Whittier, California, 90601
Ring: 2 mile radius

Prepared by Esri
Latitude: 33.98225
Longitude: -118.03585

Summary	Census 2010	Census 2020	2024	2029
Population	71,878	72,449	71,987	70,397
Households	23,124	23,753	24,370	24,518
Families	16,789	17,487	17,588	17,734
Average Household Size	3.05	3.01	2.91	2.83
Owner Occupied Housing Units	12,125	12,563	13,060	13,349
Renter Occupied Housing Units	10,999	11,190	11,310	11,169
Median Age	34.2	37.9	38.9	39.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.45%	0.09%	0.38%	
Households	0.12%	0.38%	0.64%	
Families	0.17%	0.37%	0.56%	
Owner HHS	0.44%	0.58%	0.97%	
Median Household Income	3.50%	2.70%	2.95%	
Households by Income			2024	2029
	Number	Percent	Number	Percent
<\$15,000	1,851	7.6%	1,610	6.6%
\$15,000 - \$24,999	1,514	6.2%	1,113	4.5%
\$25,000 - \$34,999	1,263	5.2%	979	4.0%
\$35,000 - \$49,999	2,560	10.5%	2,048	8.4%
\$50,000 - \$74,999	3,524	14.5%	3,314	13.5%
\$75,000 - \$99,999	3,112	12.8%	3,032	12.4%
\$100,000 - \$149,999	4,519	18.5%	4,678	19.1%
\$150,000 - \$199,999	3,128	12.8%	3,917	16.0%
\$200,000+	2,899	11.9%	3,827	15.6%
Median Household Income		\$85,153		\$101,140
Average Household Income		\$111,806		\$132,199
Per Capita Income		\$38,049		\$46,281
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	5,073	7.1%	3,801	5.2%
5 - 9	4,875	6.8%	4,385	6.1%
10 - 14	5,381	7.5%	4,723	6.5%
15 - 19	5,823	8.1%	4,786	6.6%
20 - 24	5,408	7.5%	4,949	6.8%
25 - 34	10,199	14.2%	10,587	14.6%
35 - 44	10,570	14.7%	10,094	13.9%
45 - 54	9,578	13.3%	9,839	13.6%
55 - 64	7,332	10.2%	8,723	12.0%
65 - 74	3,841	5.3%	6,271	8.7%
75 - 84	2,470	3.4%	2,922	4.0%
85+	1,332	1.9%	1,371	1.9%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	43,841	61.0%	22,603	31.2%
Black Alone	946	1.3%	1,020	1.4%
American Indian Alone	1,004	1.4%	1,783	2.5%
Asian Alone	2,452	3.4%	2,950	4.1%
Pacific Islander Alone	101	0.1%	163	0.2%
Some Other Race Alone	20,387	28.4%	26,267	36.3%
Two or More Races	3,148	4.4%	17,663	24.4%
Hispanic Origin (Any Race)	53,055	73.8%	56,068	77.4%
			57,005	79.2%
			56,874	80.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.





UNIT 6512 'A' & 'B' MED SPA/RETAIL/OFFICE

± 1,897 SF

MOVE-IN READY MED SPA

(7) THEMED ROOMS

(2) RESTROOMS

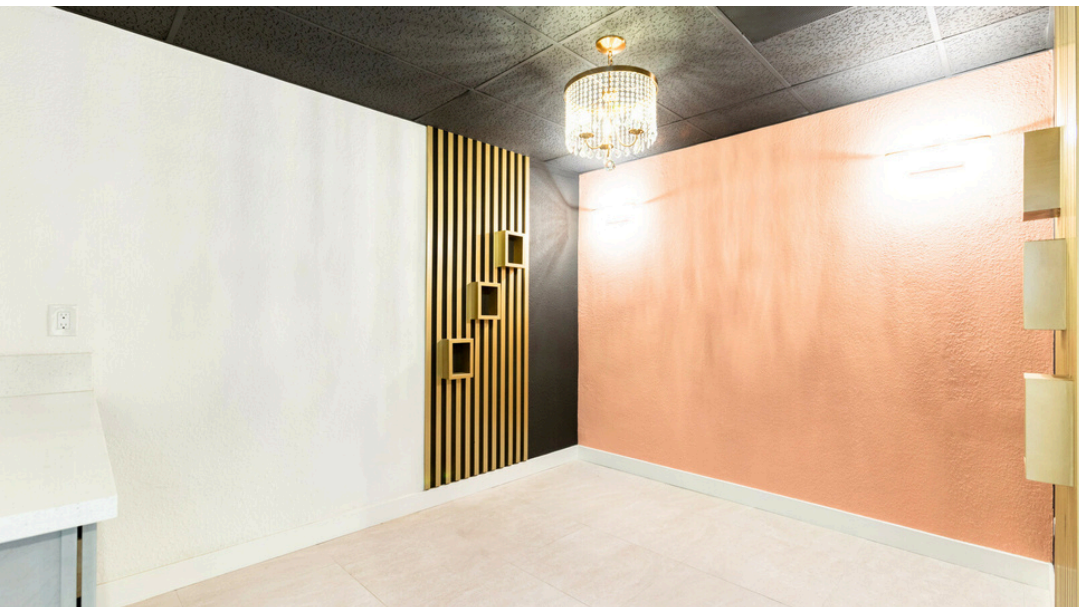
LAUNDRY

BUILT-IN MERCHANDISE SHELVING

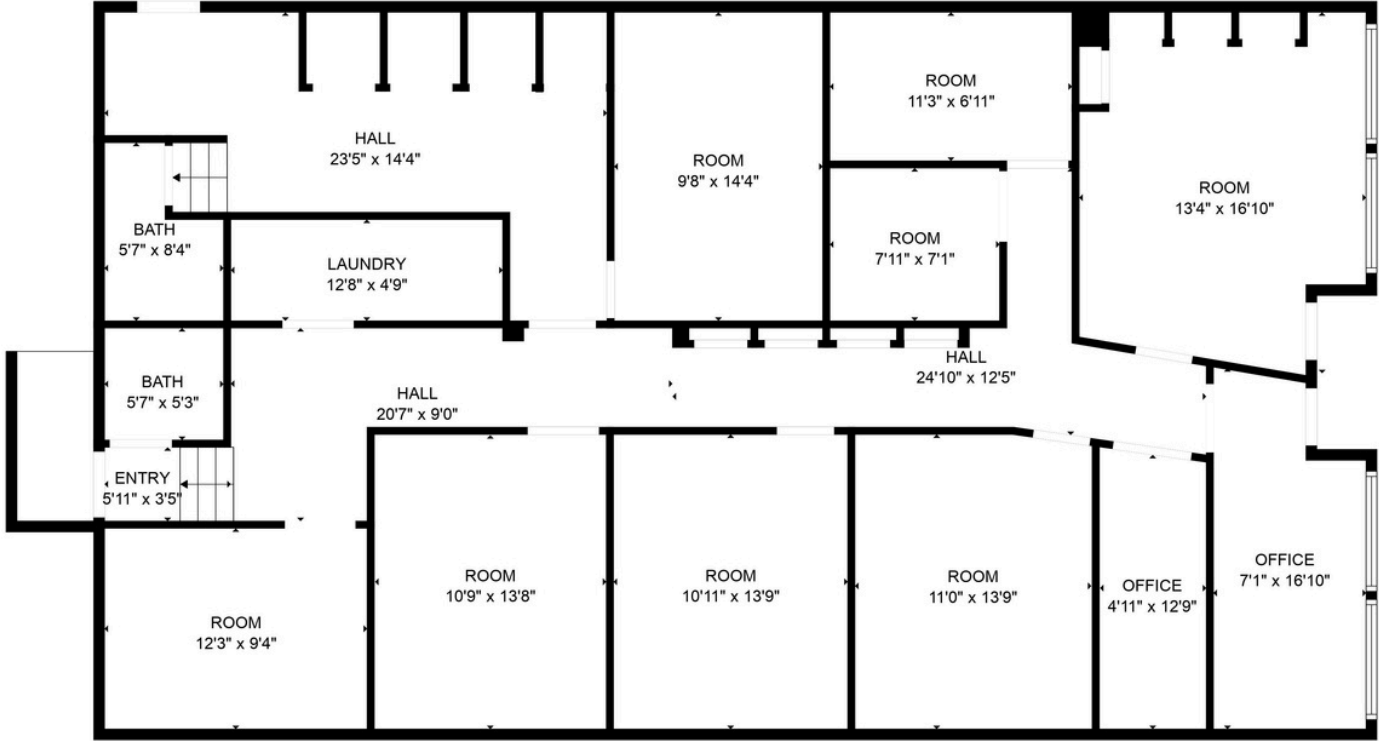
CHANGING ROOM W/ SINK

(2) ELECTRICAL METERS

PREVIOUSLY (2) UNITS, CAN BE DEMISED



FLOORPLAN - 6512 BRIGHT 'A' & 'B'



• FLOORPLAN NOT TO SCALE

UNIT 6512 'C'
3 BED | 2 BATH

± 1,599 SF
OPEN CONCEPT
SIDE & FRONT PATIOS
RECESSED LIGHTING
CENTRAL HEATING/AC
LAUNDRY ROOM
STAINLESS STEEL APPLIANCES
INDIVIDUAL ELECTRICAL METER



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UNIT 6514
2 BED | 2 BATH

± 1,017 SF
SECOND FLOOR UNIT
PRIVATE PATIO
(2) FULL BATHS
INDIVIDUALLY METERED
RECESSED LIGHTING
CENTRAL HEATING/AC
ELECTRIC LAUNDRY HOOK-UPS



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STORAGE

FIRST FLOOR UNIT
STORAGE/KITCHEN FOR MED SPA
PRIVATE RESTROOM
INDIVIDUALLY METERED
ACCESS TO COMMON AREA



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REALTY



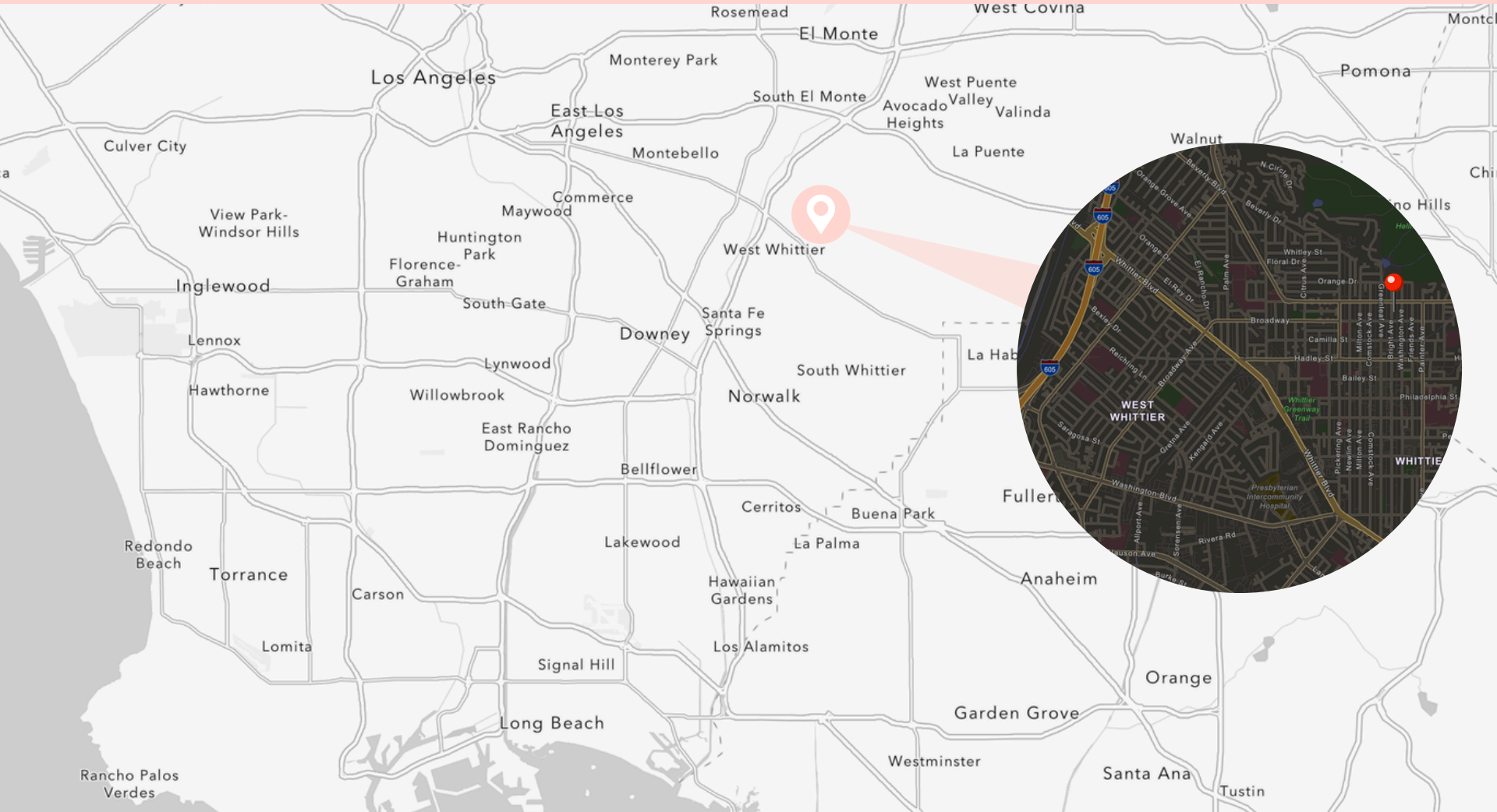
**COMMON AREA
COURTYARD**
INDIVIDUAL ELECTRICAL METER
PERIMETER LIGHTING
AMPLE SHADE
WATER FEATURE



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LOCATION



PRESENTED BY:



**CHANTEL AGUILAR
SENIOR VICE PRESIDENT
ASHWILL ASSOCIATES**

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