

FOR LEASE > MIXED-USE DEVELOPMENT

4200-4224 WHITTIER BLVD
LOS ANGELES, CA 90023



RETAIL FORESIGHT



AVAILABILITY

LEASE RATE: Negotiable

PREMISES: 833 SF, 2,621 SF Endcap (Divisible)



PROPERTY HIGHLIGHTS

- > Brand new construction at a prime signalized intersection
- > Abundant ground level parking dedicated for commercial units, 33 spaces (9.5 spaces/1,000 SF)
- > Strong population density with nearly 50,000 residents living within 1 mile
- > Within close proximity to the 710, 5, and 60 freeways
- > Free rent and other leasing incentives available

FOR FURTHER INFORMATION PLEASE CALL: +1 323 609 3172

JAMES RODRIGUEZ

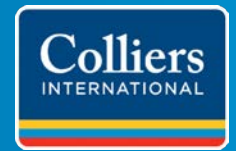
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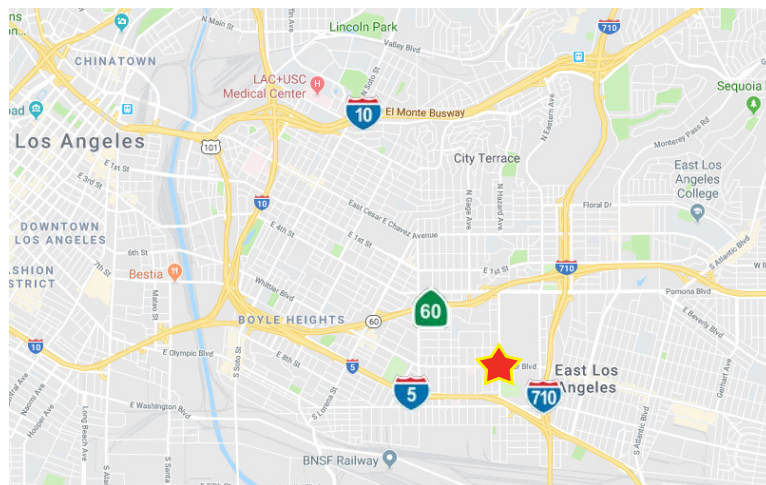
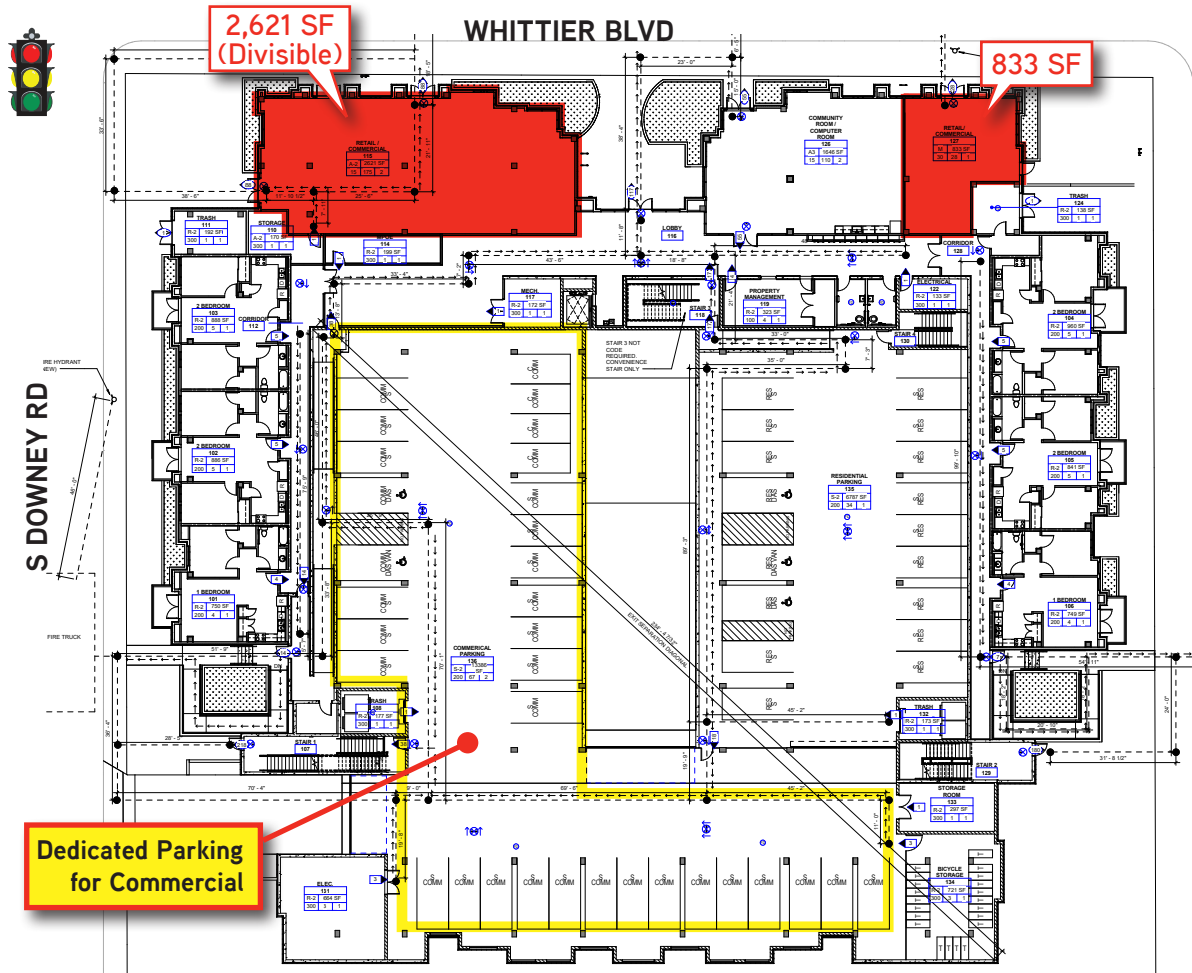
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2019 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population:	49,593	292,365	879,086
Est. Households:	11,895	76,676	251,542
Hispanic Population:	95.5%	89.7%	77.1%
Est. Daytime Population:	6,994	160,881	465,689
Avg. Household Income:	\$57,596	\$60,797	\$65,069

Source: Applied Geographic Solutions

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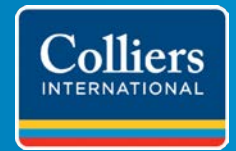
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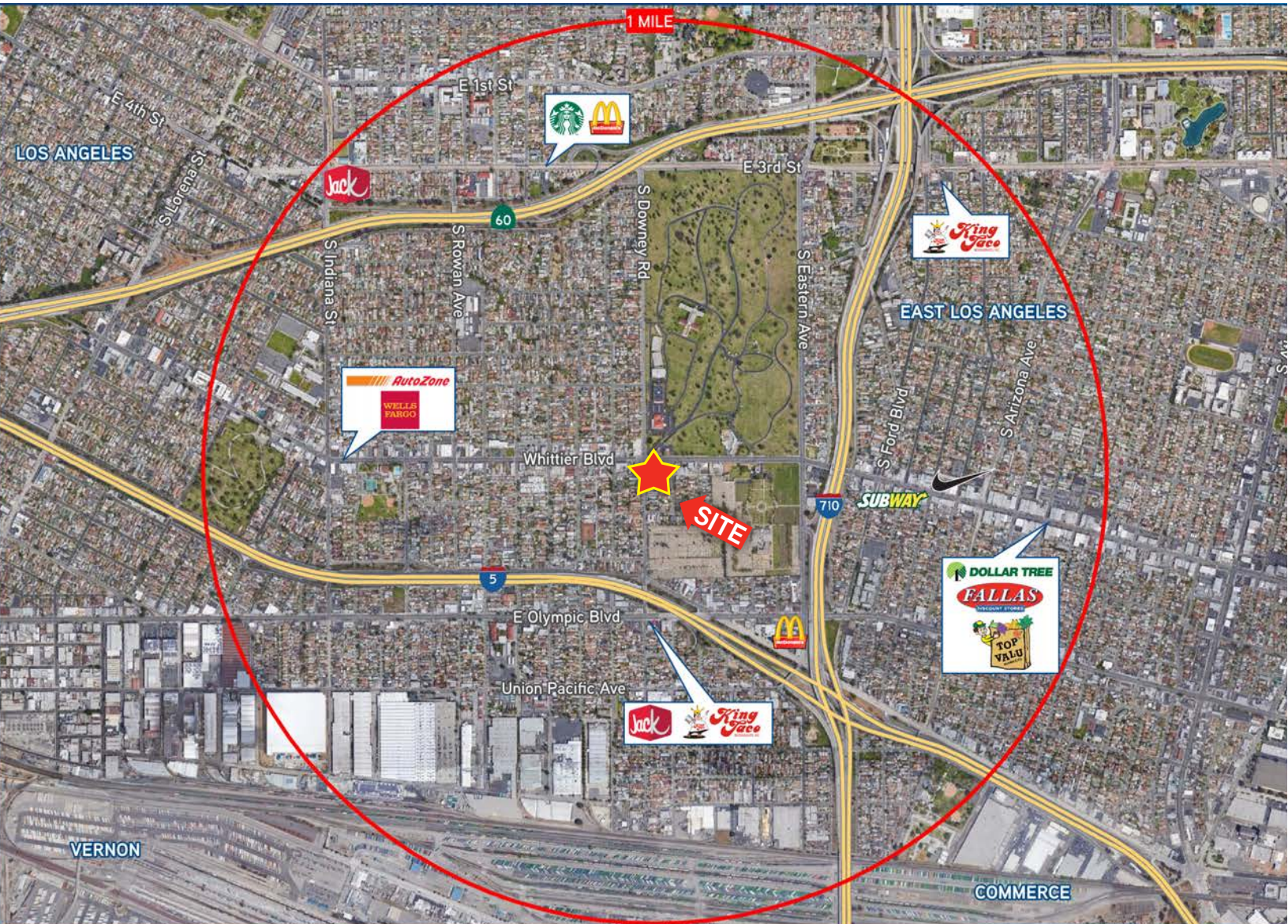
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Retail Map - 1 mile radius



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