

4531 WHITTIER BLVD
LOS ANGELES, CA 90022



FOR LEASE HIGH-EXPOSURE CORNER RETAIL RARE AVAILABILITY

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

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Lee & Associates Pasadena is pleased to present a unique opportunity to lease an retail building totaling approximately $\pm 5,110$ square feet of office space situated on $\pm 6,711$ square feet of land just off the highly traveled Whittier Blvd.

4531 Whittier Blvd offers $\pm 5,110$ square feet of freestanding retail space available for lease on a prominent corner location along Whittier Blvd. The property benefits from excellent street exposure, dual frontage, and strong signage opportunities in a high-traffic commercial corridor.

The flexible interior layout accommodates a variety of retail, showroom, medical, or service-oriented uses. Its corner positioning enhances visibility and accessibility, providing an ideal opportunity for businesses seeking a strong presence in a dense infill trade area.

The surrounding residential density and established commercial activity generate consistent vehicle and pedestrian traffic, supporting long-term retail success.

PROPERTY DETAILS

Terms:	3+ years
Total Building SF:	$\pm 5,110$ SF
Lot Size:	$\pm 6,711$ SF
Year Built:	1922
Zoning:	C-3
APN:	5247-013-016
Parking Ratio:	0.98/1,000 SF



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PROPERTY PHOTOS



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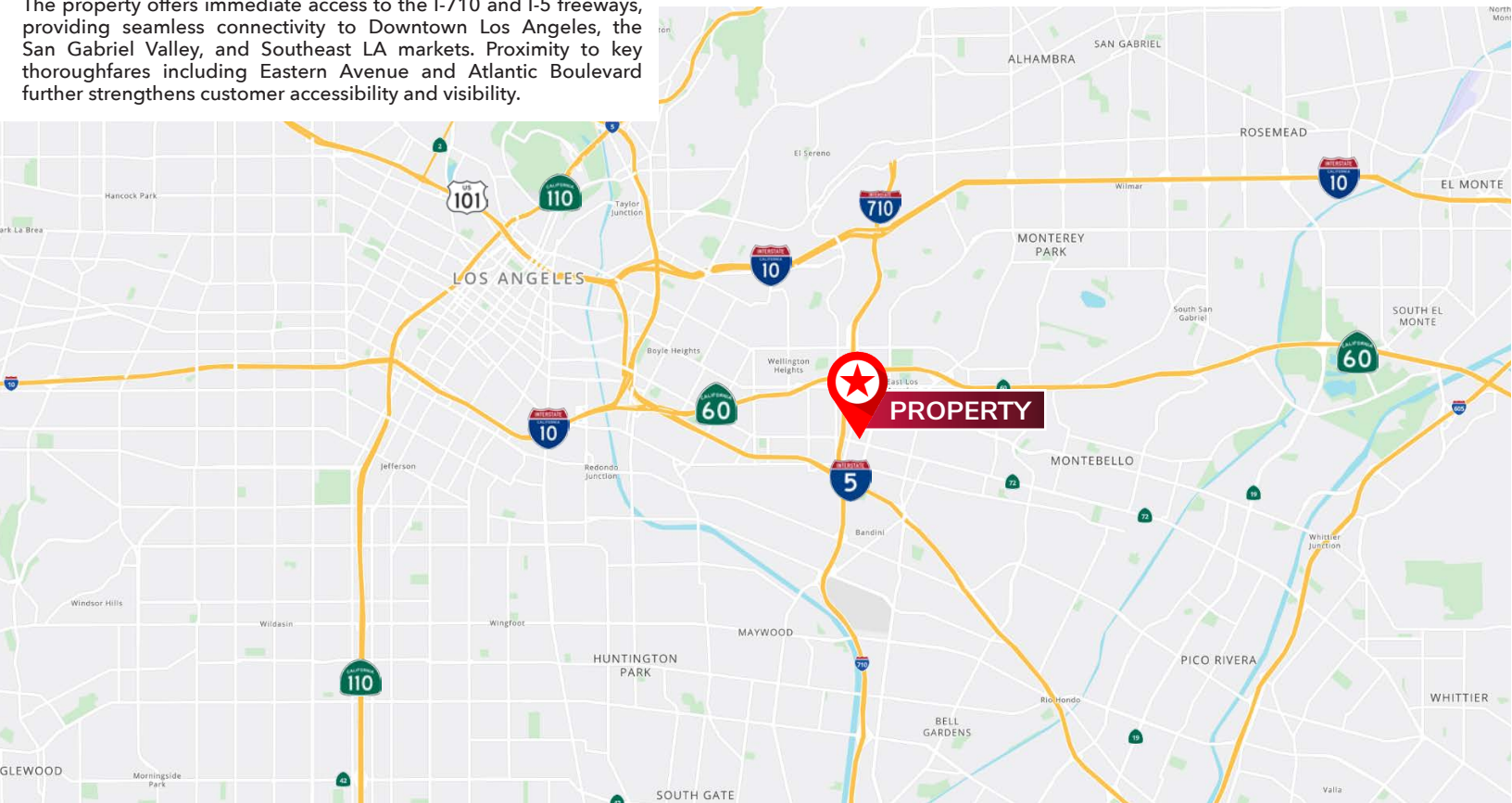




LOCATION HIGHLIGHTS

Located on Whittier Blvd – a primary east-west commercial artery – this property sits in the heart of a dense infill retail corridor serving East Los Angeles. Surrounded by established retail, dining, and service operators, the site benefits from strong daily traffic and consistent consumer activity.

The property offers immediate access to the I-710 and I-5 freeways, providing seamless connectivity to Downtown Los Angeles, the San Gabriel Valley, and Southeast LA markets. Proximity to key thoroughfares including Eastern Avenue and Atlantic Boulevard further strengthens customer accessibility and visibility.



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