

# BOYLE HEIGHTS - OFFICE/RETAIL SPACE FOR LEASE

3000 - 3004 WHITTIER BLVD. LOS ANGELES, CA 90023



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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## PROPERTY FEATURES

- First class remodeled exterior
- Approx. 500 SF—3,125 SF 2nd floor office available
- High visibility on a signalized intersection
- Rear access and dedicated parking in a private parking lot

## AREA AMENITIES

- Boyle Heights prime intersection
- Densely populated area - over 1,000,000 people within a 5 mile radius
- 8 Schools within a quarter mile
- Close proximity to the I-10, I-5, 101, 710, and 60 Freeways
- Near downtown development and arts district



DEMOS	1-mile	3-mile	5-mile
Population	51,700	306,106	1,041,609
Annual HH Income	\$43,734	\$45,174	\$49,178
Daytime Population	11,976	266,777	550,385
Traffic Count	±33,000 Cars Per Day		

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## Surrounding Area

Situated just east of Downtown Los Angeles, Boyle Heights is a neighborhood rich with history. Originally occupied by a mix of Jewish, Hispanic and Asian immigrants, the area is now a very well established lower/middle class Hispanic community. Its close proximity to Downtown Los Angeles, several major freeways, and the Metro Gold Line which passes through make it an ideal location in the Greater Los Angeles Market.

Boyle Heights is primed for a migration of better demographics due to the focus on renovating the Los Angeles River corridor and the new Sixth Street Bridge project that will create a new modern designed vehicular and pedestrian bridge and parks connecting the Arts District with Boyle Heights.



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## Surrounding Area



**Euclid Elementary School**



**Salesian High School**



**Hollenbeck Middle School**



**Soto St. Elementary School**



**Lorena St. Elementary School**



**Weingart East LA YMCA**

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