

BOYLE HEIGHTS - OFFICE/MEDICAL SPACE FOR LEASE

3000 - 3004 WHITTIER BLVD. LOS ANGELES, CA 90023



FEATURES

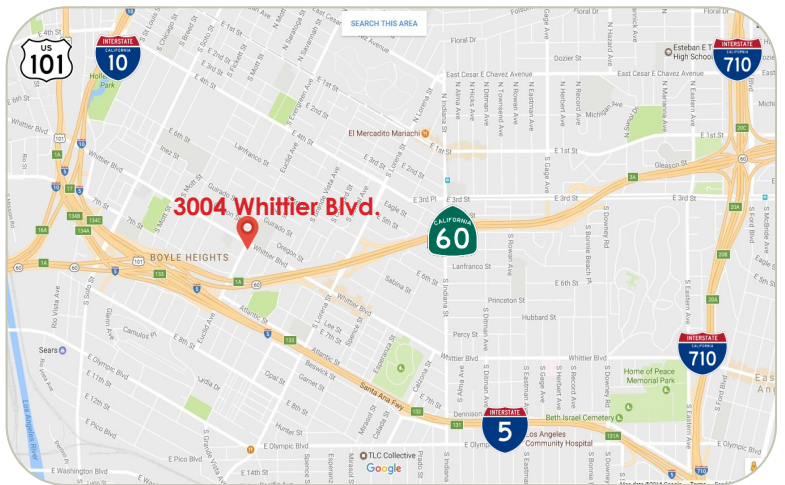
- Approx. 2,000 SF office available on prominent corner.
- Former medical clinic.
- High visibility on busy intersection.
- Rear access and dedicated parking in private parking lot.

AREA AMENITIES

- 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
Avg. HH Income	\$43,734	\$45,174	\$49,178
Daytime Pop.	11,976	266,777	550,385
Traffic Count	33,000 cars per day		



**COMMERCIAL
REAL ESTATE**

EXCLUSIVE LEASING AGENTS (818) 501-2212

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