

NEWLY REMODELED BOYLE HEIGHTS RETAIL/OFFICE SPACE AVAILABLE

2551 Whittier Boulevard, Los Angeles, CA 90023



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Rare freestanding Boyle Heights commercial property - 1,250 RSF
- Newly remodeled, perfect for retail or medical
- Gated, secured parking lot in rear
- Outstanding visibility and signage sightlines

AREA AMENITIES

- Heavy vehicle traffic (\pm 33,000 VPD)
- Central location with immediate access to the 10, 60, 101, 5, and 710 Freeways, as well as major surface arterials and rapid bus lines
- Dense, infill population dynamics
- Path-of-progress location just east of the DTLA Arts District
- Directly adjacent to the \$600 million Sixth Street Viaduct project (estimated completion in 2023)



DEMOS	1 mile	3 mile	5 mile
Population	51,700	306,106	1,041,609
Daytime Pop.	11,976	266,777	550,385
Traffic Count	\pm 33,000 Cars Per Day		



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