Watch Property Video

Offering Memorandum

7200-7202 Greenleaf Avenue, Whittier, CA

Fully Leased Office Building For Sale Anchored by SSA & Wells Fargo.

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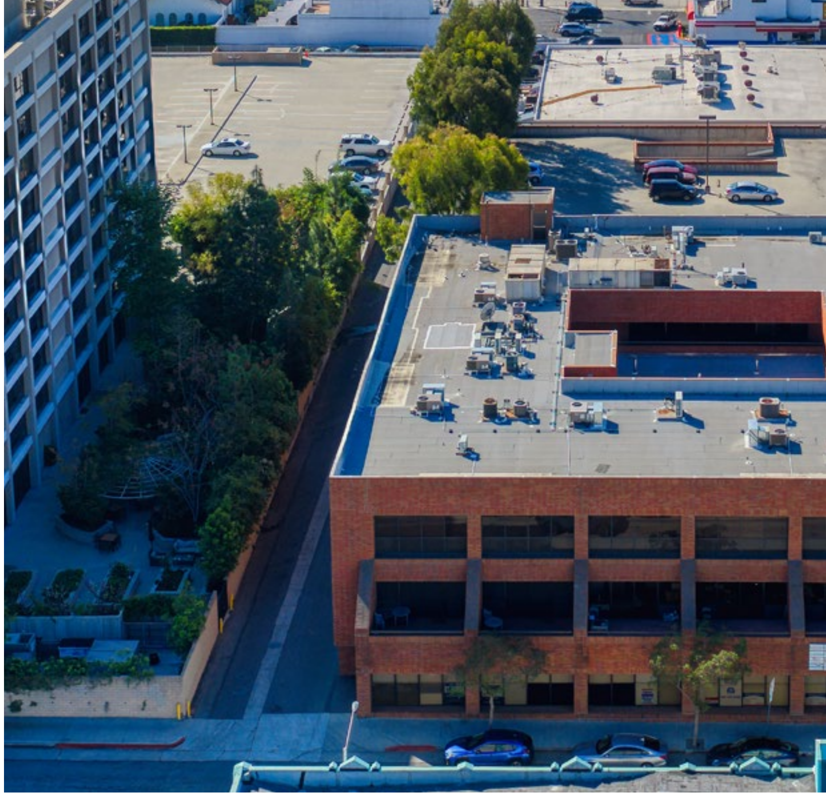
Property Highlights



7200 Greenleaf Avenue is a fully leased, well managed & maintained stabilized office asset anchored by two high-credit tenants: the Social Security Administration and Wells Fargo Bank. The remainder of the tenancy consists of a diverse mix of professional service users, including legal, property management, education and insurance firms, creating a well-balanced and complementary tenant roster.

The Social Security Administration reaffirmed its long-term presence at the property by exercising a 15-year lease extension through 2035, with a termination option beginning December 15, 2030. This commitment underscores the property's strategic importance within the market. Overall tenant stability is strong, with an average tenancy exceeding thirteen years.

Excluding the Social Security Administration's 10,097 square feet and Wells Fargo's 7,528 square feet with connected drive through banking, the typical suite size within the building averages approximately 3,543 square feet, providing flexibility to accommodate a broad range of office users. Current in-place income totals $96,856 per month ($2.49 per square foot), equating to $1,162,274 annually.

Strategically located in the heart of Uptown Whittier, the property serves as one of the city's premier office destinations. Tenants benefit from immediate access to a vibrant, walkable district offering numerous dining, retail, and service amenities. The site provides convenient ingress and egress from the southeast corner of Greenleaf Avenue and Wardman Street, as well as rear alley access to parking facilities.

The property features a standalone 2-story parking structure with rooftop parking connected on the 2nd floor with a bridge directly into the building. A total of 96 on-site spaces delivers a parking ratio of 2.46 spaces per 1,000 square feet. An investor may also explore the opportunity to implement a paid parking system to generate supplemental revenue. Prominent street frontage along Greenleaf Avenue and Wardman Street enhances the property's visibility and identity within the marketplace.

Building Size: 38,974 RSF
41,930 SF Land Size

Three-story office
building built in 1981

$10,255,000
($263/SF)
7.2% Cap Rate

On-site Building
Manager + Janitor

Parking Ratio
@ 2.46/1,000
96 Spaces

Easy Access to I-605
(San Gabriel River Fwy)


Social Security Administration
WELLS FARGO


Social Security Administration
Available
7200


Education
The more that you
READ,
the more THINGS
you will know.
The more that you
LEARN,
the more PLACES
YOU'LL GO.
-Dr. Seuss
-Nelson Mandela

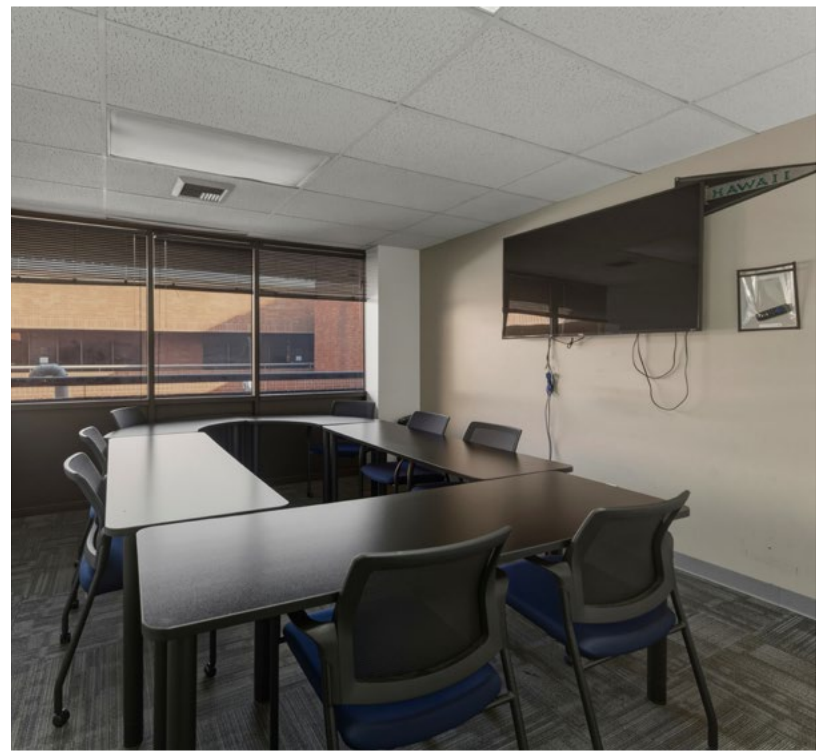

13
12
11


14


EXIT


FARMERS
INSURANCE


FARMERS
INSURANCE



Investment **Overview**

7200-7202 Greenleaf Avenue 3-story office building

Offering	Entire Bulding Availble for Sale
Sale Price	$10,550,000
Occupancy Rate	100% Occupied
Major Tenants	Social Security Administration & Wells Fargo Bank
Seasoned Tenancy	Average length of tenancy in excess of 13 years
Current Income	$95,717 per month ($2.46/SF) or $1,148,599 annually
Potential Upside	Option to convert the onsite parking to a paid system + op ex pass-throughs + rollover upside
Varying Office Uses	SSA, bank, professional service users, including legal, property management, education and insurance firms

HIGHLIGHTS

- A 38,974 square foot three-story multitenant office building situated on 0.96 acres of land (41,930 SF).
- Excellent visibility along the SE signalized corner of Greenleaf Avenue and Wardman St.
- Large street frontage of approximately 250 feet and 135 feet along Greenleaf Avenue and Wardman Street, respectively.
- Benefits from a multitude of ingress and egress options along both Greenleaf Avenue, Wardman Street, and via the alley bordering the rear of the property providing access to site parking.
- Outside of the Social Security Administration's 10,097 SF unit and Wells Fargo's 7,528 SF unit the property's average unit is 2,372 SF.
- The onsite parking structure is equipped with ninety-six (96) parking spaces, a parking ratio of 2.46 spaces per 1,000 SF.


3rd
10,896 SF
3rd
2nd
12,656 SF
2nd
1st
1st
15,422 SF

Financials

Income & Expenses	
Current Rental Income:	$1,162,274
Vacancies	$0
Expenses (2025)	($423,866)
Net Operating Income	$738,408

Lease Rollover Schedule
2026
2027
2028
2029+

Operating Expenses	2025	Per SF
Insurance Expenses	$52,047	$1.34
Janitorial Services & Supplies	$48,031	$1.23
Professional Fees-Bldg Superv	$29872	$0.77
Repair & Maintenance	$52,424	$1.35
Utilities	$91,290	$2.34
Taxes-Prroperty	$150,202	$3.85
Total Expenses	$423,866	$10.88

Term Remaining
< 1 year
1 - 3 years
3 - 5 years
5 - 10 years

Time at Building
Vacancy
1 - 5 Years
6 - 10 Years
>10 Years

SF	%
2,259	5.8%
10,186	26.1%
12,197	31.3%
14,332	36.8%

SF	%
11,187	28.7%
13,455	34.5%
4,235	10.9%
10,097	25.9%

SF	%
0	0.0%
13,886	35.6%
5,170	13.3%
19,918	51.1%

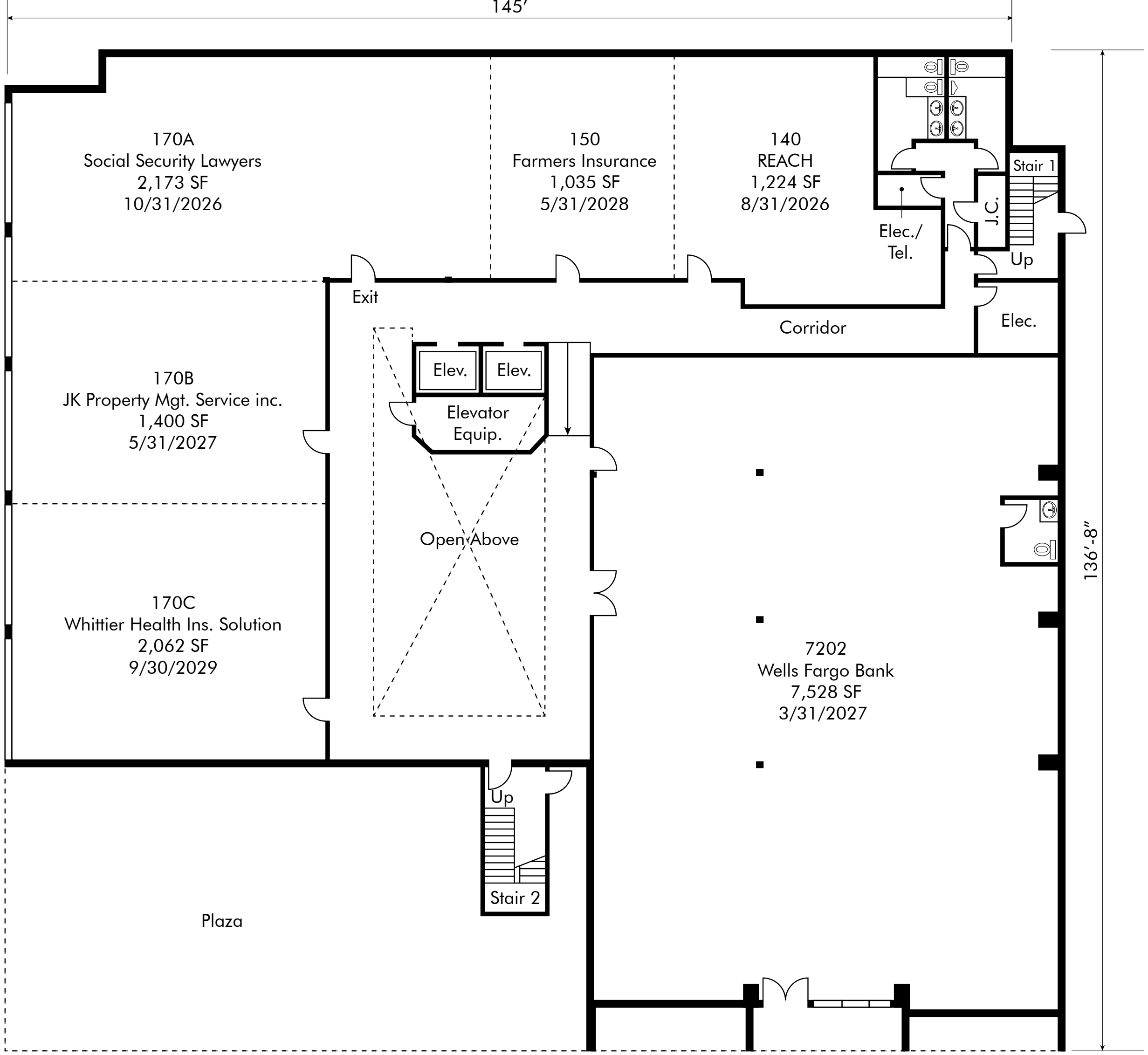
Rent Roll

Unit	Tenant	Suite RSF	% of Bldg Total	Current Monthly Rent	Current Monthly Rent PSF	Current Annual Rent	Current Annual Rent PSF	Initial Lease Commence	Lease Exp Date	Annual Escalation %
140	Resources for Education, Advocacy, Communication and Housing dba REACH	1,224	3.1%	$3,111	$2.54	$37,332	$30.50	8/7/2023	8/31/2026	-
150	Oscar Guido Insurance Agency, dba Farmers Insurance	1,035	2.7%	$2,365	$2.29	$28,380	$27.42	6/1/2007	5/31/2028	4.0%
170-A	Law Office Judith Leland, dba Social Security Lawyers	2,173	5.6%	$5,136	$2.36	$61,632	$28.36	9/1/2021	10/31/2029	3.0%
170-B	JK Property Mgmt Service Inc.	1,400	3.6%	$3,335	$2.38	$40,020	$28.59	4/16/2021	5/31/2027	4.0%
170-C	Alumni Marketing Insurance dba Whittier Health Ins. Solution	2,062	5.3%	$5,140	$2.49	$61,680	$29.91	10/1/2020	9/30/2029	3.0%
200	GSA / Social Security Administration	10,097	25.9%	$32,142	$3.18	$385,704	$38.20	6/15/1998	12/14/2035	0.0%
280	Kuriyama of America Inc	2,559	6.6%	$6,327	$2.47	$75,928	$29.67	6/1/2023	9/30/2028	4.0%
300, 330, 390	Rio Hondo Education Consortium dba LEARN	5,975	15.3%	$11,216	$1.88	$134,592	$22.53	8/1/2024	8/31/2028	4.0%
350	Resources for Education, Advocacy, Communication and Housing dba REACH	1,035	2.7%	$2,588	$2.50	$31,056	$30.01	7/1/2025	8/31/2026	-
360	Whittier Teacher's Association	1,258	3.2%	$2,700	$2.15	$32,400	$25.76	6/1/2007	5/31/2027	0.0%
370	Community Intergrated Work Program (C.I.W.P.)	920	2.4%	$2,010	$2.18	$24,120	$26.22	2/1/2025	1/31/2028	4.2%
380	Community Intergrated Work Program (C.I.W.P.)	1,708	4.4%	$3,740	$2.19	$44,880	$26.28	6/1/2019	5/31/2028	4.0%
7202	Wells Fargo Bank	7,528	19.3%	$17,046	$2.26	$204,550	$27.17	11/30/1981	3/31/2027	0.0%
Total / Ave / Weighted Ave		38,974	100.0%	$96,856	$2.49	$1,162,274	$29.82		9/16/2028	

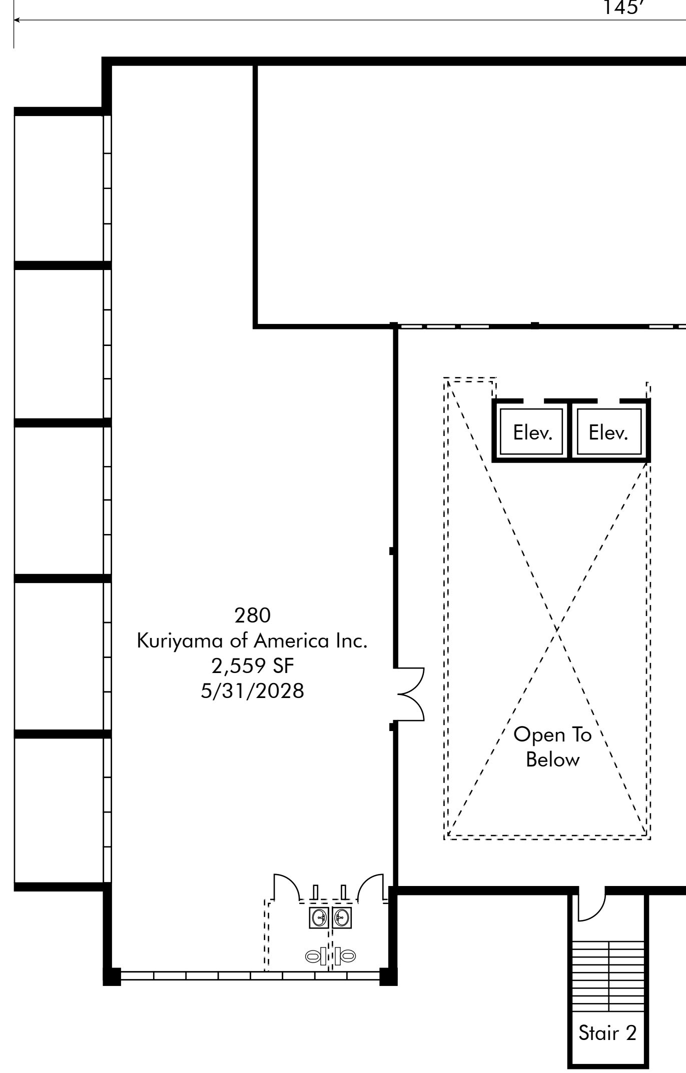
Next Escalation Date	Time at Bldg	Term Remaining as of 7/1/2026	Renewal Option & Notes
-	2.9 Years	0.2 Years	1 option - 36 mo's @ FMRR
6/1/2027	19.1 Years	1.9 Years	-
11/1/2026	4.8 Years	3.3 Years	1 option for 36 mo's @ FMRR
6/1/2027	5.2 Years	0.9 Years	-
10/1/2026	5.8 Years	3.3 Years	1 option for 36 mo's
12/15/2030 (rent reduces to $24,865.60)	28.1 Years	9.5 Years	Yr. 1-10 incl. TI Exp Amort in 10 yrs + CPI Yr. 11-15 Non-Firm Term @ $24,865.60
6/1/2027	3.1 Years	2.3 Years	-
9/1/2026	1.9 Years	2.2 Years	-
-	1.0 Years	0.2 Years	-
N/A	19.1 Years	0.9 Years	-
2/1/2027	1.4 Years	1.6 Years	-
6/1/2027	7.1 Years	1.9 Years	-
-	44.6 Years	0.7 Years	Rent incl $484.20/mo for parking. 2 - 5 yr options with 180 days notice at FMRV.
	11.1 Years	3.7 Years	

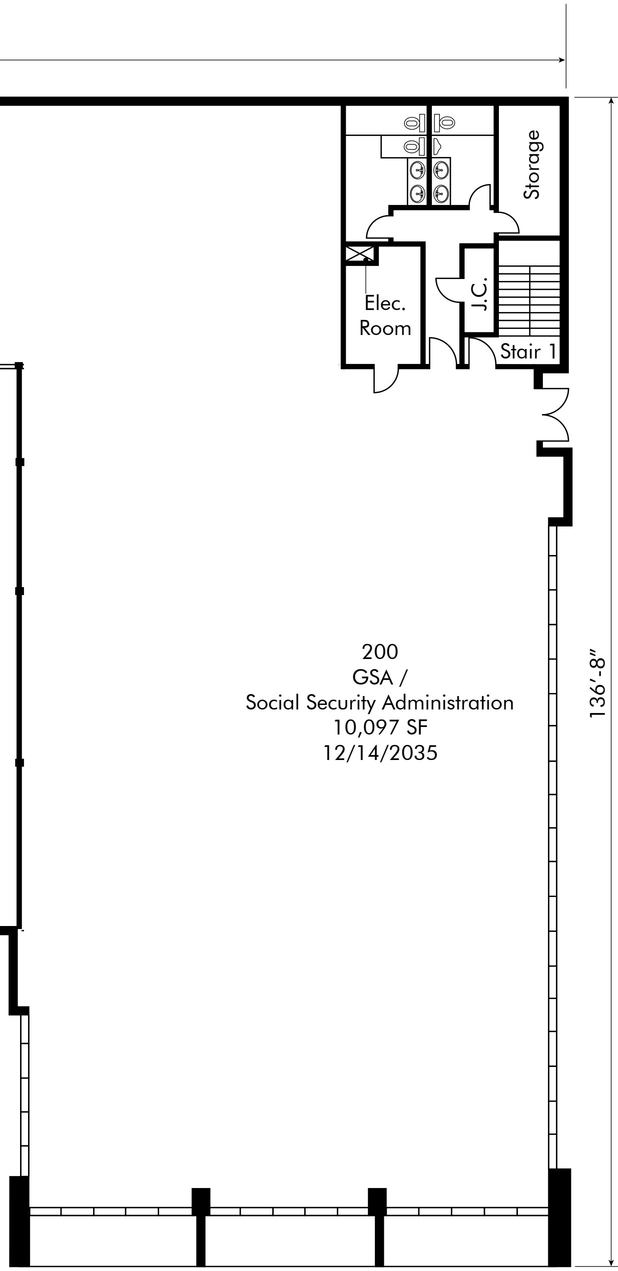
Floor Plans

1ST FLOOR

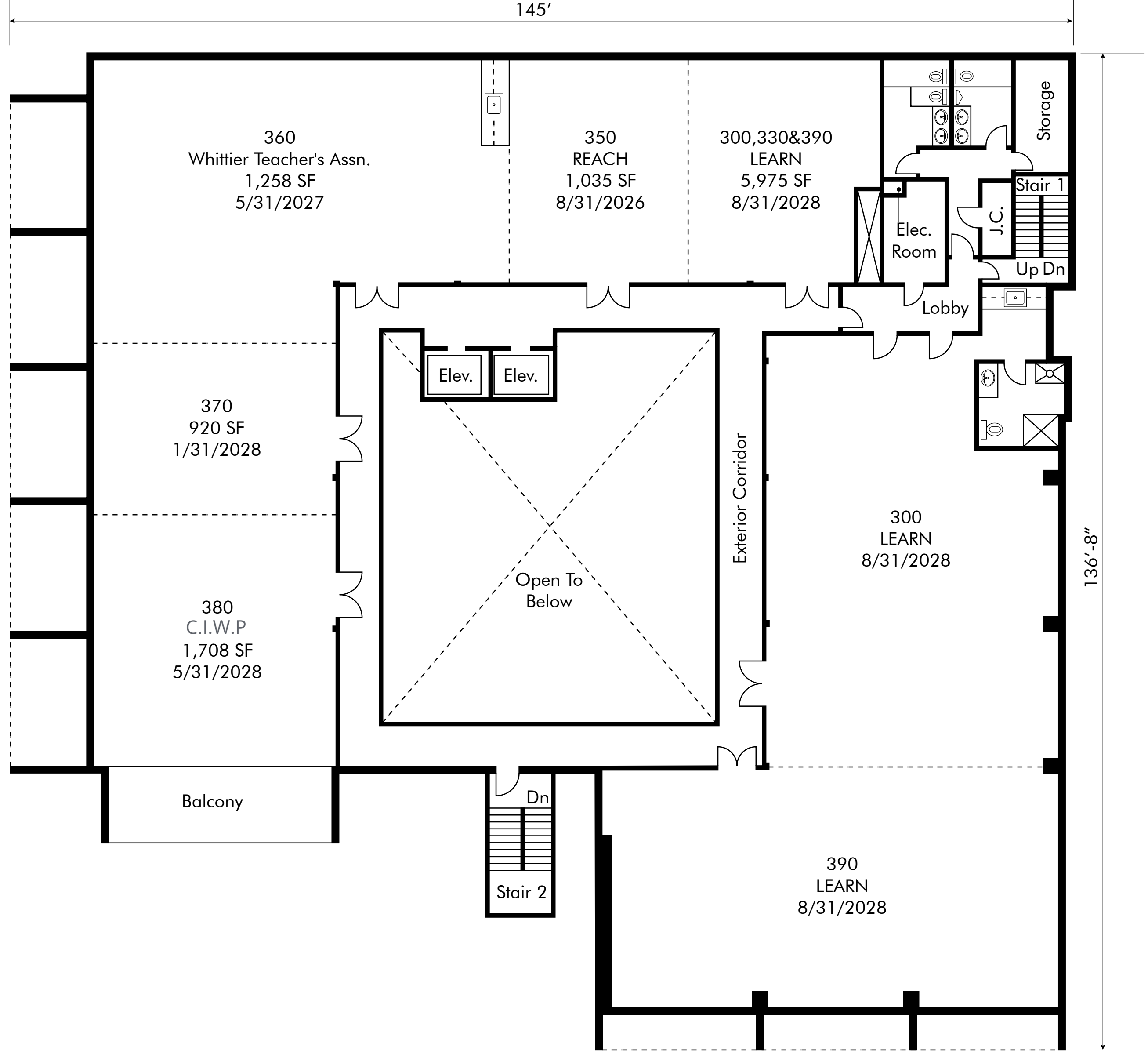


2ND FLOOR




Storage
Elec.
Room
J.C.
Stair 1
200
GSA /
Social Security Administration
10,097 SF
12/14/2035
136′-8″

3RD FLOOR


145′
360
Whittier Teacher's Assn.
1,258 SF
5/31/2027
350
REACH
1,035 SF
8/31/2026
300,330&390
LEARN
5,975 SF
8/31/2028
Storage
Stair 1
Elec.
Room
J.C.
Up Dn
Lobby
Elev.
Elev.
370
920 SF
1/31/2028
380
C.I.W.P
1,708 SF
5/31/2028
Open To
Below
Exterior Corridor
300
LEARN
8/31/2028
Balcony
Dn
Stair 2
390
LEARN
8/31/2028
136′-8″

Uptown Whittier **Momentum**

Established Civic Core with Enduring Demand Drivers.

Uptown Whittier serves as the city's primary commercial and governmental district, providing a stable, amenity-rich environment that continues to attract professional office users. The area blends preserved historic character with steady reinvestment, creating a differentiated office submarket within Southeast Los Angeles County.

- **Institutional & Civic Anchor Environment**
  Government presence including the Social Security Administration and the Whittier City Hall supports consistent daytime population.

  Long-standing professional office tenancy including legal, financial, insurance, and medical users.

  Walkable amenity base enhances tenant retention and leasing velocity.

  Established reputation as Whittier's primary business address.
- **Centralized Regional Position**
  Immediate access to the Interstate 605 and Interstate 5, providing connectivity to Los Angeles, Orange County, and the San Gabriel Valley.

  Accessible via the regional public transportation network serving the greater Southeast LA trade area.

  Dense surrounding residential neighborhoods providing workforce proximity.
- **Amenity-Rich, Walkable Environment**
  Immediate access to the Interstate 605 and Interstate 5, providing connectivity to Los Angeles, Orange County, and the San Gabriel Valley.

  Surrounded by established restaurants, cafés, and neighborhood-serving retail.

  Minutes from The Quad at Whittier and Whittwood Town Center.

  Tree-lined streets and pedestrian-friendly blocks supporting strong tenant appeal.
- **Continued Reinvestment & Growth**
  Immediate access to the Interstate 605 and Interstate 5, providing connectivity to Los Angeles, Orange County, and the San Gabriel Valley.

  Ongoing mixed-use and commercial development.

  Adaptive reuse of historic buildings driving character rich office alternatives.

  Expanding residential base supporting long-term service demand.

  Uptown Whittier offers investors a stabilized, supply-constrained office environment supported by civic anchors, strong demographics, and excellent regional accessibility.

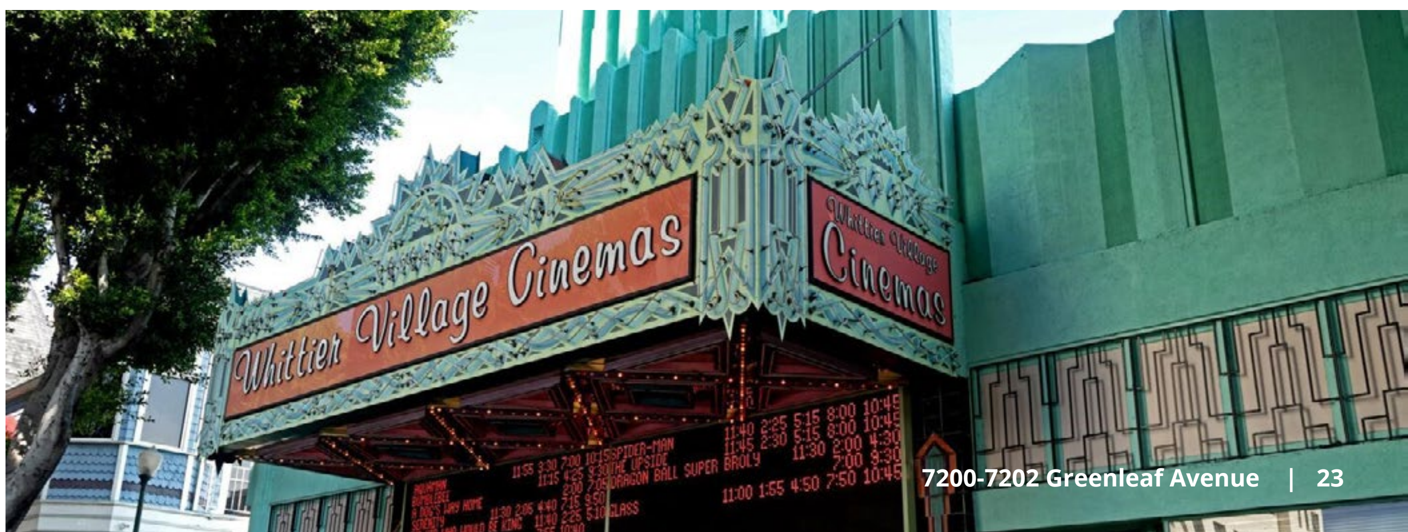
Whittier Office Market | Numbers At A Glance

Inventory SF	Under Construction SF	Vacancy Rate	12 Mo Net Absorption SF
10.3M	0	5.8%	(6.7K)

Market Asking Rent/SF	Market Sale Price/SF	Market Cap Rate
$2.77	$246	7.8%


Town Center
Sears
SMART
MARKET


HomeGoods


Whittier Village Cinemas
Whittier Village Cinemas


crumbl
cookies
crumbl
OPEN


Greenleaf CAFE
AMERICAN & MEXICAN RESTAURANT


La Monarca
Bakery
LA MONARCA
BAKERY

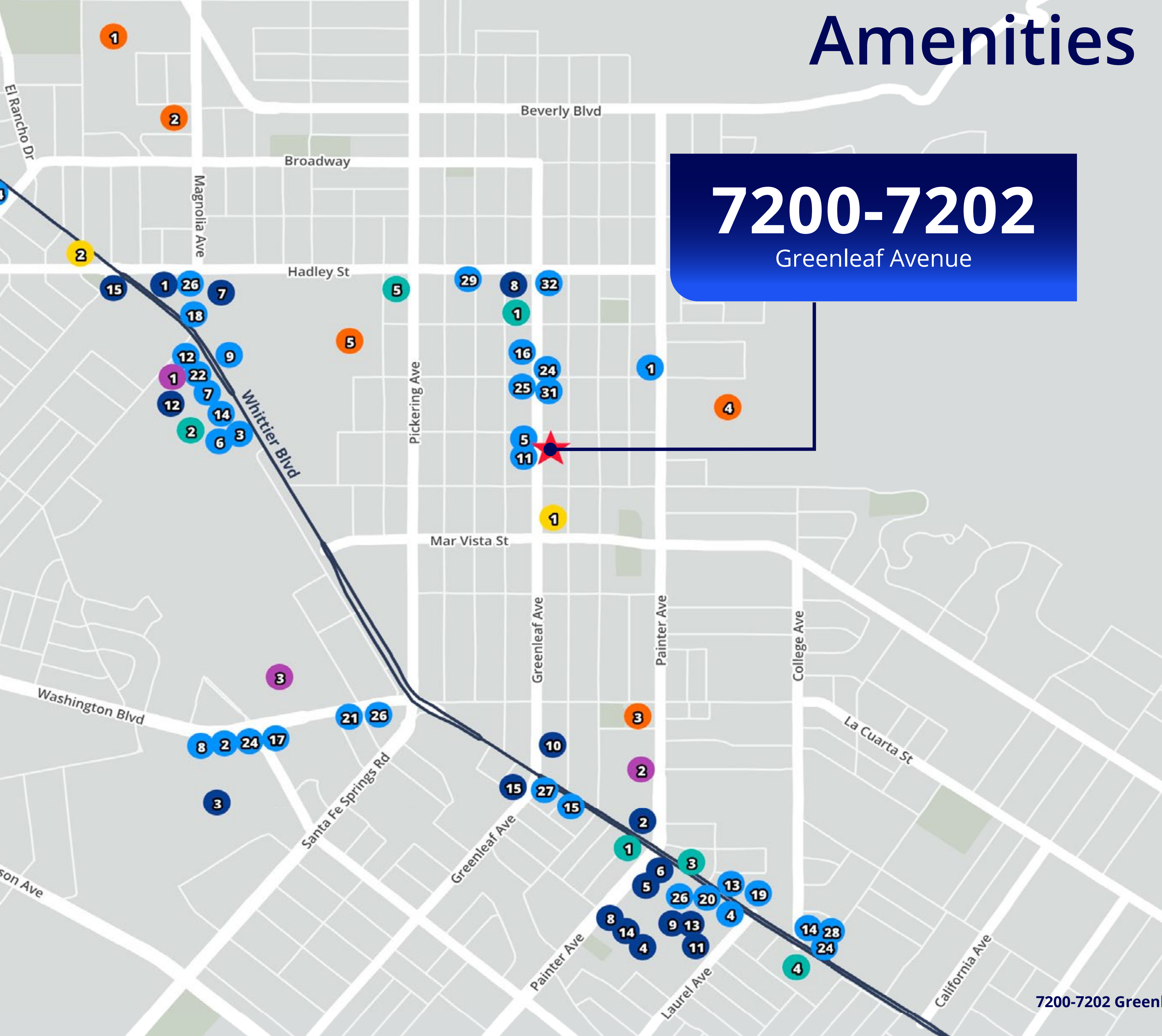

CrossFit Whittier


PIH
HEALTH


WHITTIER
1887
COLLEGE


Norwalk Blvd
24
Broadway Ave
Mines Blvd
23
10
30
Sorensen Ave
39164

Amenities



FOOD & COFFEE
1. California Grill & Bar
2. Carl's Jr.
3. CAVA
4. Chili's Grill & Bar
5. Coffee Bean & Tea Leaf
6. Cold Stone Creamery
7. Crumbl Cookies
8. Del Taco
9. Denny's
10. El Pollo Loco
11. Greenleaf Cafe
12. In-N-Out Burger
13. Jack in the Box
14. Jersey Mike's
15. KFC
16. La Monarca Bakery & Cafe
17. Marie Callender's
18. McDonald's
19. Menchie's
20. Olive Garden
21. Popeyes
22. Raising Cane's
23. Shakey's
24. Starbucks
25. Steve's BBQ
26. Subway
27. Taco Bell
28. The Stand
29. Two Hands Corn Dog
30. WaBa Grill
31. Whittier Brewing Co.
32. Winchell's Donut House

SHOPPING
1. CVS
2. Grocery Outlet
3. Home Depot
4. Marshalls
5. Michaels
6. Petco
7. Ralphs
8. Rite Aid
9. Ross
10. Smart & Final Extra!
11. Staples
12. Stater Bros. Markets
13. T.J. Maxx
14. Vallarta Supermarkets
15. Walgreens

FITNESS
1. CrossFit
2. EOS Fitness
3. Fit Body Boot Camp
4. LA Fitness
5. YMCA

SCHOOLS
1. Dexter Middle School
2. Longfellow Elementary
3. Lydia Jackson Elementary
4. Whittier College
5. Whittier High School

MEDICAL
1. Carbon Health Urgent Care
2. Exer Urgent Care
3. PIH Health Whittier Hospital

HOTELS
1. DoubleTree by Hilton
2. Travelodge


HADLEY ST
WHITTIER HIGH SCHOOL
YMCA
HADLEY ST
Two Hands FRESH CORN DOGS
RITE AID
Winchell's
CrossFit
LA MONARCA BAKERY
MILTON AVE
PICKERING AVE
Steve's BBQ
The Coffee Bean & Tea Leaf
GREENLEAF CAFE
SUPERCUTS
7200-7202
GREENLEAF AVENUE, WHITTIER
STARLIGHT WITTIER VILLAGE CINEMA
DESTINY COMMUNITY CHURCH INTERNATIONAL
BANK OF AMERICA
WHITTIER TOWERS
MILTON AVE
GREENLEAF AVE
WASHINGTON AVE
RICK'S Drive In & Out 1/4 lb CHAR BURGER
DOUBLETREE by Hilton
MAR VISTA ST
GREENLEAF AVE

Amenities


HADLEY ST
PAINTER AVE
California
GRILL & BAR
WHITTIER
COLLEGE
PAINTER AVE

Dense Immediate Submarket
with Strong Underlying Demographics

- Over 30,000 people within one mile of the subject properties and over 138,000 people located within three miles.
- Strong average household income of $100,281 within one mile and $122,747 within three miles.
- Over 11,000 households within one mile and over 44,000 households within three miles.
- Vibrant residential market, with a median single-family home value of $810,000 in the immediate area.

Population Summary	1 mile radius	2 mile radius	3 mile radius
2025 Estimated Population	30,807	78,344	138,766
2030 Projected Population	30,272	76,789	135,455
2010 Census Population	29,983	78,332	141,880
2000 Census Population	30,964	78,359	140,895
2025-2030 Annual Pop Change (CAGR)	-1.7%	-2.0%	-2.4%
2000-2025 Annual Pop Change (CAGR)	-0.5%	0.0%	-1.5%
2024 Total Daytime Population	35,539	76,494	136,275
Workers	16,485	30,811	54,233
Residents	30,807	78,344	138,766

2025 Households by Income	1 mile radius	2 mile radius	3 mile radius
Total Households	11,518	26,261	44,360
<$15,000	9.2%	7.0%	6.4%
$15,000 - $24,999	7.4%	5.8%	4.8%
$25,000 - $34,999	6.2%	4.6%	4.5%
$35,000 - $49,999	10.9%	9.2%	8.5%
$50,000 - $74,999	16.0%	15.2%	14.2%
$75,000 - $99,999	12.8%	12.1%	12.6%
$100,000 - $149,999	17.3%	18.5%	19.4%
$150,000 - $199,999	10.3%	13.3%	14.1%
$200,000+	10.1%	14.3%	15.5%
Average Household Income	$100,281	$118,131	$122,747
Median Household Income	$75,583	$90,663	$97,412

Top Area Employers by SF

The area surrounding 7200-7202 Greenleaf Avenue is home to a diverse mix of influential companies in public administration, healthcare/ social assistance, retail and services. Key employers such as Los Angeles County Registrar, Department of Public Social Services, Prime Source, Kaiser Permanente, and Macy's occupy significant square footage in the neighborhood, contributing to a vibrant commercial ecosystem. These tenants not only drive demand for office space but also shape the economic and cultural landscape of Whittier.

TOP AREA EMPLOYERS BY SF

	PRIMESOURCE GLOBAL REACH. HOMETOWN SERVICE.™	KAISER PERMANENTE®	PIH HEALTH	Los Angeles County Office of Education
387,000+	180,000	113,500	140,000	69,000
		Social Security		dpss
68,000	62,500	79,300	82,400	359,000
Ultimate Paperbox Co.	Athens Services	REEVE	macy's	FASHIONNOVA
81,000	78,500	88,600	740,115	397,500

Transportation

Historic Uptown Whittier is served by a combination of microtransit (Whittier Cruiser), local bus networks (Norwalk Transit and Montebello Buslines), and regional mobility services (METRO), making it accessible for residents, visitors, and employees. The area also benefits from proximity to Metrolink commuter rail service via the Norwalk/Santa Fe Springs Station (5 mi away), providing regional rail connections throughout Southern California.

Walk Score

96/100

Walker's Paradise

Bike Score

59/100

Bikeable

Whittier
Transit Options

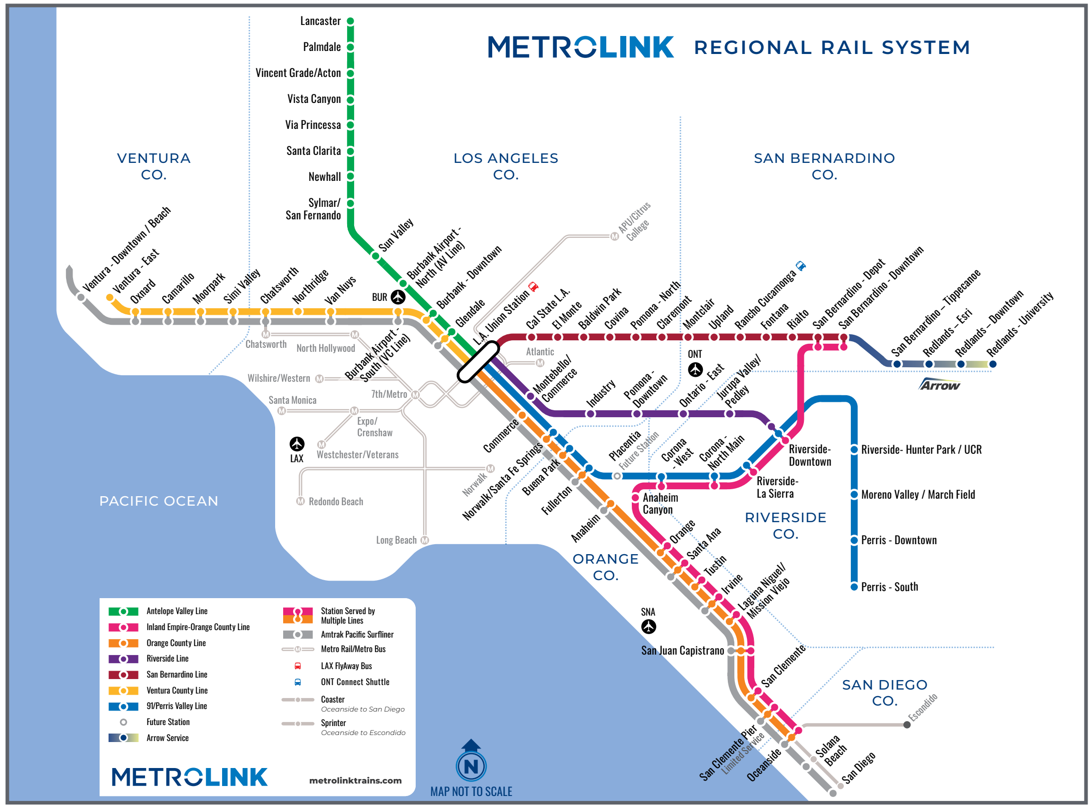
METROLINK

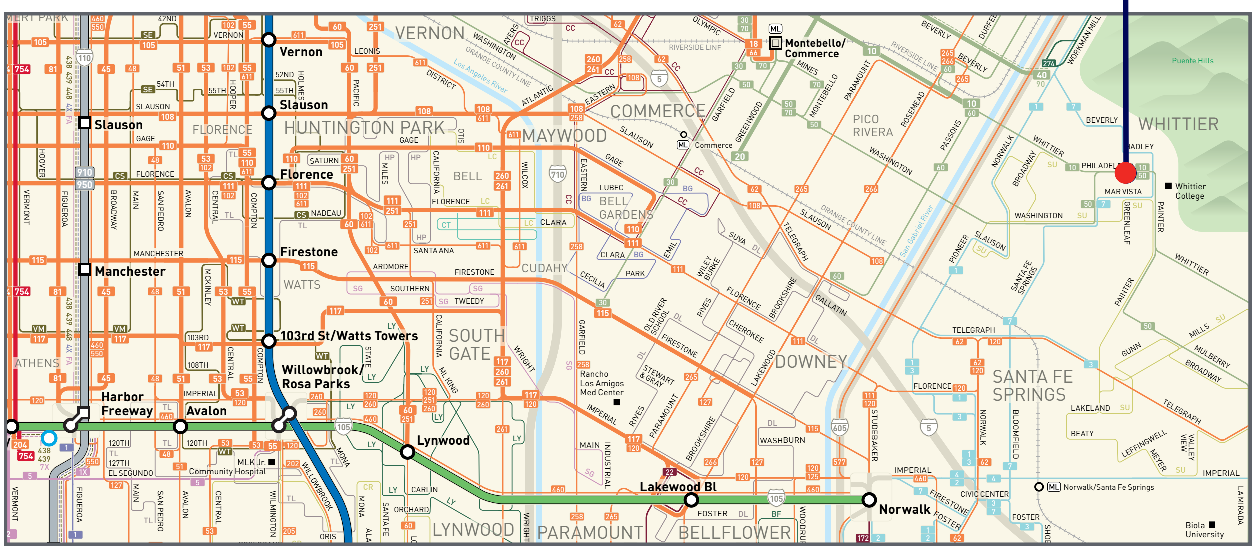
Norwalk Transit

Montebello Buslines

Whittier Cruiser

7200-7202
Greenleaf Avenue





Municipal & Neighboring Bus Lines

6	Culver CityBus
274	Foothill Transit
2	Gardena GTrans
LD / 211	LADOT DASH / LADOT Commuter Express
61	Long Beach Transit
10	Montebello Bus Lines
4	Norwalk Transit
3	Santa Monica Big Blue Bus
3	Torrance Transit

AR	Artesia Transit
BC	Beach Cities Transit
BLC	La Campana (City of Bell)
BG	Bell Gardens Transit
BF	Bellflower Bus
CW	Cerritos on Wheels
CC	City of Commerce Transit
CR	Compton Renaissance Transit
CT	Cudahy Area Rapid Transit
DL	DowneyLink®
FA	LAX FlyAway®
HP	Huntington Park Combi
LI	The Link (LA County)
LY	Lynwood Breeze
OC	OCTA
PV	Palos Verdes Peninsula Transit
SG	South Gate GATE
SU	Sunshine Shuttle (LA County)

Check with individual municipal operators for more information.

Confidentiality Agreement

Colliers International Greater Los Angeles, Inc., a Delaware Corporation, (COL to act as an agent with respect to the potential sale of 7200-7202 Greenlef Av directed that all inquiries and communications with respect to the contem for review certain information concerning the Property which may include (collectively Informational Materials). COLLIERS will not make such Informati has executed a Confidentiality Agreement and, thereby, becomes a Registered Offering Memorandum, you further agree to be bound by the terms set fort reader of this Offering Memorandum, or Registered Potential Purchaser's co to the following conditions: All Informational Materials relating to the Proper COLLIERS shall continue to be the property of the Owner and COLLIERS. The may not be copied or duplicated without COLLIERS's and Owner's written cons request or when the Registered Potential Purchaser declines to make an offe the Property. Registered Potential Purchaser shall not make any Information transaction involving the Property with any person other than the Registered such disclosure provided, however, that the Informational Materials may b counsel and institutional lenders (Related Parties) who, in the Registered Pot of evaluating the potential purchase of the Property or any interest therein such Related Parties shall be informed by COLLIERS of the confidential na Materials strictly confidential in accordance to the agreement. The Registere Owner do not make any representation or warranty as to the accuracy or co preparation of the Informational Materials was furnished to COLLIERS by oth guaranteed as to completeness of accuracy. The potential Purchaser agrees to the Registered Potential Purchaser or Related Parties resulting from the u indemnifies and saves harmless COLLIERS and the Owner and their respecti expense, including attorney's fees, arising out of any (1) breach of any of the Party, and (2) claim or claims by Registered Potential Purchaser or any of th or proposed sale of the Property to the Registered Potential Purchaser. The R fees, and other compensation to be paid to the Registered Potential Purchas

LLIERS) has been retained by the property owner (Owner), on an exclusive basis venue, Whittier, CA 90602 (collectively, the "Property"). Ownership parties have plated sale of the Property be directed to COLLIERS. COLLIERS has available brochures, operating statements, financial information, and other materials ional Material available to a potential Purchaser until the potential Purchaser d Potential Purchaser and agrees to be bound by its terms. Upon receipt of this h herein. COLLIERS is prepared to provide the Informational Materials for the onsideration in connection with the possible purchase of the Property subject rty, which may be furnished to the Registered Potential Purchaser by Owner or Informational Materials will be used by the Registered Potential Purchaser and sent and must be returned to COLLIERS or Owner immediately upon COLLIERS's r for the Property or terminates any discussion or negotiations with respect to al Materials available to, or disclose any of the contents thereof, or discuss any d Potential Purchaser, unless COLLIERS and Owner have approved, in writing, e disclosed to the Registered Potential Purchaser's partners, employees, legal tential Purchaser's judgment, need to know such information for the purpose by the Registered Potential Purchaser. The Registered Potential Purchaser and ture of the Informational Materials and must agree to keep all Information d Potential Purchaser understands and acknowledges that COLLIERS and the mpleteness of the Informational Materials and that the information used in the ners and has not been independently verified by COLLIERS or Owner and is not that neither COLLIERS nor the Owner shall have any liability, for any reason, use of the Informational Materials. The Registered Potential Purchaser hereby ve affiliates and successors, and assigns against and from any loss, liability or terms of the Agreement by the Registered Potential Purchaser or any Related eir representatives for commissions, fees and other compensation for the sale egistered Potential Purchaser will be responsible for any and all commissions, ser's Broker.

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