



4569 WHITTIER BLVD, EAST LOS ANGELES, CA 90022  
**STOREFRONT RETAIL**

**FOR SALE**

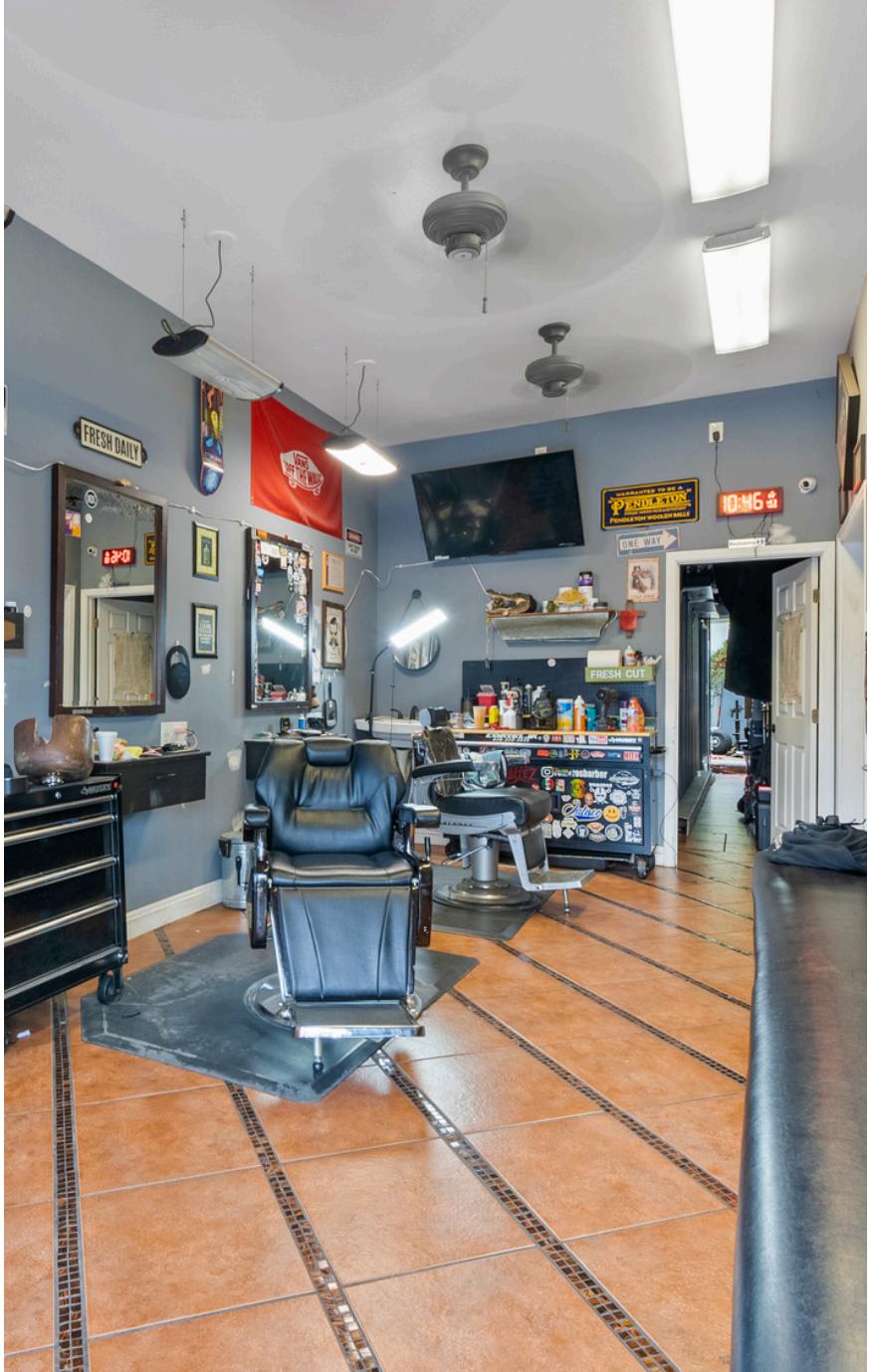
**OFFERING MEMORANDUM**

## ● SITE DESCRIPTION

IKON Properties is proud to present 4569 Whittier Boulevard, East Los Angeles, CA 90022. This standalone retail property offers approximately 2,751 square feet of building space on a 6,421-square-foot lot, providing an excellent opportunity for businesses seeking visibility in a bustling commercial corridor.

Strategically located along Whittier Boulevard—a major thoroughfare with heavy daily traffic—this property boasts 42 feet of street frontage, enhancing its exposure to both vehicular and pedestrian traffic. The site is zoned LCM1, allowing for a mix of commercial, office, and residential uses, offering flexibility for various business models.

Built in 1922, the property maintains its historical charm while serving modern business needs. Its proximity to major freeways, including the I-710 and I-5, ensures easy accessibility for customers and employees alike.





## PROPERTY HIGHLIGHTS

- Excellent opportunity for Owner-user/investor
- Prime retail storefront with 42 feet of frontage on bustling Whittier Boulevard
- Approximately 2,751 SF of building space on a 6,421 SF lot.
- Zoned LCM1, allowing for commercial, office, and residential mixed-use.
- Located in a high-traffic area with easy access to the 710 and 60 freeways.
- Situated in a vibrant commercial district with strong foot traffic and nearby public transit.

PROPERTY TYPE

Storefront Retail

BUILDING

2,751 SF

LOT

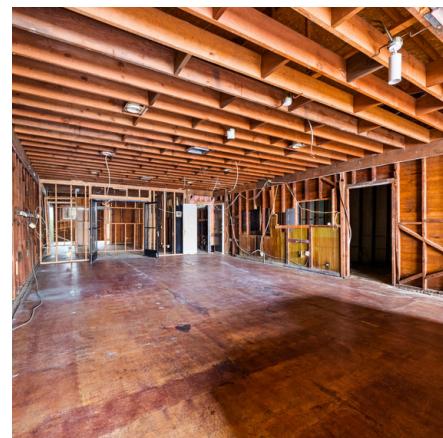
6,421SF

YEAR BUILT

1922

ZONING

LCM1

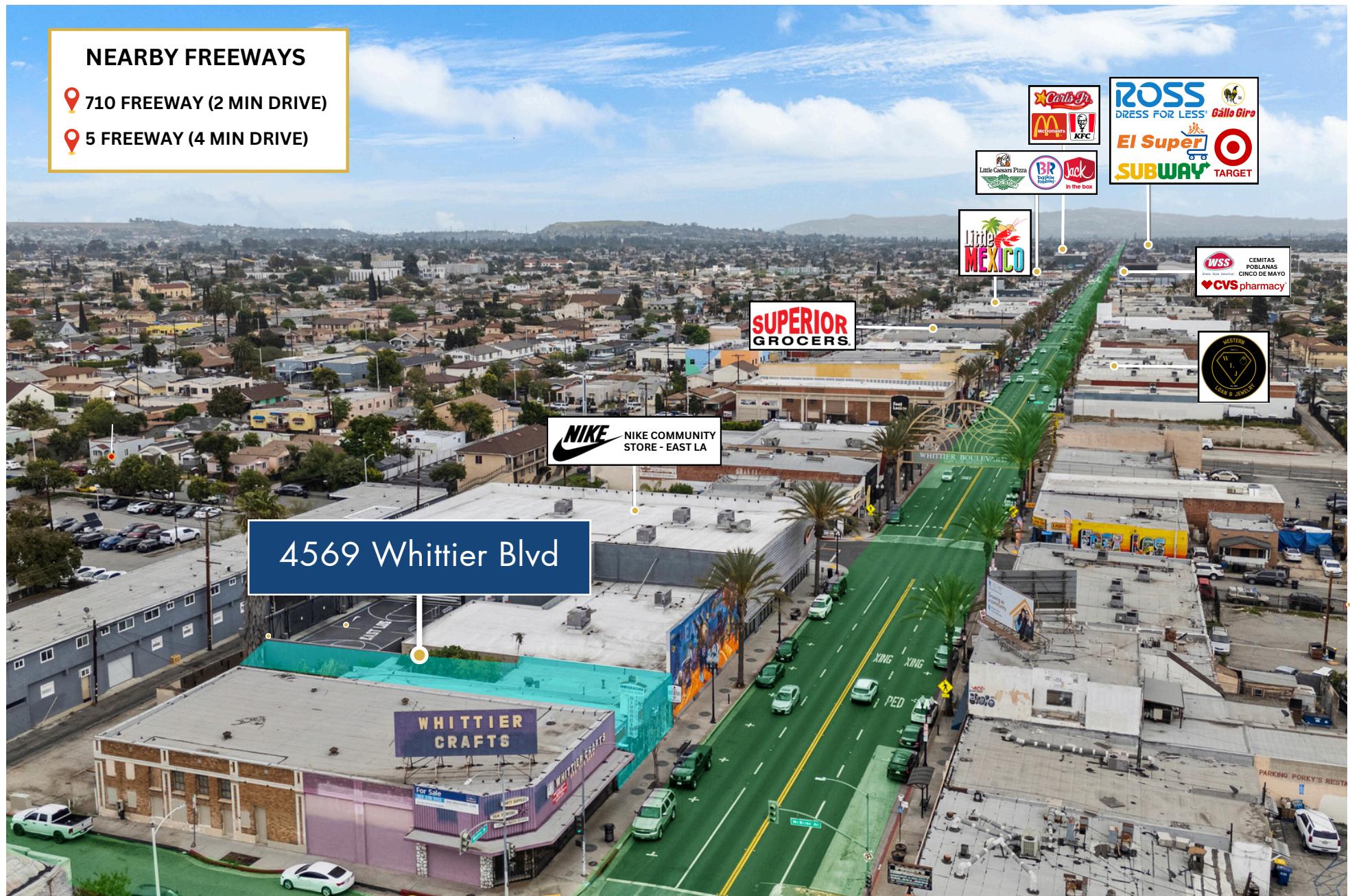
 PROPERTY PHOTOS

 RETAIL MAP

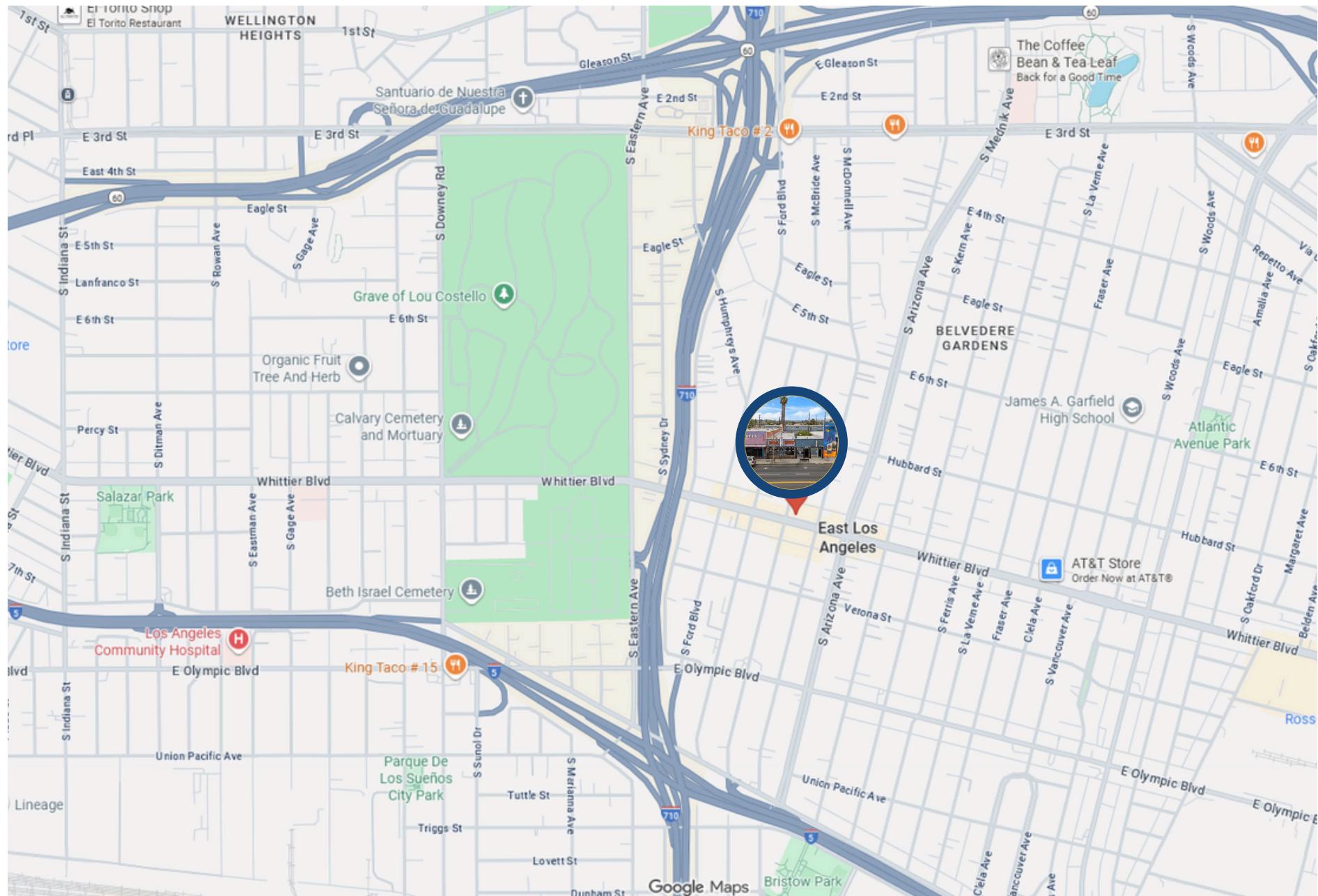
## NEARBY FREEWAYS

- 📍 710 FREEWAY (2 MIN DRIVE)
- 📍 5 FREEWAY (4 MIN DRIVE)

4569 Whittier Blvd



## LOCATION MAP





# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	38,611	241,381	693,299
2029 Population	35,597	227,501	654,944
Pop Growth 2024-2029	-7.81%	-5.75%	-5.53%
Average Age	36.10	37.40	38.50
2024 Total Households	9,836	66,864	201,071
HH Growth 2024-2029	-8.42%	-6.12%	-5.76%
Median Household Income	\$54,794	\$59,798	\$59,300
Avg Household Size	3.80	3.50	3.30
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$597,371	\$659,388	\$677,391
Median Year Built	1948	1950	1955



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