

FOR SALE/LEASE

4771

WHITTIER BLVD

EAST LOS ANGELES • CA 90022



MAJOR PRICE REDUCTION!
\$184 per Square Foot on Building!

±13,580 SF BUILDING ON ±11,600 SF LAND

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PROPERTY HIGHLIGHTS

- Amazing Opportunity to Purchase or Lease ±13,580 SF Building on ±11,600 SF Land Along Busy Whittier Blvd Retail/Business Corridor
- 92 Car Free Public Parking Lot within 500' Walk
- Building has High Ceilings, HVAC Throughout
- 60' Frontage Along Whittier Blvd
- ±5,000 SF Basement Space (not Included in Square Footage)
- Perfect for Retailer Who Needs Ample Storage for Inventory Warehouse in Rear
- Zoned MXD in Unincorporated Los Angeles County Area
- Close Proximity to 710 Freeway, Atlantic Blvd, 5 Freeway & 60 Freeway
- Approx 26,000 Cars Per Day Along Whittier Blvd

PRICING SUMMARY

Price Reduced!

SALE PRICE

\$2,500,000 OR \$184.09 PSF

LEASE RATE

\$1.08 PSF

Tenant/Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant/Buyer's product weight and product types and use, etc. Tenant/Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant/Buyer in order for Tenant/Buyer to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to Lease execution or waiver of any contingencies for a purchase. Broker also advises Tenant/ Buyer to obtain any required use permits and business licenses prior to lease execution or waiver of buyer contingencies and have their Attorney review any Lease or Purchase Contract prior to execution.

JIM HALFERTY

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LEE-ASSOCIATES.COM

CORP ID 01125429

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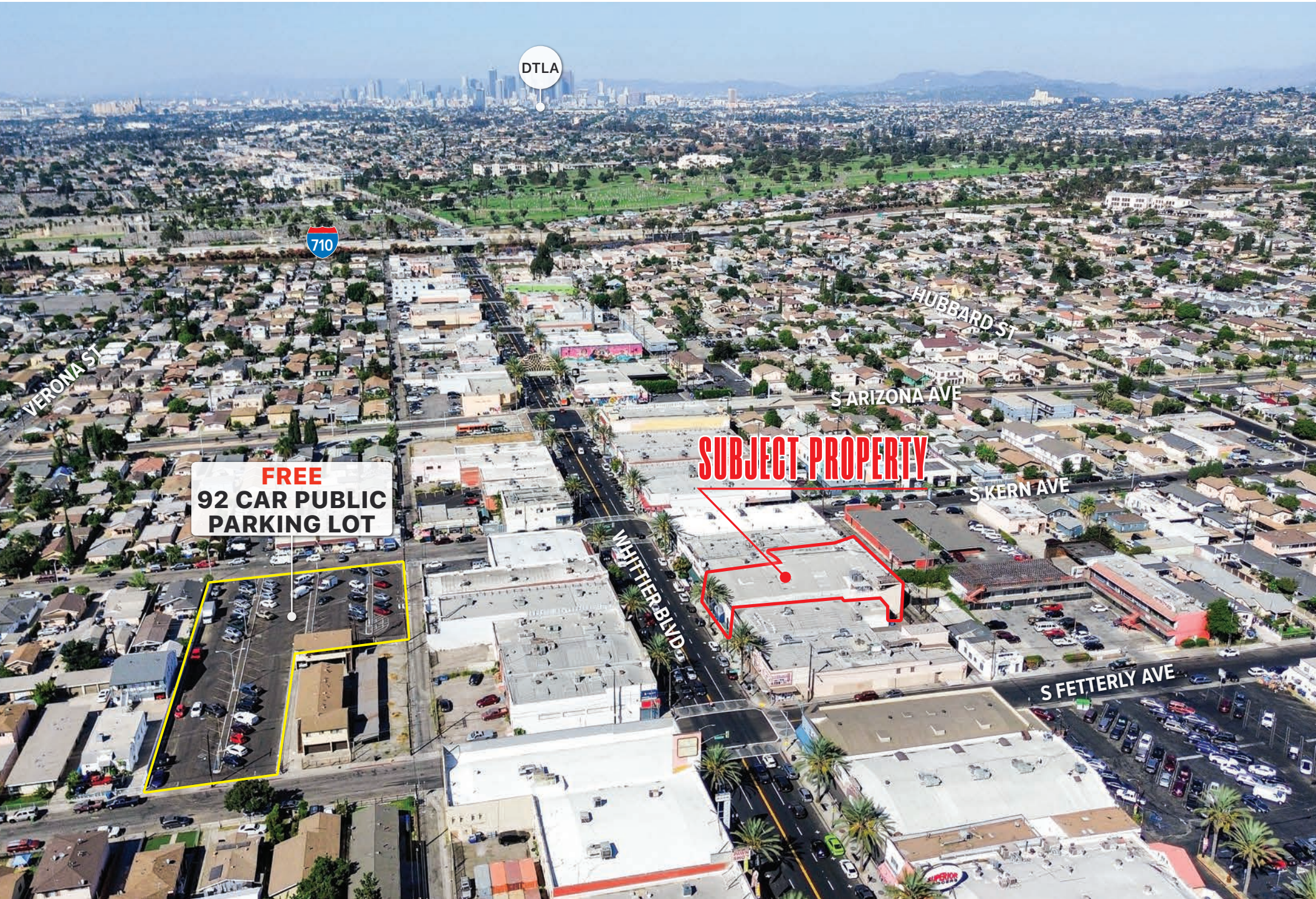
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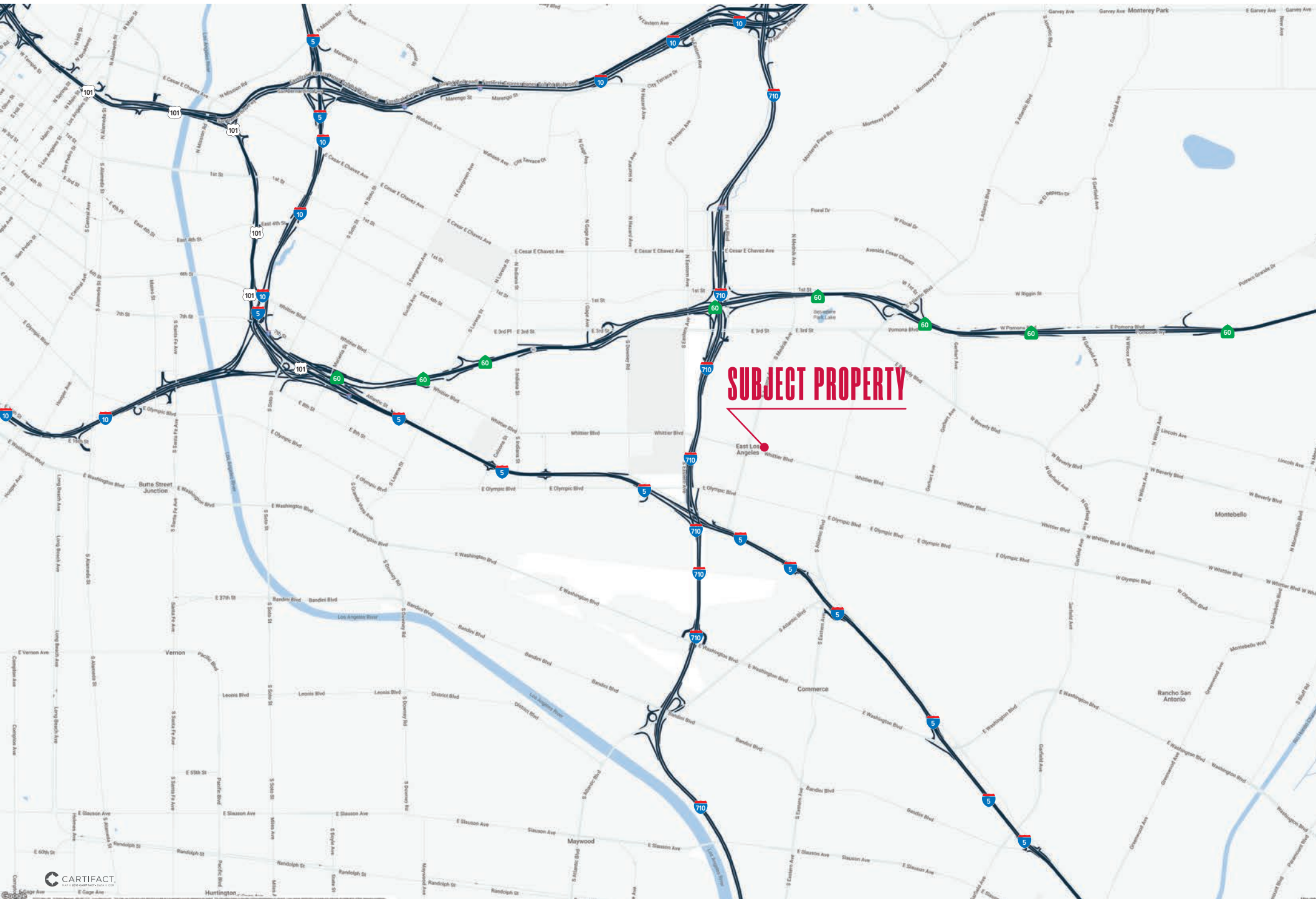






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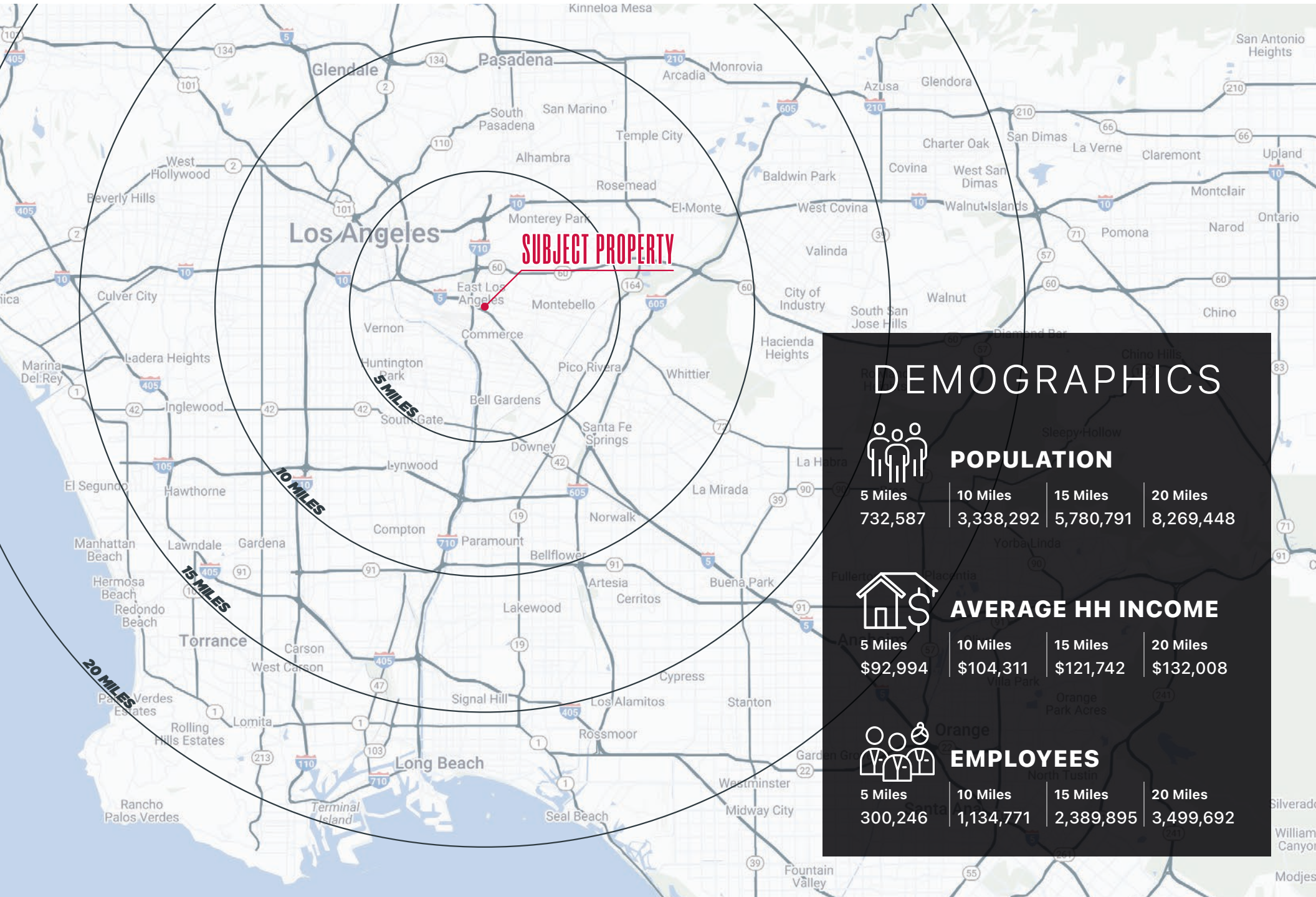
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DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
732,587	3,338,292	5,780,791	8,269,448



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$92,994	\$104,311	\$121,742	\$132,008



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
300,246	1,134,771	2,389,895	3,499,692



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