

9920 MILLS AVE  
**WHITTIER, CA 90604**

EDUCATIONAL SPACE FOR LEASE  
APPROX. 23,492± TOTAL SF ON APPROX. 2.87± TOTAL ACRES

**FOUNDRY**  
COMMERCIAL

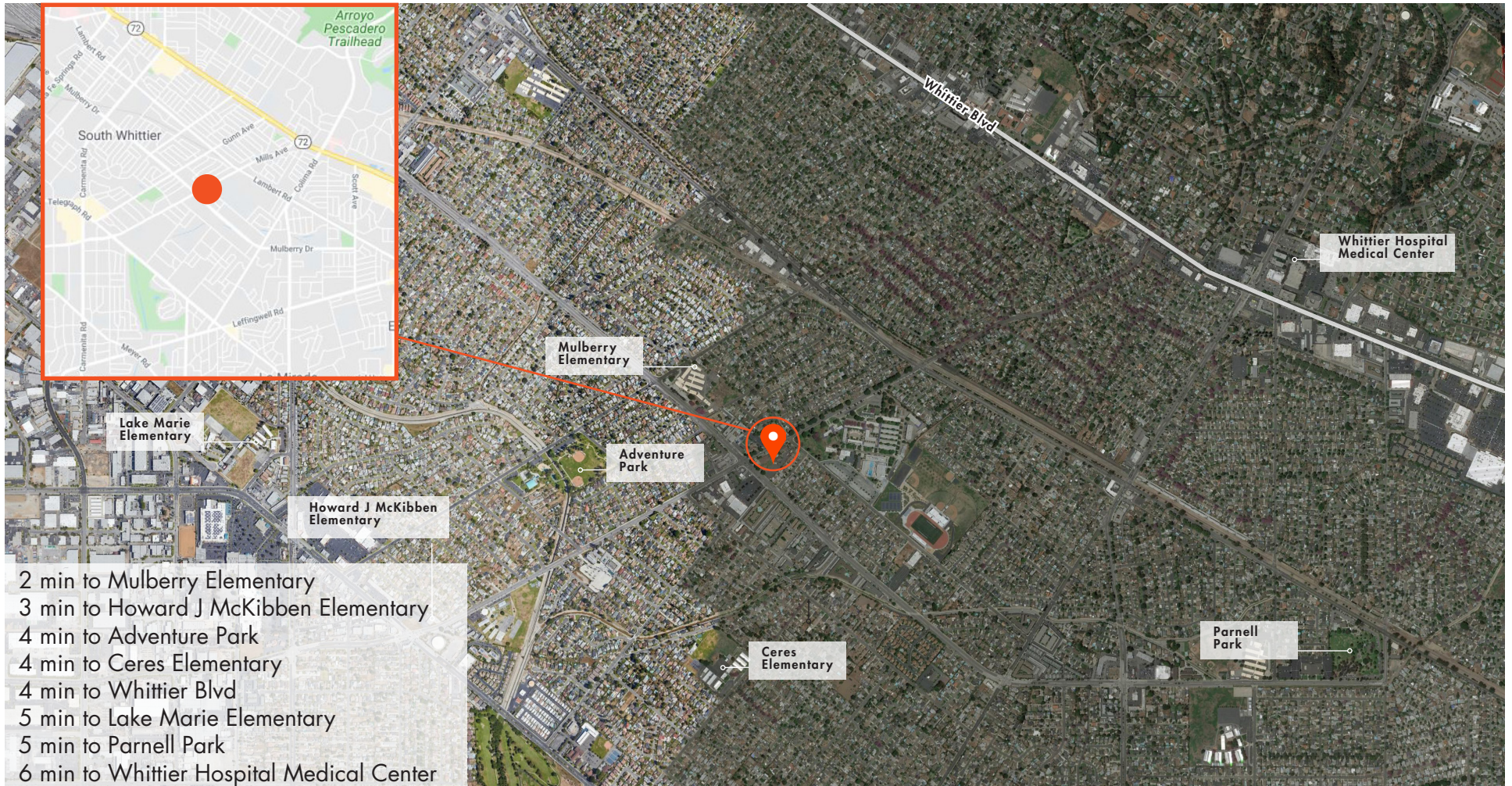




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## PROXIMITY MAP



- 2 min to Mulberry Elementary
- 3 min to Howard J McKibben Elementary
- 4 min to Adventure Park
- 4 min to Ceres Elementary
- 4 min to Whittier Blvd
- 5 min to Lake Marie Elementary
- 5 min to Parnell Park
- 6 min to Whittier Hospital Medical Center

FOR MORE INFORMATION, PLEASE CONTACT:



CHRIS BURY  
Partner  
949.939.6238  
Chris.Bury@foundrycommercial.com  
Broker: 0170578

CHARLIE HOWARTH  
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949.542.9484  
Charlie.Howarth@foundrycommercial.com  
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Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.



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## AERIAL



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## AREA DEMOGRAPHICS

### 1 MILE RADIUS



26,674  
ESTIMATED  
POPULATION 2019



39.2  
MEDIAN AGE



\$604,889  
MEDIAN HOME VALUE



7,972  
TOTAL EMPLOYEES



\$98,883  
AVG HOUSEHOLD  
INCOME

### 3 MILE RADIUS



277,480  
ESTIMATED  
POPULATION 2019



38.5  
MEDIAN AG



\$706,628  
MEDIAN HOME VALUE



140,484  
TOTAL EMPLOYEES



\$110,289  
AVG HOUSEHOLD  
INCOME

### 5 MILE RADIUS



622,748  
ESTIMATED  
POPULATION 2019



38.2  
MEDIAN AGE



\$698,807  
MEDIAN HOME VALUE



378,821  
TOTAL EMPLOYEES



\$111,915  
AVG HOUSEHOLD  
INCOME



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## PROPERTY OVERVIEW

The subject property has frontage on Mills Ave and is approximately one mile from Whittier Blvd. It also is just over 10 min away from interstate 5. The property is zoned LCR35000-R and is adjacent to California High School.

The property is a religious and educational facility that sits on 2.87 acres of land, with 5 total structures measuring approx. 23,492 SF. There is a sanctuary with a seating capacity of 500. There is an outdoor recreation area with a playground. In addition, the facility has 85 parking spaces.

## EDUCATIONAL SPACE

The space for lease is intended to be used by a school or some form of educational use. Owner may be open to a lease with a church tenant if the timing of use is compatible. The current owner is a church and still actively utilizing the property throughout the week. The space being offered for lease is exclusive to the tenant, however, the greater property and certain common areas are shared with the owner. The lease will be a NNN lease, meaning that tenant will be responsible for their share of utilities, operating expenses, and any property tax assessed during the course of tenancy. Please do not disturb the owner and contact listing brokers for questions or tours. Please submit all offers in writing to the listing brokers.



## PROPERTY FEATURES

- 5 Total Buildings
- Approx. 23,492± Total SF
- Approx. 2.87± Acres
- Zoned LCR35000-R
- 500± Sanctuary Seating Capacity
- 85± Parking Spaces



# EDUCATIONAL SPACE FOR LEASE

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CLASSROOM



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SANCTUARY



PLAYGROUND

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CLASSROOM



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EXTERIOR SEATING AREA



EXTERIOR



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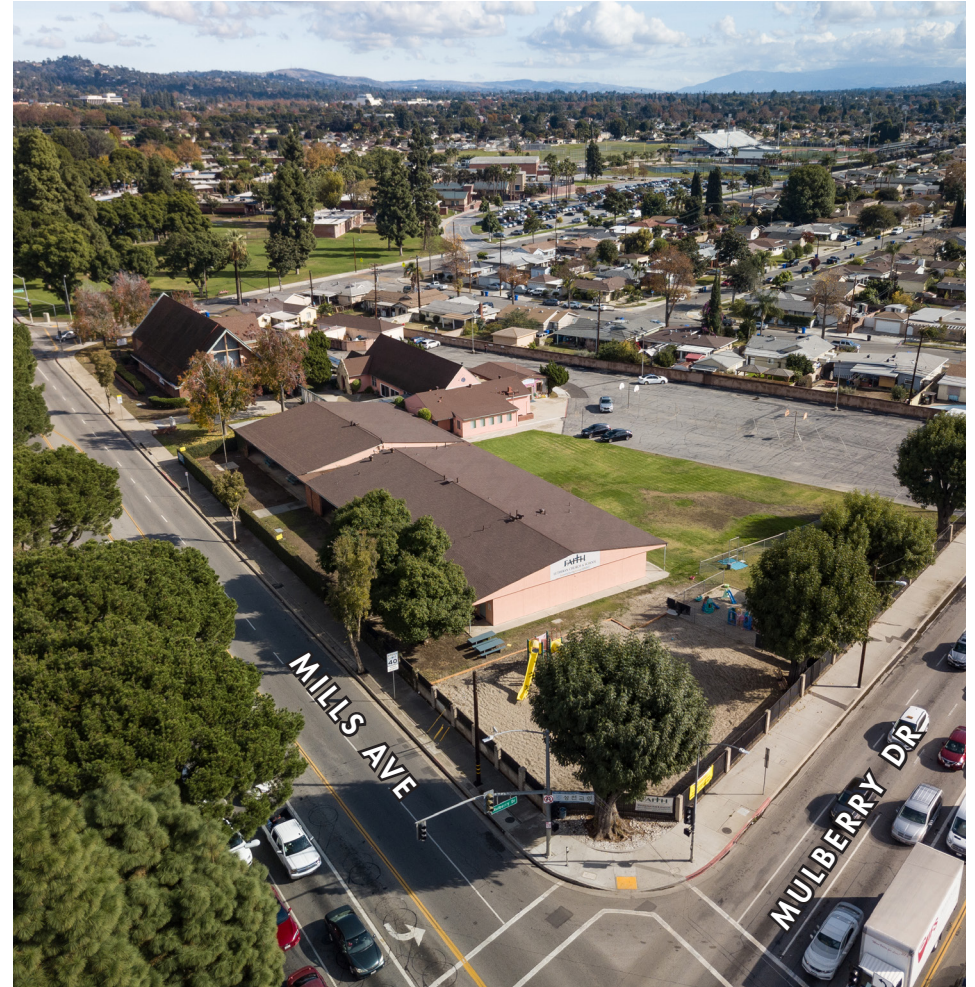
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## PROPERTY PHOTOS



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## FLOOR PLAN

