



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE



HIGH-IMAGE RETAIL/RESTAURANT: PRIME WHITTIER

15175 Whittier Blvd, Whittier, CA 90603



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RETAIL SPACE
WHITTIER, CA

PROPERTY FEATURES

15175 Whittier Blvd, Whittier, CA 90603



APPROX. 1,200 SF

RETAIL SPACE AVAILABLE

- ✓ Ample parking
- ✓ High ceiling clearance
- ✓ 1,500 gallon grease interceptor
- ✓ 600 SF patio
- ✓ 400A, 3-phase power
- ✓ 20' of frontage on Whittier Blvd
- ✓ 52 parking spaces

AREA AMENITIES

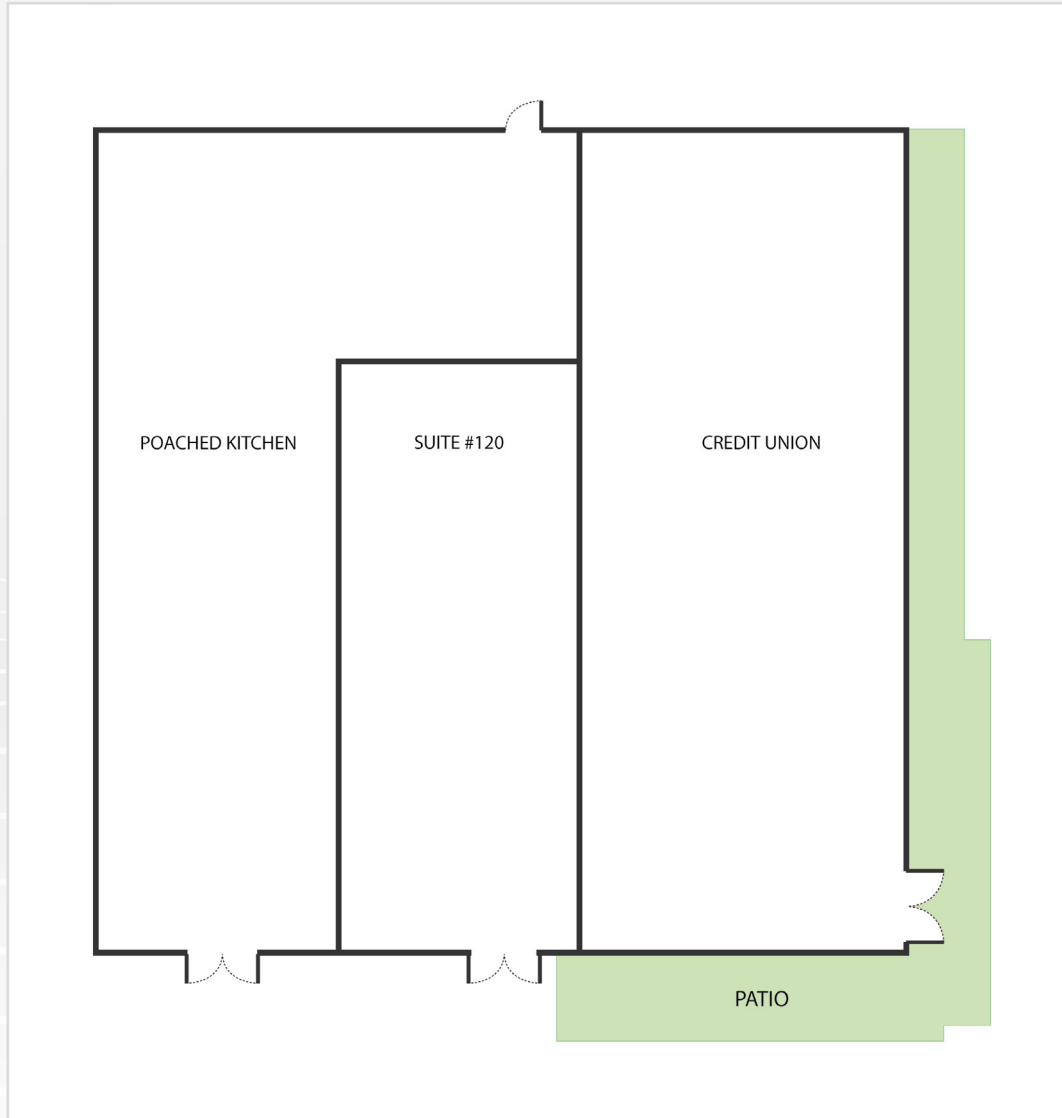
- ✓ Strong neighboring tenants: ULTA, Trader Joe's, and more
- ✓ Caters to the affluent Friendly Hills Community with strong demographics and high incomes over \$140,000 within 1 mile
- ✓ Adjacent to Whittier Hospital Medical Center

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	16,775	169,260	406,430
 Avg. HH Income	\$142,758	\$128,291	\$126,841
 Daytime Pop	15,730	158,410	378,779
 Traffic Count	± 34,670 CPD ON WHITTIER BOULEVARD		

RETAIL SPACE
WHITTIER, CA

FLOOR PLAN & INTERIOR PHOTOS

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

RETAIL SPACE
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SITE PLAN

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AVAILABLE



LAMBERT RD

COLIMA RD

COLE RD

SCOTT AVE

LAMBERT RD



AERIAL MAP



COMMERCIAL
REAL ESTATE

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