

@whittierpackinghouse

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WHITTIER PACKING HOUSE



A GROUND REVIEW Exclusive

A Historic Landmark for Modern Makers

LEASING **DECK**

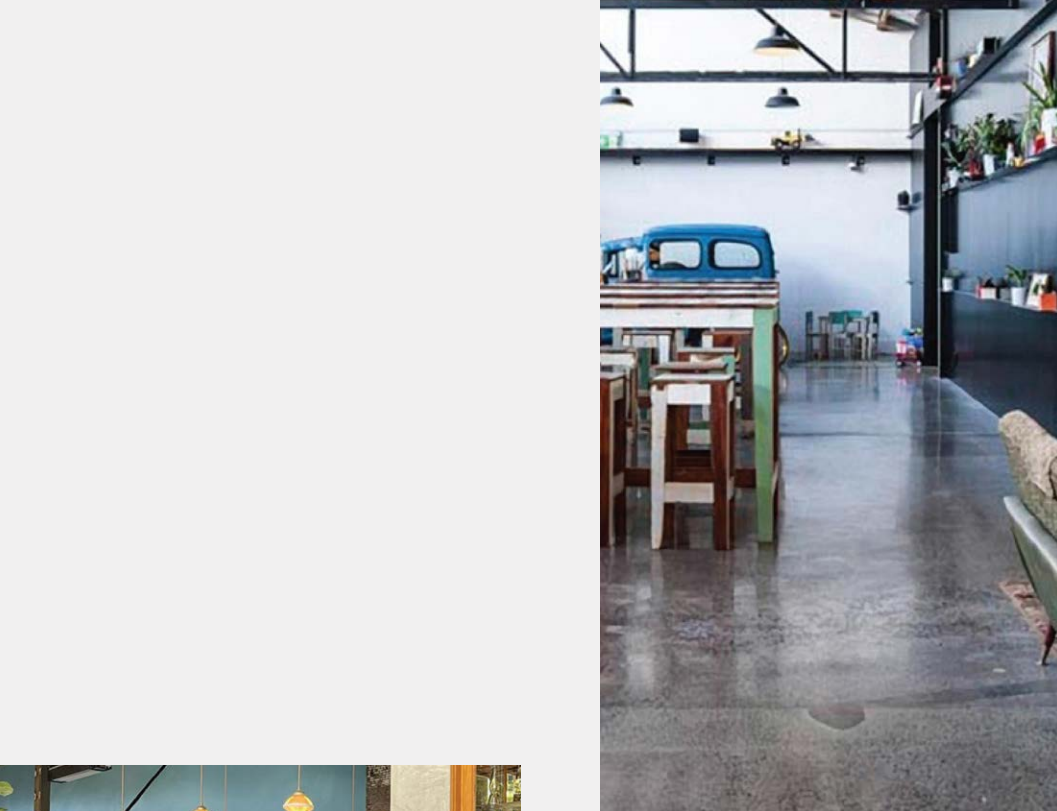


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Contact
— (949) 701-1793
hello@groundreview.com
17322 Murphy Avenue,
Irvine, CA 92614



@WHITTIERPACKINGHOUSE

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OLD IS THE NEW, NEW.

A NEW DESTINATION UNCOVERED

WHITTIER'S CITRUS PACKING HOUSE

Revitalizing History for a New Era of Makers & Merchants

Built in 1902, the Whittier Packing House was once a hub of California's agricultural boom, where citrus was packed and shipped nationwide. Over a century later, its legacy lives on as a destination for artisans, collectors, and creators.

For over 30 years, this historic space has been home to King Richard's Antique Mall, one of California's largest and most renowned antique collectibles. Hot Wheels Collectibles adds another layer of nostalgia, celebrating craftsmanship and timeless design.

The revitalization of the Packing House honors its historic character while introducing modern spaces for creativity, commerce, and community. With a mix of legacy tenants, makers, and specialty brands, it remains a hub for trade and discovery—just as it has for over a hundred years.



Presented by: GROUND REVIEW

VISION DECK

WHY WHP?



Historic Charm, Modern Functionality

Work in a space that tells a story and connects with customers on an emotional level. Authentic details, like exposed beams and original skylights, creating an inspiring backdrop for makers, merchants, and culinary creators.

A Destination for Discovery

A curated mix of retail, artisan workshops, and specialty food & beverage creates an immersive shopping and dining experience.

Built for Makers & Merchants

Flexible spaces designed to showcase handcrafted goods, specialty products, and interactive retail concepts.

Community & Culture

Located in the heart of Whittier, with built-in foot traffic and a thriving creative scene with convenient local and regional access.

Authenticity That Sells

Consumers crave real stories and unique experiences. The Packing House provides an authentic, historically rich setting that enhances brand storytelling and customer engagement.

Collaborative Energy

Join a thriving community of like-minded makers, artisans, and entrepreneurs where cross-promotion, events, and shared audiences drive business growth.

“THE PACKING HOUSE WAS BUILT FOR COMMERCE. OVER A HUNDRED YEARS LATER, WE’RE KEEPING THAT TRADITION ALIVE—JUST IN A NEW WAY.”

Ideal Tenant Profile – Is This You?

MERCANTILE & MAKERS

Ceramics & pottery studios – live demos & classes

Custom bike & outdoor gear shops – handcrafted bikes, accessories, & repairs

Furniture makers & home goods – locally made, bespoke craftsmanship

Textile & handwoven goods – artisanal fabrics, clothing, & soft goods

Leatherwork & bespoke accessories – handmade wallets, bags, & belts

SPECIALTY FOOD & BEVERAGE

Craft kombucha & urban breweries – small-batch drinks with a local twist

Gourmet provisions & specialty groceries – a curated general store feel

Bakeries & artisan kitchens – bread, confections, and small-batch food producers

Boutique coffee & tea houses – social gathering spaces for craft beverages

LIFESTYLE & RETAIL EXPERIENCE BRANDS

Vintage & antiques curators – an eclectic mix of timeless treasures

Books, Vinyl & Curiosities – Indie bookstores, vintage records, and specialty paper goods for collectors and creatives.

Modern General Store – A thoughtfully curated mix of everyday goods, home essentials, and artisanal pantry staples.

To find out more: Hello@groundreview.com



THOUGHTFULLY CRAFTED, CURATED, AND CONNECTED

A market place where every piece has a story—vintage finds, handmade goods, and everyday essentials designed with intention.



THE SPACE – DESIGNED FOR CREATIVITY & COMMERCE

Preserving the Past – Exposed brick, original beams, warehouse-style windows, and historic signage give the Packing House an unmistakable identity.

Flexible Floor Plans – Open-concept spaces designed to adapt to modern retail, workshop, and experiential commerce.

Indoor/Outdoor Connectivity – Some spaces feature patios and spill-out areas for maximum engagement.

Shared Gathering Spaces – A central courtyard or common area designed for community programming and collaboration.





WHY WHITTIER? A CITY WITH HISTORY, CULTURE & OPPORTUNITY

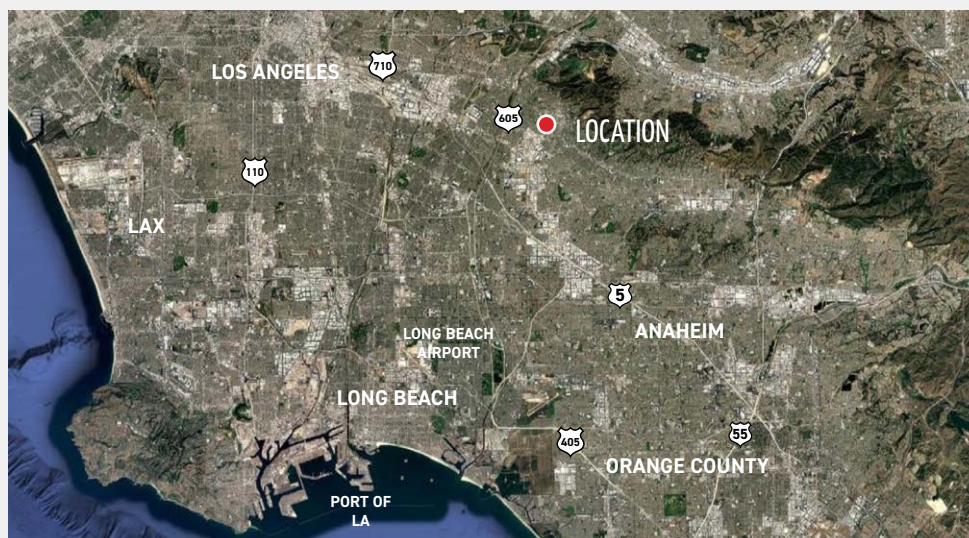
Whittier, CA, is more than just a location—it's a city rich in history, culture, and a growing creative economy. Perfectly positioned between Los Angeles and Orange County, it offers the charm of a historic small town with the energy of a thriving business community and collaboration.

A Strong Consumer Base – A mix of locals, visitors, and students from nearby colleges create a steady flow of foot traffic and engaged customers.

Growing Creative & Culinary Scene – From boutique retail to craft food and beverage, Whittier has become a destination for unique experiences.

Historic Character Meets Modern Growth – With a downtown revitalization in full swing, the city is attracting makers, entrepreneurs, and forward-thinking brands.

Convenient Access – Easily reachable from major highways, Whittier is a prime location for businesses looking to tap into both Los Angeles and Orange County markets.





Activating the Packing House A Hub for Community & Culture

Whittier Packing House isn't just a marketplace

At Whittier Packing House, commerce goes beyond retail—it's about creating experiences that bring people together. Through curated social programming and community activations, we're building a space that fosters engagement, drives foot traffic, and enhances the overall tenant experience.

Ongoing & Seasonal Events:

Craft & Makers Fairs – Showcasing local artisans, designers, and small-batch creators.

Classic Car & Bike Shows – A nod to Whittier's automotive and cycling culture.

Run & Cycling Clubs – Activating the space with regular meetups, group rides, and post-run gatherings.

Farmers & Provisions Markets – Featuring fresh produce, specialty foods, and handcrafted goods.
Live Music & Performances – From intimate acoustic sets to lively weekend showcases.

Pop-Up Workshops & Demos – Hands-on experiences in ceramics, textiles, woodworking, and more.

Seasonal & Holiday Activations – Think festive markets, summer night gatherings, and community-driven events.



By integrating consistent, high-quality programming, the Packing House becomes a destination—one that drives repeat visits, fosters customer loyalty, and amplifies exposure for every tenant.

As a tenant, you're not just leasing a space—you're becoming part of a vibrant, activated community.

To find out more: [Hello@groundreview.com](mailto>Hello@groundreview.com)



WHERE HERITAGE FUELS CREATIVITY & COMMUNITY.

More than a marketplace, the Packing House is a hub for culture, creativity, and connection—where events, experiences, and community-driven programming bring people together year-round.

THE ATRIUM – THE HEARTBEAT OF THE PACKING HOUSE

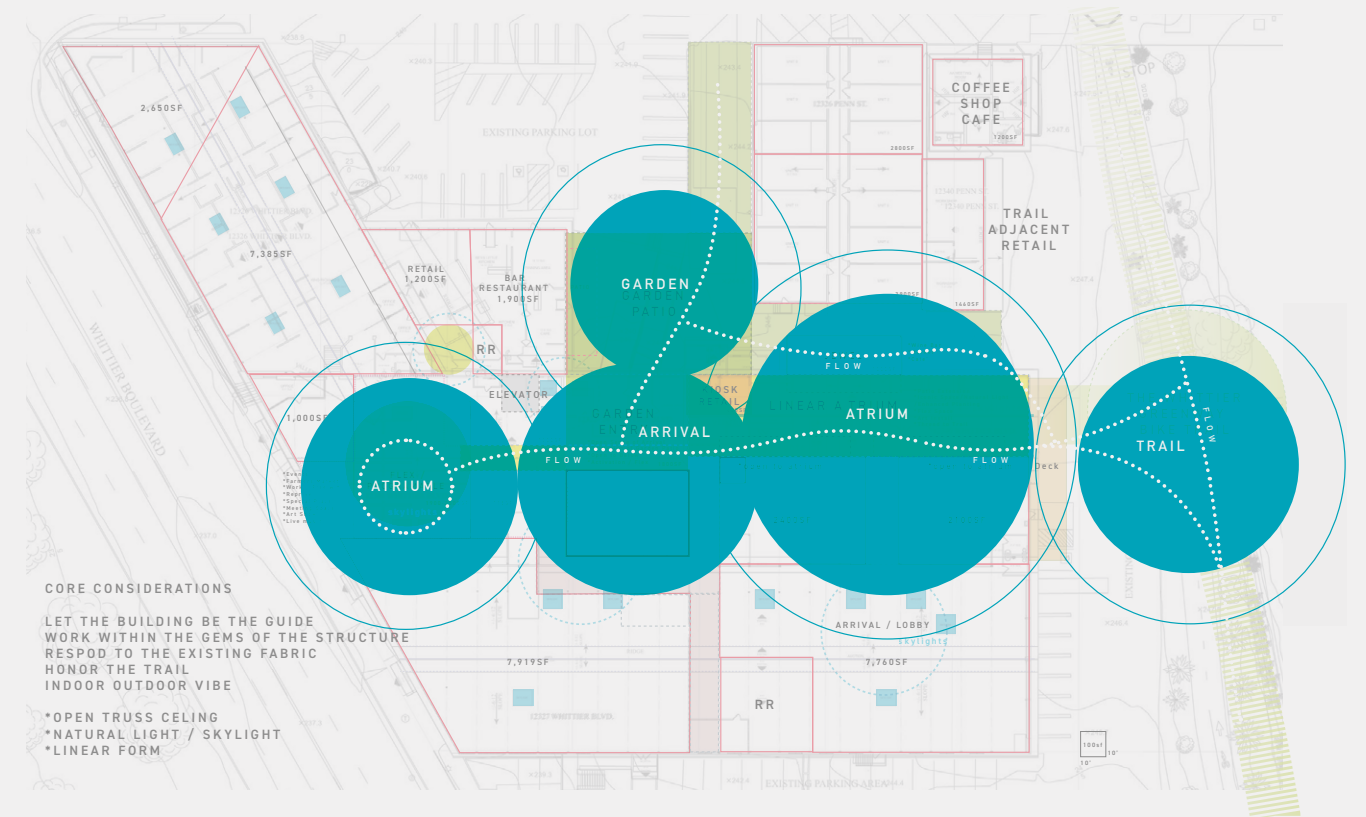
A Light-Filled Space to Gather, Explore & Connect
Built in 1902, the Whittier Packing House is a historic gem, defined by its abundant skylights that flood the Atrium with natural light. This warmth enhances the free-flowing movement, open-air connectivity, and social energy of the space. More than just circulation, the Atrium is an experience-driven corridor designed for gathering, exploration, and discovery.

Historic Skylights – A defining feature of this 1902 landmark, filling the space with natural light and an ever-changing ambiance.

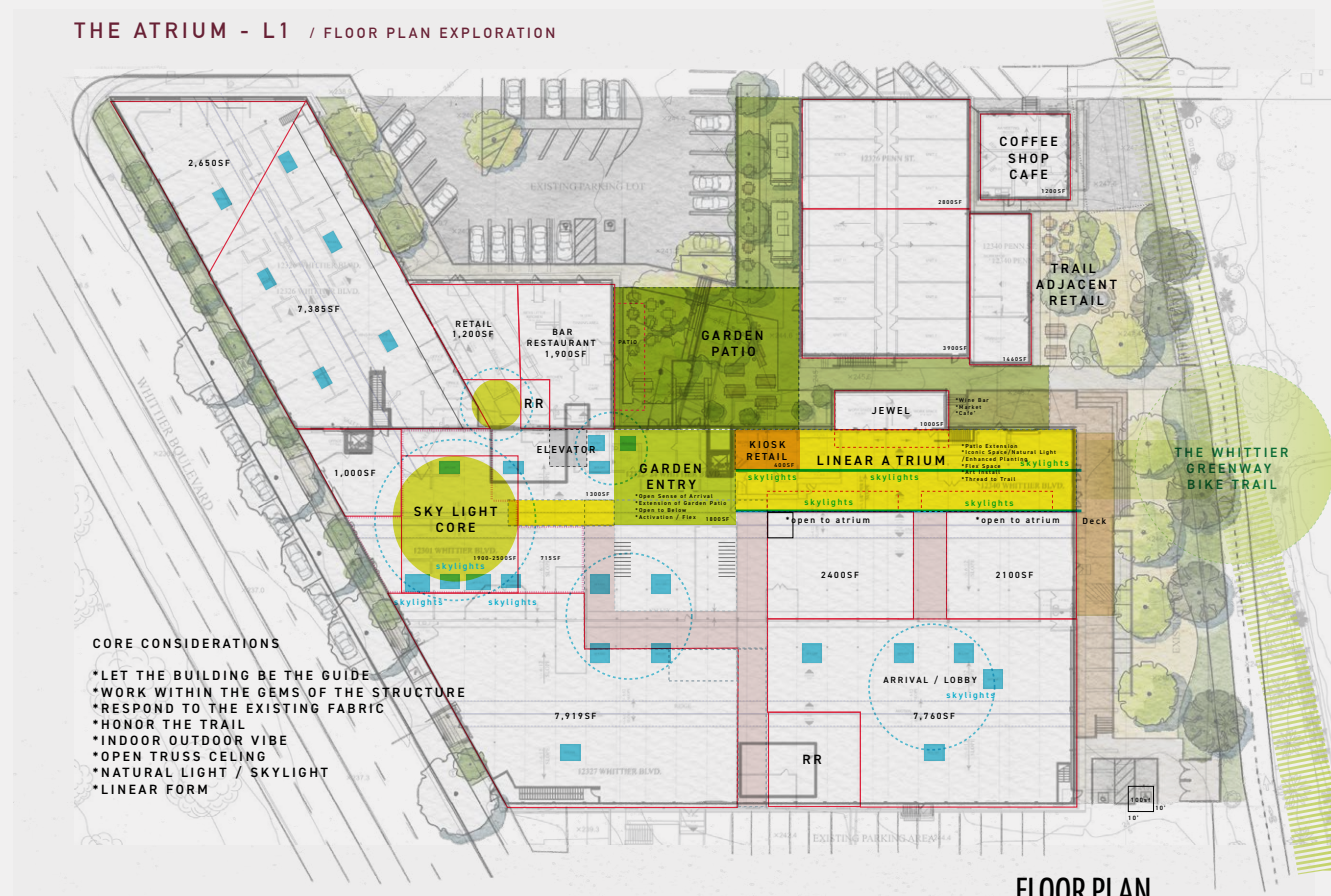
Free-Flowing Design – Encourages movement and seamless interaction between tenants. A Place to Gather – A vibrant, sunlit hub for pop-ups, markets, activations, and events that drive energy into the space.



MOVEMENT DIAGRAM



THE ATRIUM - L1 / FLOOR PLAN EXPLORATION



FLOOR PLAN

ENGAGING IN-BETWEEN SPACES



The Connector – The main artery of the Packing House, linking tenants and fostering an organic sense of community.

Indoor-Outdoor Integration – Blurs the lines between structured spaces and social environments, activating the Garden Patio and the Greenway Trail connection.



LEASING PLAN – FIND THE RIGHT SPACE FOR YOUR BRAND

Flexible Spaces for Every Concept – Choose from boutique retail, workshop studios, or hybrid spaces designed for both selling and making. Select units also offer F&B opportunities to complement the tenant mix.

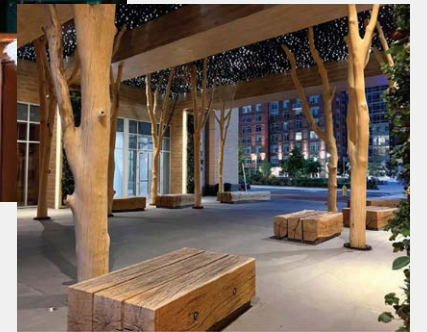
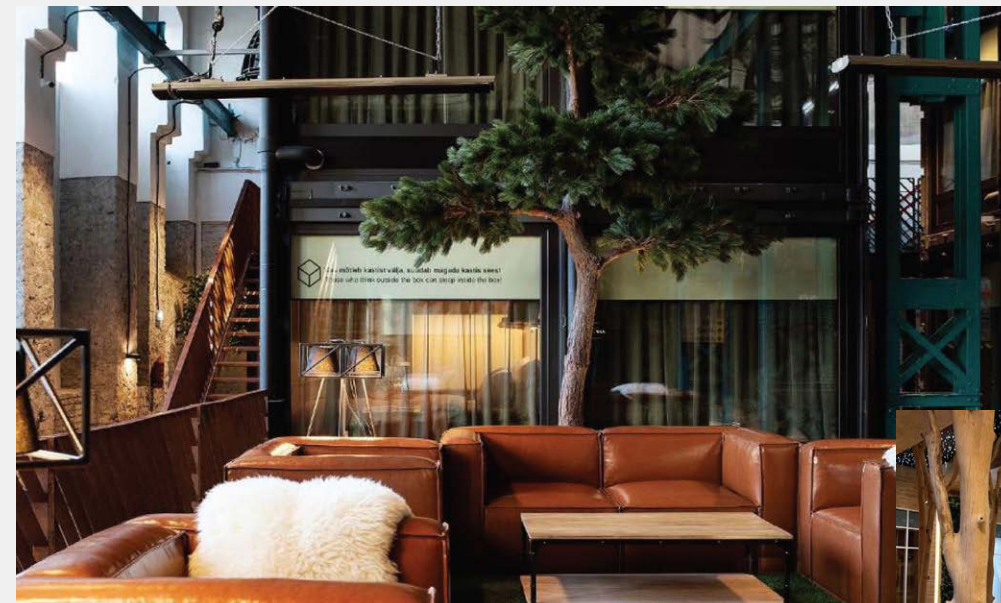
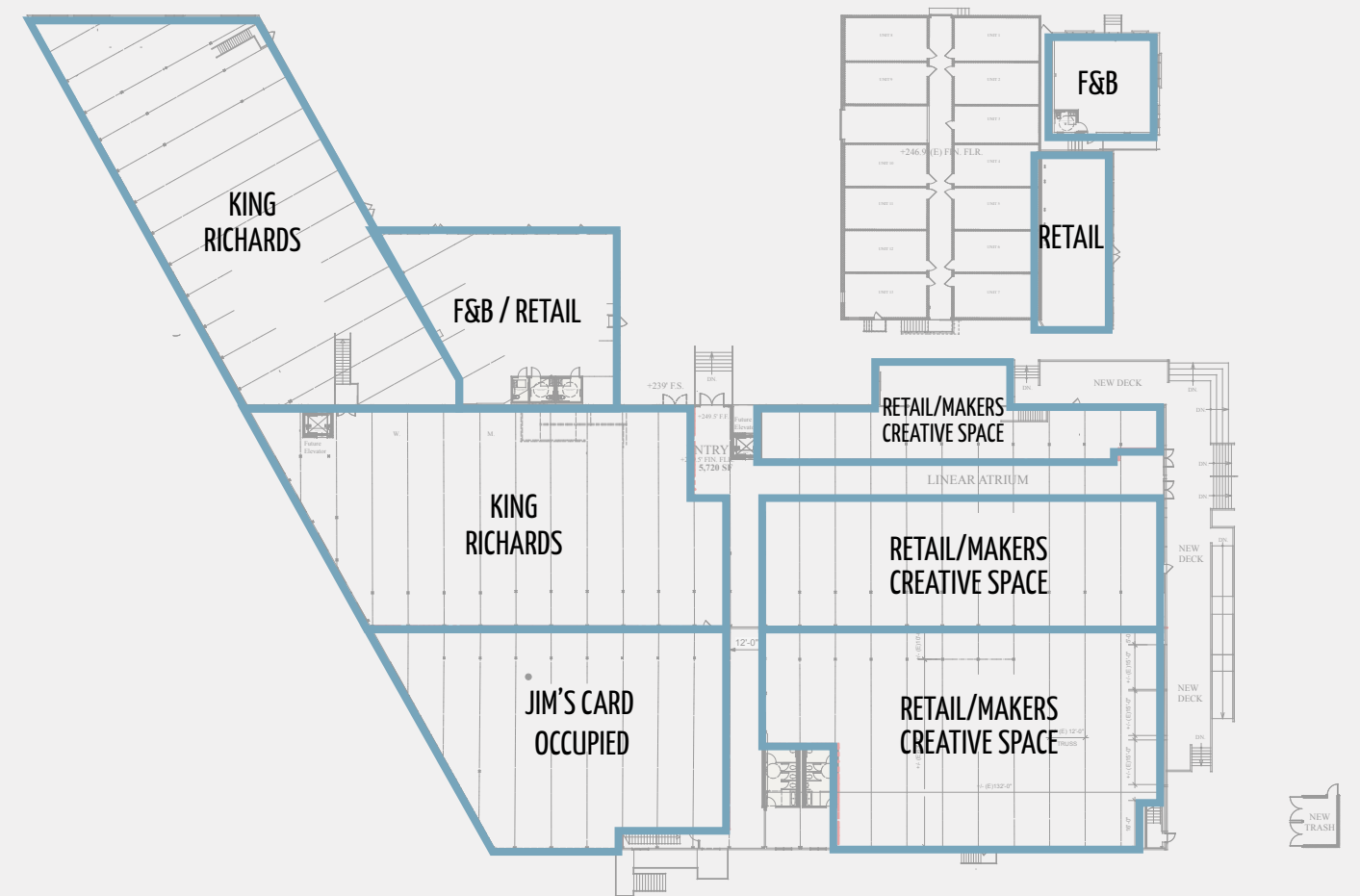
Leasing Options to Fit Your Needs – Whether you're launching a flagship store, testing a pop-up concept, or looking for a long-term home, our flexible lease structures are designed to support creative brands.

Prime Locations for Visibility & Foot Traffic – Maximize exposure with high-visibility storefronts, corner units, and spaces along key pedestrian pathways to ensure steady customer flow.



UPPER LEVEL

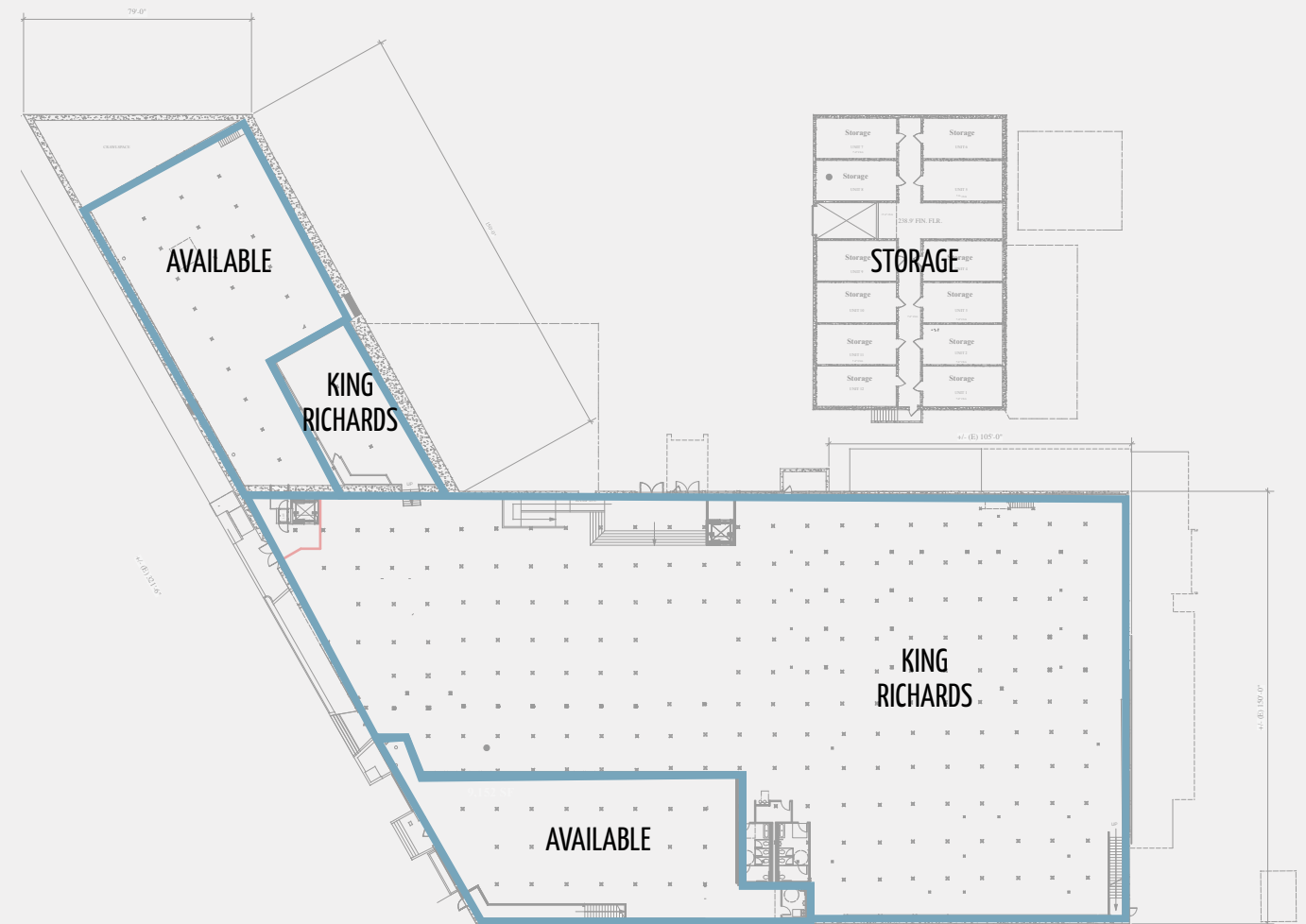
A market place where every piece has a story—vintage finds, handmade goods, and everyday essentials designed with intention.





LOWER LEVEL

A market place where every piece has a story—vintage finds, handmade goods, and everyday essentials designed with intention.



A CREATORS COLLAB



Whittier Packing House isn't just a marketplace—

it's a dynamic community where brands thrive together. Set in a walkable, destination-driven neighborhood, tenants benefit from steady foot traffic and customers who value craftsmanship. A curated tenant mix fosters collaboration, while seasonal markets, maker fairs, and workshops create opportunities to connect, grow, and engage.

COMMUNITY & CO-TENANCY – STRENGTH IN COLLABORATION

A Destination with Built-In Foot Traffic – Located in a vibrant, walkable neighborhood with established attractions that draw a steady stream of visitors and locals.

A Tenant Mix Designed for Synergy – Join a curated community of makers, retailers, and culinary brands that complement and elevate each other's businesses.

Engaging Events to Grow Your Brand – Take part in seasonal markets, maker fairs, and workshops that drive exposure, foot traffic, and customer engagement.

Marketing & Tenant Support

How we help you succeed:

Tenant marketing support (social features, cross-promotions, launch events).

Integrated PR efforts to highlight innovative brands.

Community activations to build a destination identity.



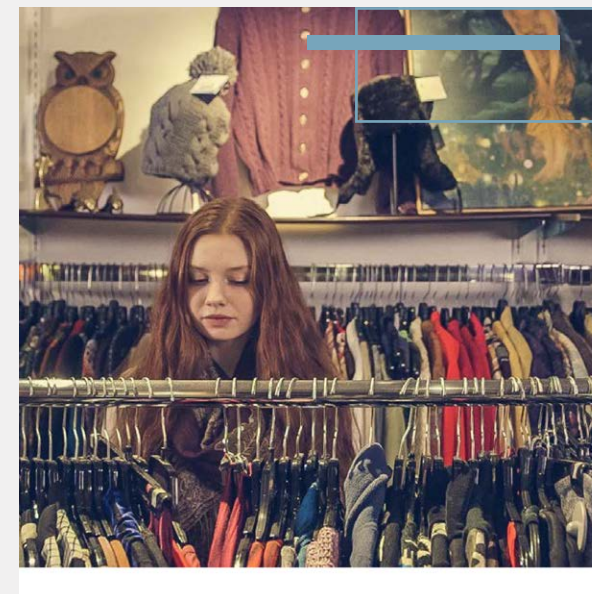
Why Customers Will Love It

The experience-driven economy – consumers are craving authenticity, craftsmanship, and storytelling.

The draw of the unique & handmade – spaces where they can see, touch, and experience the process.

Food + Retail = A Winning Combination – Dining brings people in, retail keeps them engaged.

A local & cultural landmark – shopping here means supporting history, creativity, and small business.



To find out more: hello@groundreview.com

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WHITTIER PACKING HOUSE

Over a hundred years later,
a legacy continues.

Contact

GROUND REVIEW

Jason House
DRE: 02059358
(949) 701-1793
jason@groundreview.com

Roman Ciuni
DRE: 01424416
(213) 842-1539
roman@groundreview.com

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