

# 12908 Bailey St

12908 Bailey St, Whittier CA 90601



OFFERING MEMORANDUM

# 12908 Bailey St

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# 12908 BAILEY ST

01

**Executive Summary**

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	12908 Bailey St Whittier CA 90601
COUNTY	8139-014-017
BUILDING SF	9,216 SF
LAND ACRES	0.49
LAND SF	21,338 SF
YEAR BUILT	1941
APN	8139-014-017

## FINANCIAL SUMMARY

OFFERING PRICE	\$3,500,000
PRICE PSF	\$379.77

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2020 Population	30,374	141,336	437,771
2020 Median HH Income	\$56,410	\$76,568	\$76,990
2020 Average HH Income	\$78,867	\$94,913	\$95,447

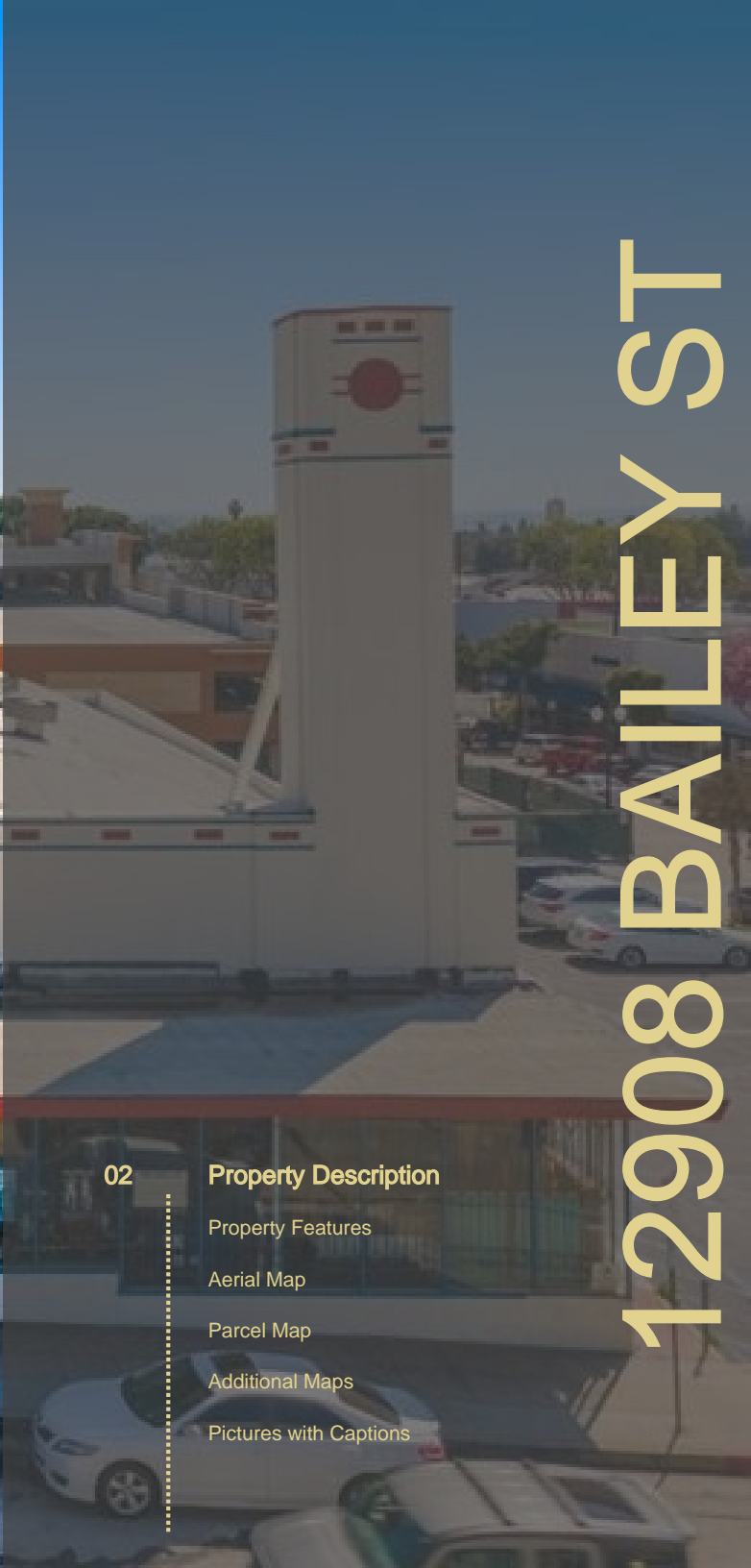


## About 12908 Bailey St

- 12908 Bailey Street is a historically significant art deco style building situated right off the main Whittier Uptown shopping and dining corridor.
  - This property offers an ideal owner/user layout with 9 individual parking spaces newly re-surfaced and re-stripped. Within the current ownership, the Seller had infused approximately \$400,000 into capital expenditure offering new exterior paint, secured fencing, previously mentioned re-surfaced parking lot, upgraded security system, renovated storefront interior with hardwood floors, and LED lighting throughout the building.
  - The large 9,216 SF layout offers an owner/user or Tenant an ideal blend of storefront retail with enough space to serve as industrial flex to store products and inventory, not to mention an additional approximate 1,200 SF permitted addition not included into the current building size (Buyer to verify). A loading dock is available in the rear building and 2 access points on both sides of the building.
  - Alternatively, the space can serve as a great investment property with a visionary Investor to re-tenant the building as a whole, or sub-divide into two bite-size spaces for local enterprises. Subject property will be delivered vacant upon close of escrow.
- This property can be converted into a warehouse with removal of the acoustic ceiling. It can become a 15 ft. high ceiling warehouse . Also it can be used for retail since it is a Historical building able to have 2 different type of useage.







# 12908 BAILEY ST

## 02 Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

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## PROPERTY FEATURES

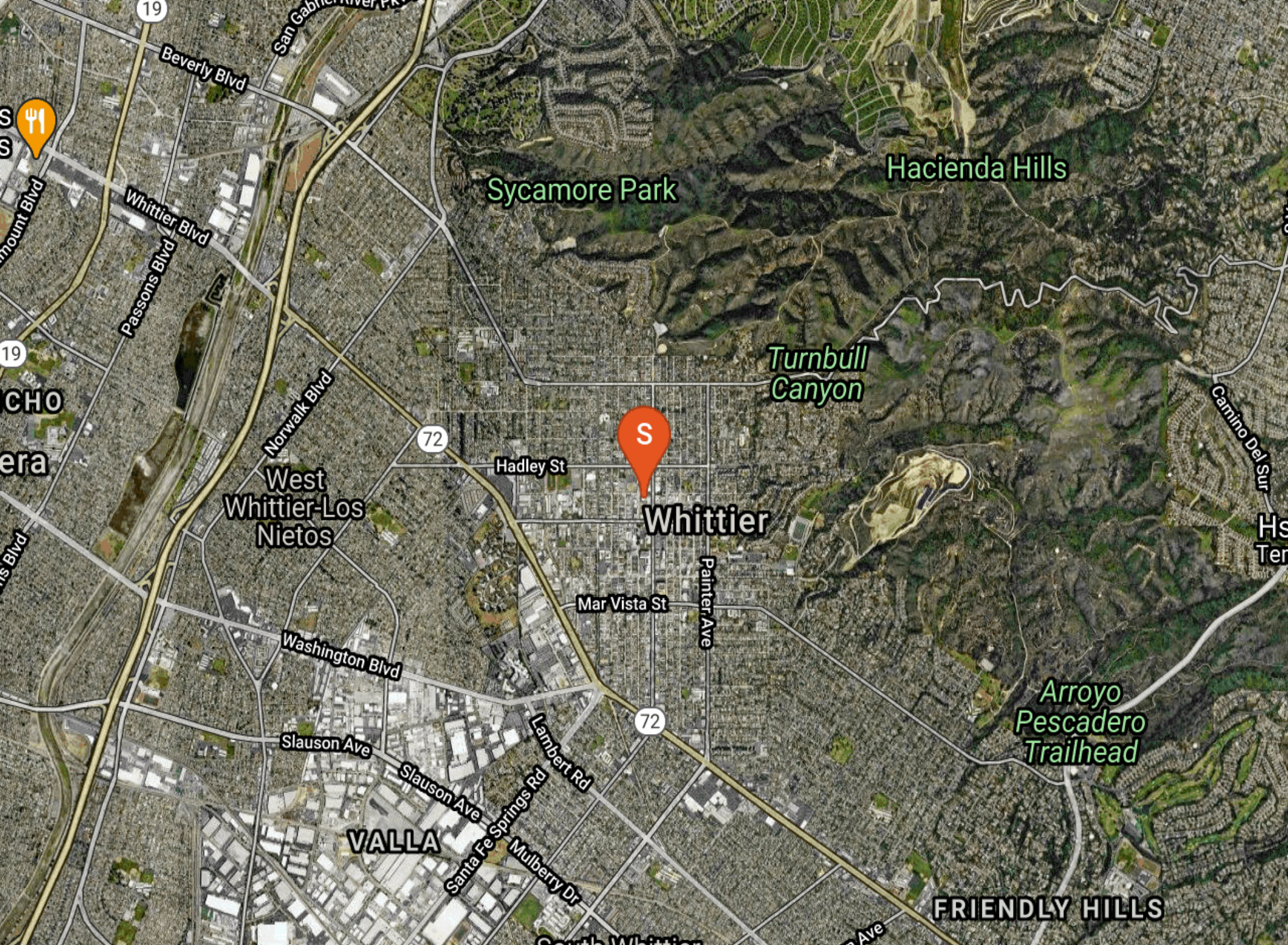
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BUILDING SF	9,216
LAND SF	21,338
LAND ACRES	0.49
YEAR BUILT	1941
ZONING TYPE	C2UD
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	10 Spaces (0.95 Spaces per 1,000 SF Leased)

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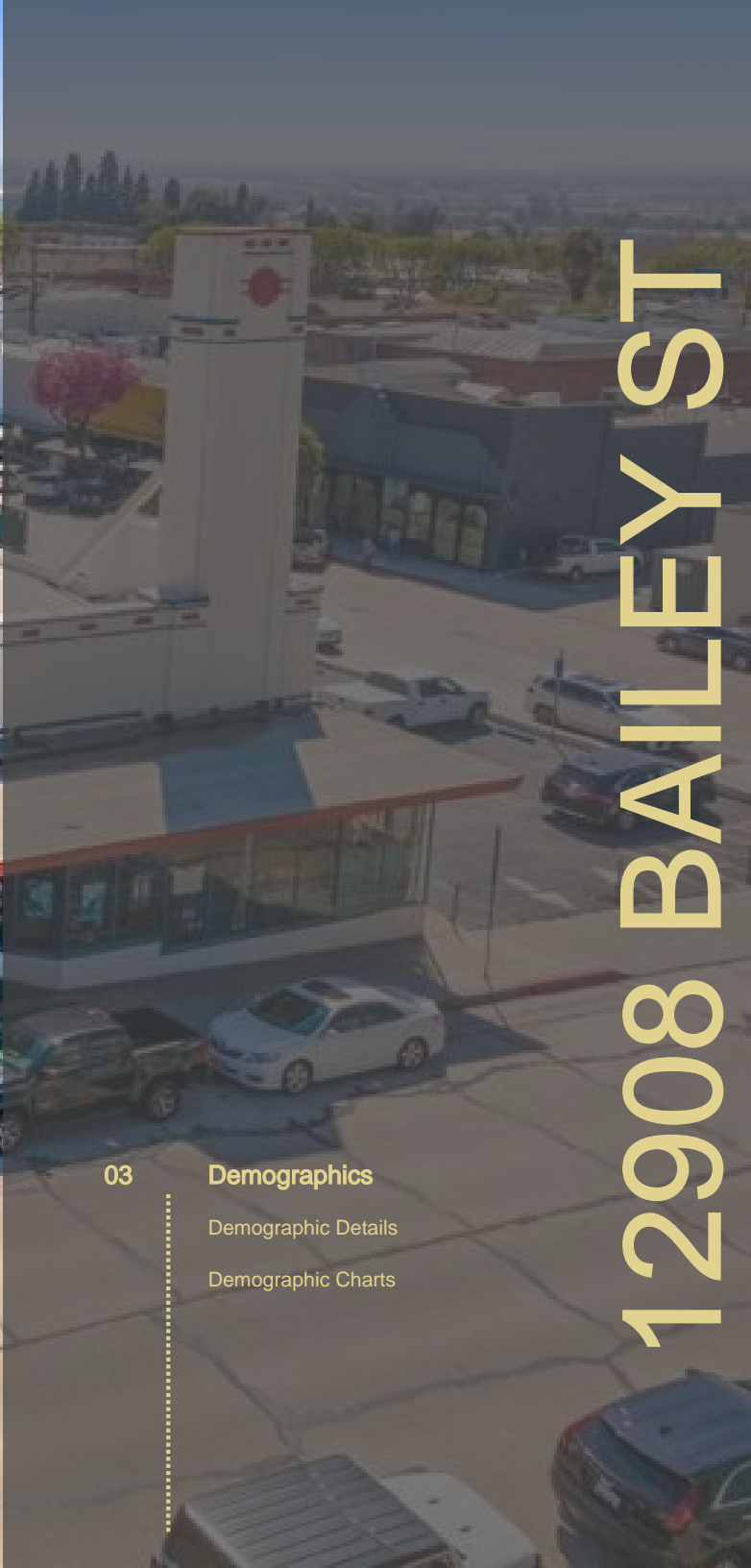












# 12908 BAILEY ST

03

**Demographics**

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,380	138,399	423,702
2010 Population	29,751	139,774	429,192
2020 Population	30,374	141,336	437,771
2025 Population	30,531	142,003	439,358
2020 African American	470	1,605	6,376
2020 American Indian	429	1,860	4,735
2020 Asian	1,227	5,869	37,507
2020 Hispanic	22,715	111,658	326,574
2020 Other Race	9,171	42,256	121,783
2020 White	17,528	83,330	248,464
2020 Multiracial	1,509	6,211	18,183
2020-2025: Population: Growth Rate	0.50 %	0.45 %	0.35 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,074	3,108	8,201
\$15,000-\$24,999	1,016	2,751	8,161
\$25,000-\$34,999	1,007	2,989	8,543
\$35,000-\$49,999	1,531	4,541	13,398
\$50,000-\$74,999	1,945	6,863	22,056
\$75,000-\$99,999	1,376	6,234	18,536
\$100,000-\$149,999	1,323	8,183	25,485
\$150,000-\$199,999	711	3,921	11,580
\$200,000 or greater	595	2,962	8,678
Median HH Income	\$56,410	\$76,568	\$76,990
Average HH Income	\$78,867	\$94,913	\$95,447

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,971	42,571	125,568
2010 Total Households	10,463	41,480	123,133
2020 Total Households	10,578	41,552	124,637
2025 Total Households	10,596	41,571	124,487
2020 Average Household Size	2.79	3.36	3.47
2000 Owner Occupied Housing	3,313	25,643	81,127
2000 Renter Occupied Housing	7,354	15,930	41,603
2020 Owner Occupied Housing	3,042	24,323	78,158
2020 Renter Occupied Housing	7,536	17,229	46,479
2020 Vacant Housing	657	2,100	5,701
2020 Total Housing	11,235	43,652	130,338
2025 Owner Occupied Housing	3,075	24,511	78,868
2025 Renter Occupied Housing	7,521	17,060	45,619
2025 Vacant Housing	710	2,392	6,547
2025 Total Housing	11,306	43,963	131,034
2020-2025: Households: Growth Rate	0.15 %	0.05 %	-0.10 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,383	10,938	34,187
2020 Population Age 35-39	2,167	9,675	29,837
2020 Population Age 40-44	1,909	8,923	26,891
2020 Population Age 45-49	1,927	9,058	27,845
2020 Population Age 50-54	1,738	8,586	27,035
2020 Population Age 55-59	1,621	8,305	26,122
2020 Population Age 60-64	1,426	7,542	23,761
2020 Population Age 65-69	1,217	6,412	19,637
2020 Population Age 70-74	924	4,860	15,560
2020 Population Age 75-79	585	3,200	10,889
2020 Population Age 80-84	445	2,282	7,682
2020 Population Age 85+	547	2,633	8,664
2020 Population Age 18+	23,010	108,002	336,042
2020 Median Age	34	35	36

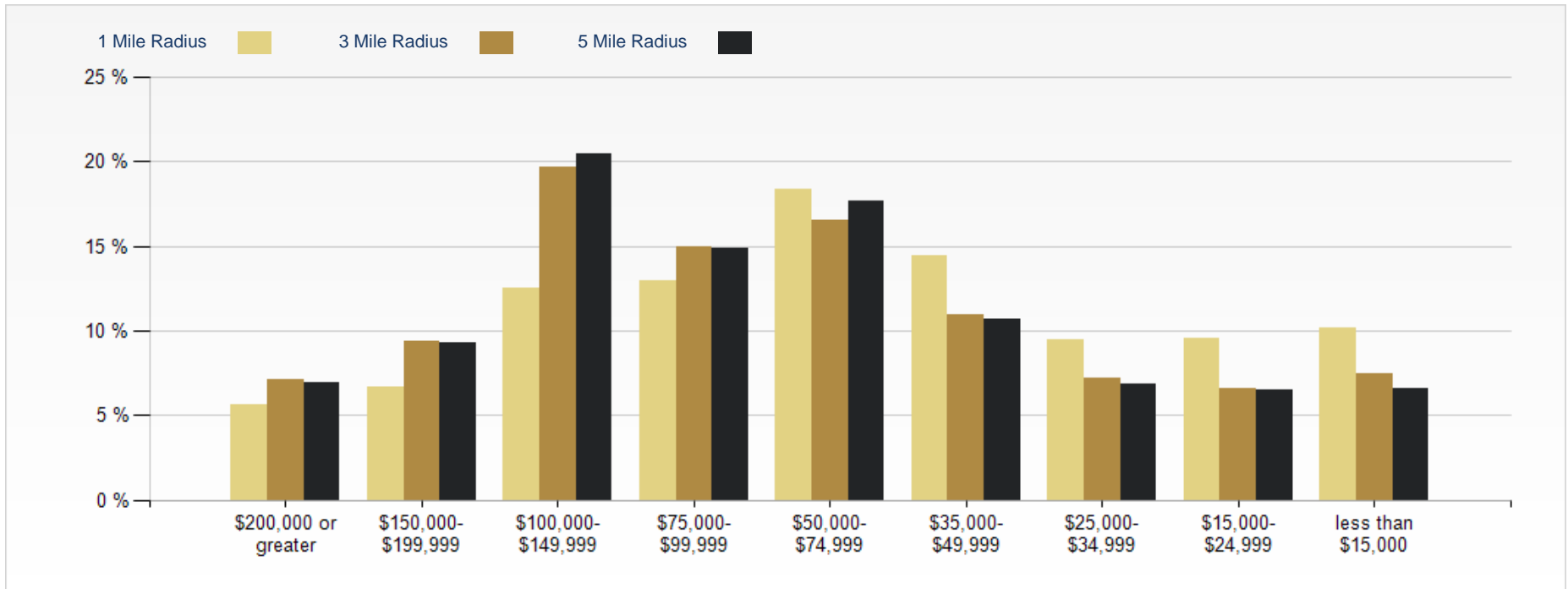
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,795	\$75,494	\$76,751
Average Household Income 25-34	\$75,665	\$88,738	\$90,260
Median Household Income 35-44	\$64,752	\$93,236	\$94,424
Average Household Income 35-44	\$88,967	\$106,652	\$107,464
Median Household Income 45-54	\$70,109	\$94,364	\$96,234
Average Household Income 45-54	\$93,079	\$114,066	\$115,105
Median Household Income 55-64	\$63,828	\$82,700	\$84,264
Average Household Income 55-64	\$86,580	\$103,300	\$104,100
Median Household Income 65-74	\$46,492	\$59,216	\$60,398
Average Household Income 65-74	\$70,032	\$83,975	\$82,970
Average Household Income 75+	\$43,453	\$54,297	\$56,088

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,514	10,979	34,002
2025 Population Age 35-39	2,237	11,047	34,648
2025 Population Age 40-44	1,932	9,537	29,939
2025 Population Age 45-49	1,838	8,749	26,476
2025 Population Age 50-54	1,774	8,629	26,924
2025 Population Age 55-59	1,637	8,222	25,741
2025 Population Age 60-64	1,404	7,594	23,922
2025 Population Age 65-69	1,304	6,808	21,443
2025 Population Age 70-74	1,059	5,630	17,274
2025 Population Age 75-79	787	4,143	13,347
2025 Population Age 80-84	506	2,627	8,680
2025 Population Age 85+	572	2,721	8,902
2025 Population Age 18+	23,433	109,736	340,903
2025 Median Age	35	37	38

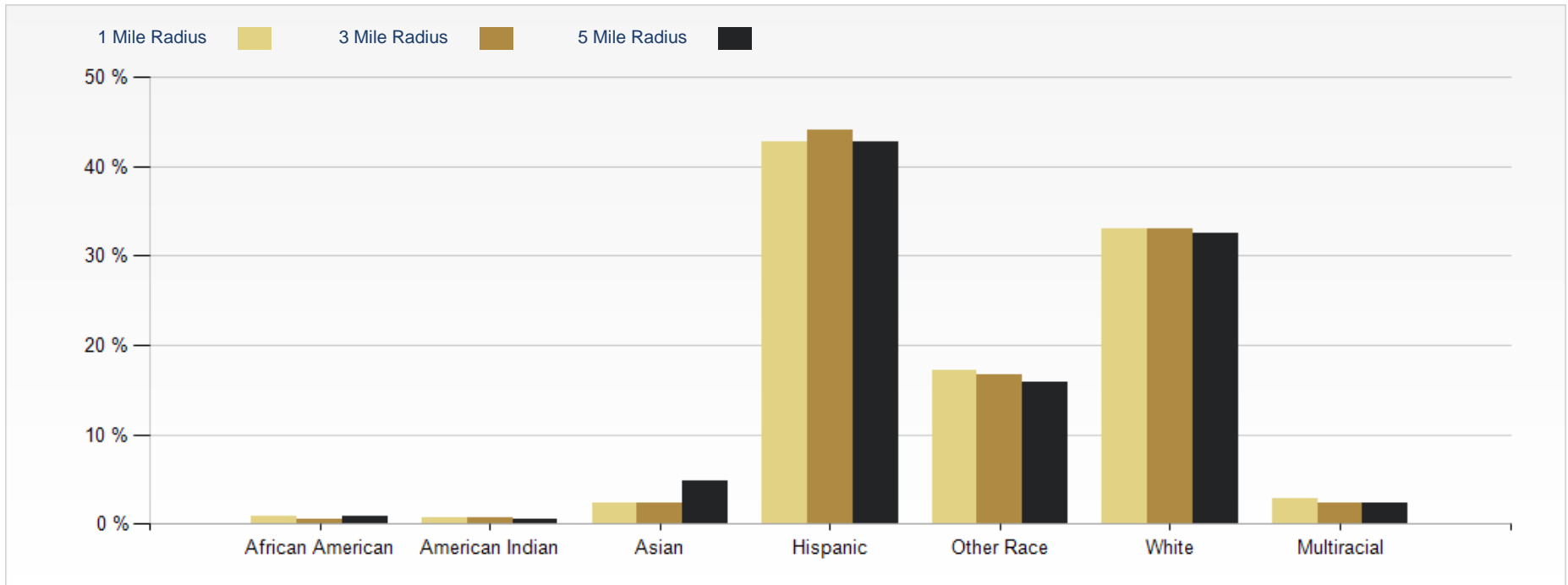
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,377	\$80,409	\$82,260
Average Household Income 25-34	\$84,672	\$98,504	\$99,875
Median Household Income 35-44	\$76,555	\$103,082	\$103,956
Average Household Income 35-44	\$103,704	\$121,959	\$123,342
Median Household Income 45-54	\$77,325	\$102,047	\$103,937
Average Household Income 45-54	\$103,613	\$127,517	\$129,250
Median Household Income 55-64	\$71,109	\$91,330	\$93,413
Average Household Income 55-64	\$97,336	\$116,940	\$118,119
Median Household Income 65-74	\$52,557	\$66,409	\$66,984
Average Household Income 65-74	\$81,801	\$96,563	\$95,853
Average Household Income 75+	\$50,105	\$64,439	\$65,102



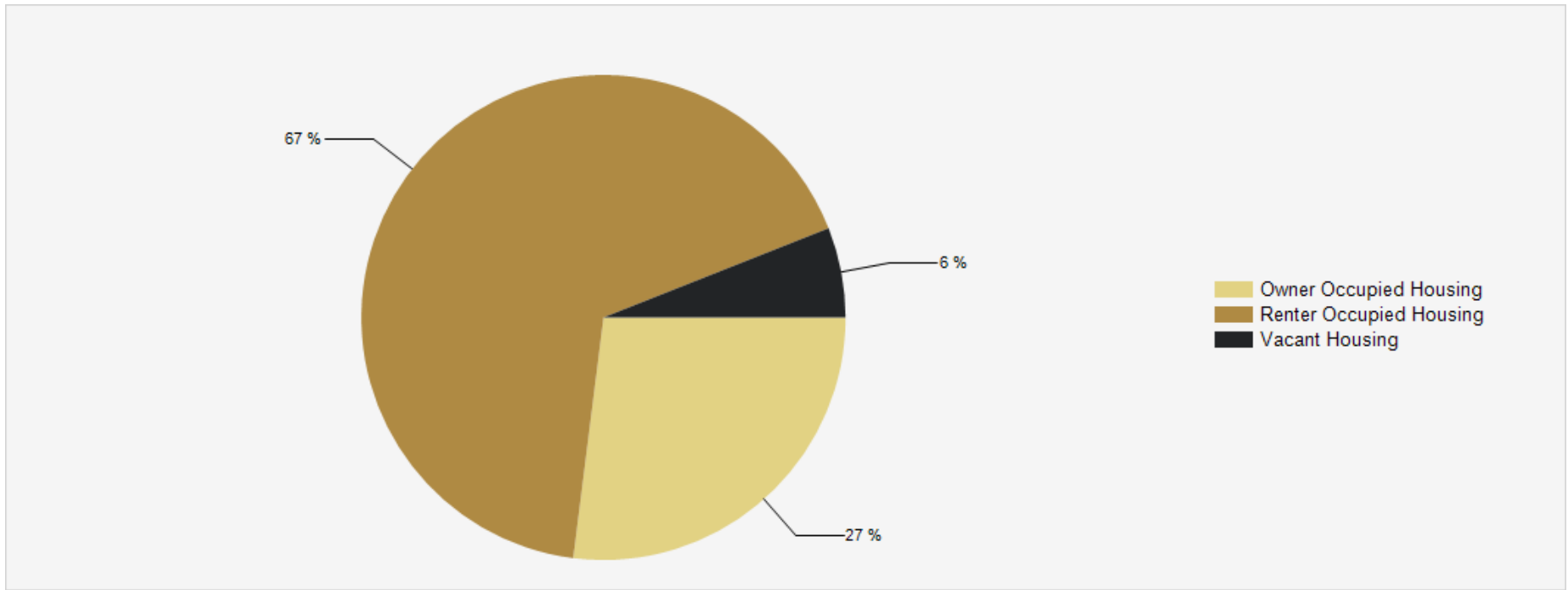
## 2020 Household Income



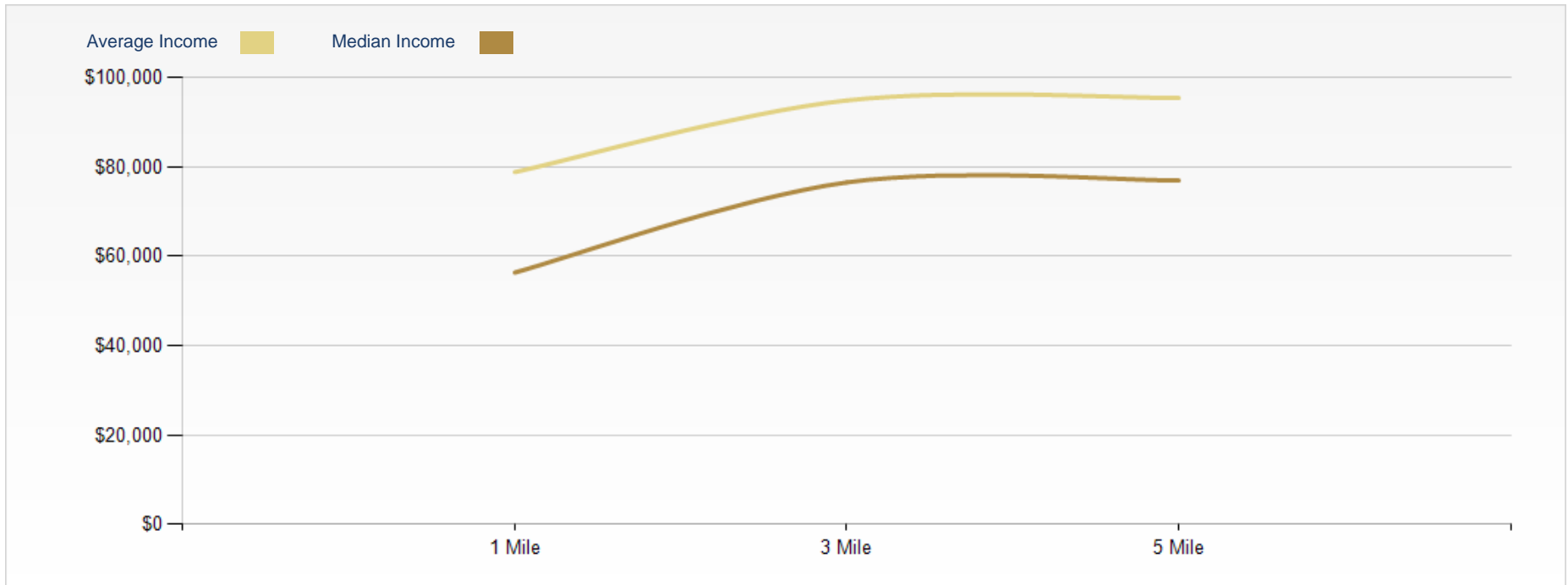
## 2020 Population by Race



## 2020 Household Occupancy - 1 Mile Radius



## 2020 Household Income Average and Median



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*Inquire today:*

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