



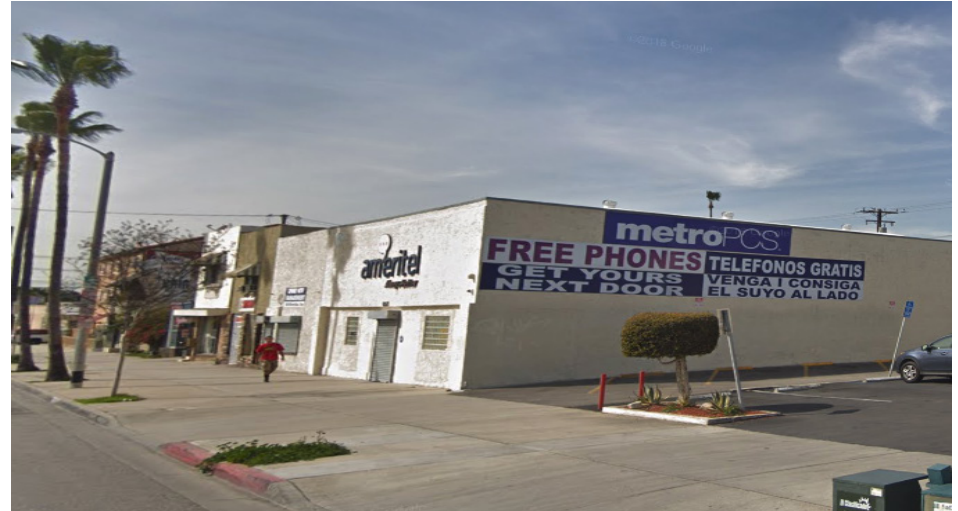
FREESTANDING BUILDING IN EAST LOS ANGELES FOR LEASE

6525-6529 WHITTIER BOULEVARD, EAST LOS ANGELES, CA 90022

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ASSET GROUP



PRIME WHITTIER BLVD BORDERING THE CITY OF MONTEBELLO

6525-6529 WHITTIER BLVD, EAST LOS ANGELES, CA 90022

Highlights

- Approximately 5,725 Sq Ft Freestanding Space
- Approximately 800 Sq Ft Retail, Office, Showroom Space and Approximately 4,925 Sq Ft Warehouse Space
- Excellent Street Exposure and Signage
- Well Maintained Structure with Excellent Curb Appeal
- Zoning: LCC3
- High Ceilings
- Parking Spaces
- Ideal For: Uniform Store, Adult Day Care, Charter School, Kid's Playground or Day Care, Fitness, Beauty Supply, Salon, Showroom, or Warehouse

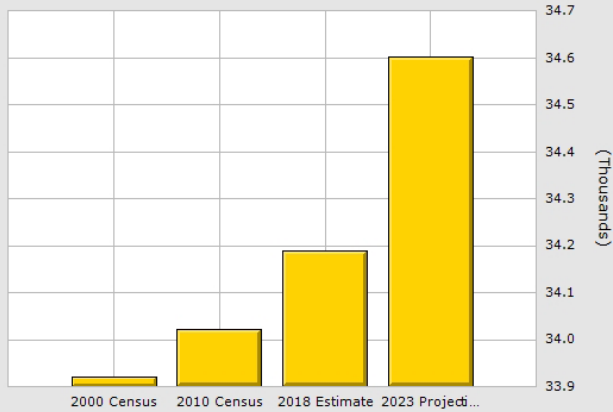
Area Amenities

- Main Corridor of Whittier Blvd
- Off Signalized Intersection
- Bordering City of Montebello
- Population: 1 Mile Radius 34,000
- Income: 1 Mile Radius \$44,000
- Recently Renovated

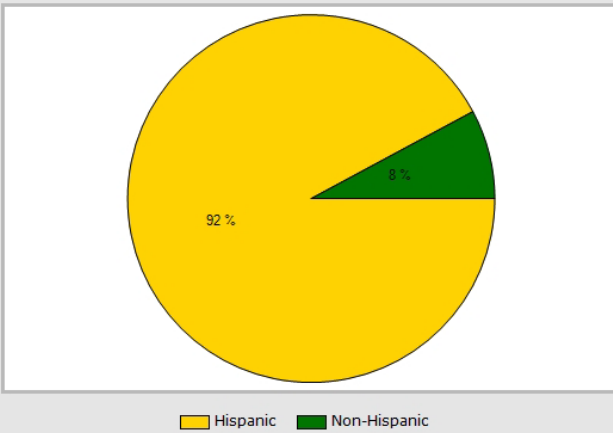
AERIAL

6525-6529 WHITTIER BLVD, EAST LOS ANGELES, CA 90022

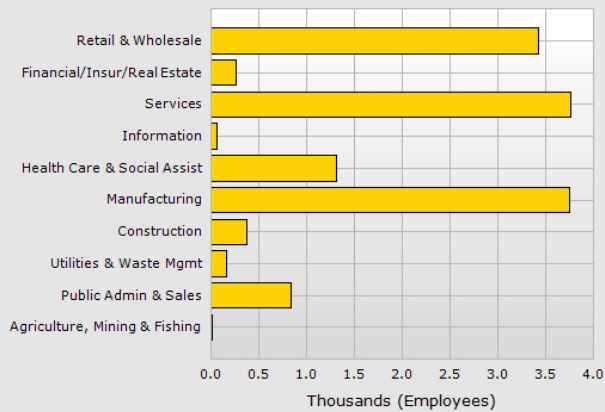




Population	1 Mile	2 Mile	3 Mile
2018 Total Population:	34,189	114,659	206,788
2023 Population:	34,601	116,286	209,600
Pop Growth 2018-2023:	1.21%	1.42%	1.36%
Average Age:	35.90	36.70	37.00
Households			
2018 Total Households:	9,592	32,742	58,508
HH Growth 2018-2023:	1.18%	1.42%	1.39%
Median Household Inc:	\$44,326	\$47,704	\$49,576
Avg Household Size:	3.50	3.50	3.50
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$385,493	\$439,017	\$458,194
Median Year Built:	1955	1957	1958



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