



COMMERCIAL
REAL ESTATE
the sign of a profitable property



BOYLE HEIGHTS - OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

3000-3004 Whittier Blvd., Los Angeles, CA 90023



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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL & OFFICE SPACES
BOYLE HEIGHTS

EXCLUSIVELY LISTED BY

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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 foot-age 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

3000-3004 Whittier Blvd., Los Angeles, CA 90023







APPROX. 500-2,000 SF

RETAIL AND OFFICE SPACES AVAILABLE

- ✓ First class remodeled exterior
- ✓ Approx. 500 SF–3,125 SF 2nd floor office available
- ✓ Approx. 2,000 SF 1st floor office/retail available
- ✓ High visibility on a signalized intersection
- ✓ Rear access and dedicated parking in a private parking lot

AREA AMENITIES

- ✓ Boyle Heights prime intersection
- ✓ Densely populated area - over 1,000,000 people within a 5 mile radius
- ✓ 8 Schools within a quarter mile
- ✓ Close proximity to the I-10, I-5, 101, 710, and 60 Freeways
- ✓ Near downtown development and arts district

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	51,700	306,106	1,041,609
 Avg. HH Income	\$43,734	\$45,174	\$49,178
 Daytime Pop	11,976	266,777	550,385
 Traffic Count	± 33,000 CPD AT INTERSECTION		

RETAIL & OFFICE SPACES
BOYLE HEIGHTS

INTERIOR PHOTOS

3000-3004 Whittier Blvd., Los Angeles, CA 90023



SUITE 3002

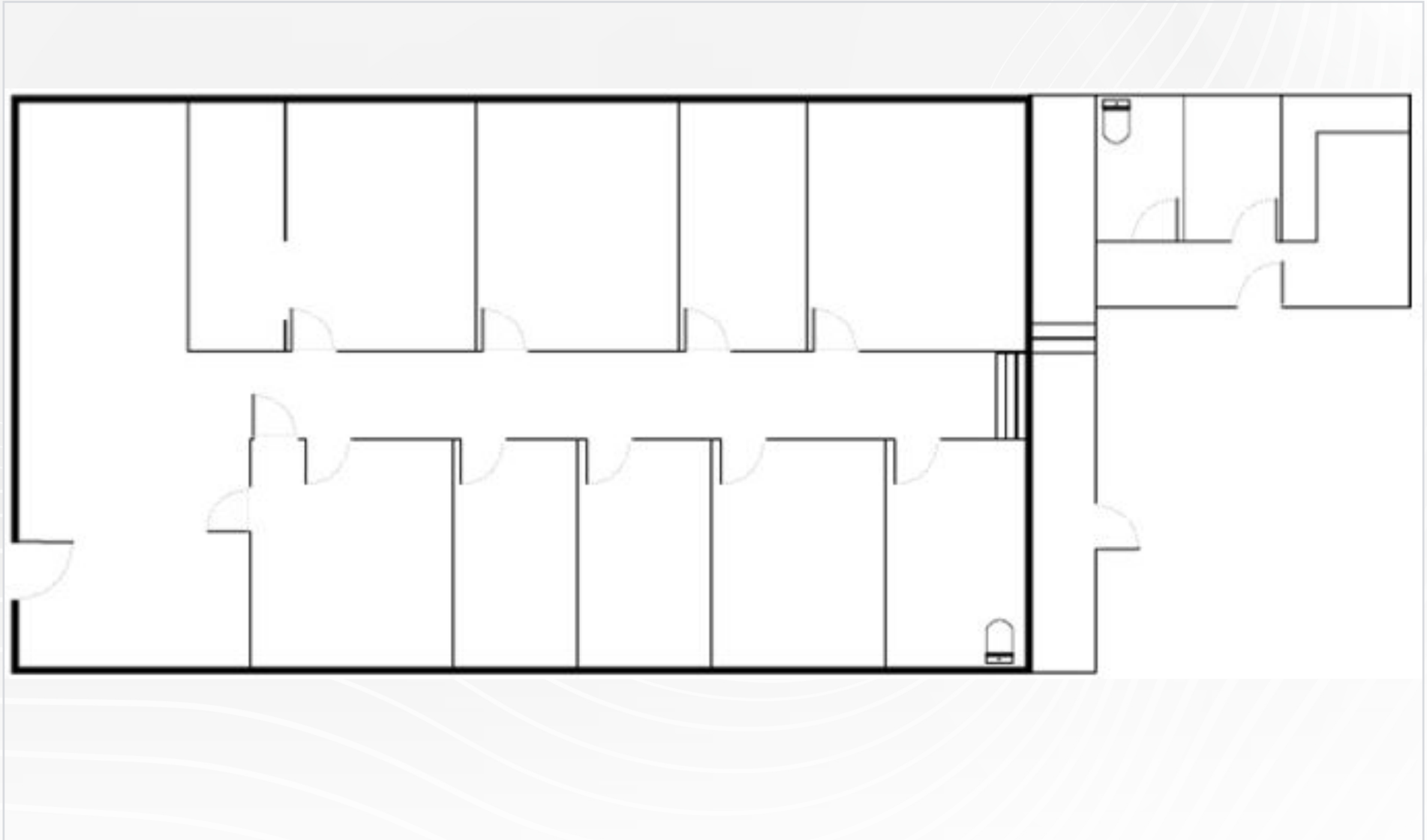


SUITE 3004

RETAIL & OFFICE SPACES
BOYLE HEIGHTS

FLOOR PLAN - FIRST FLOOR

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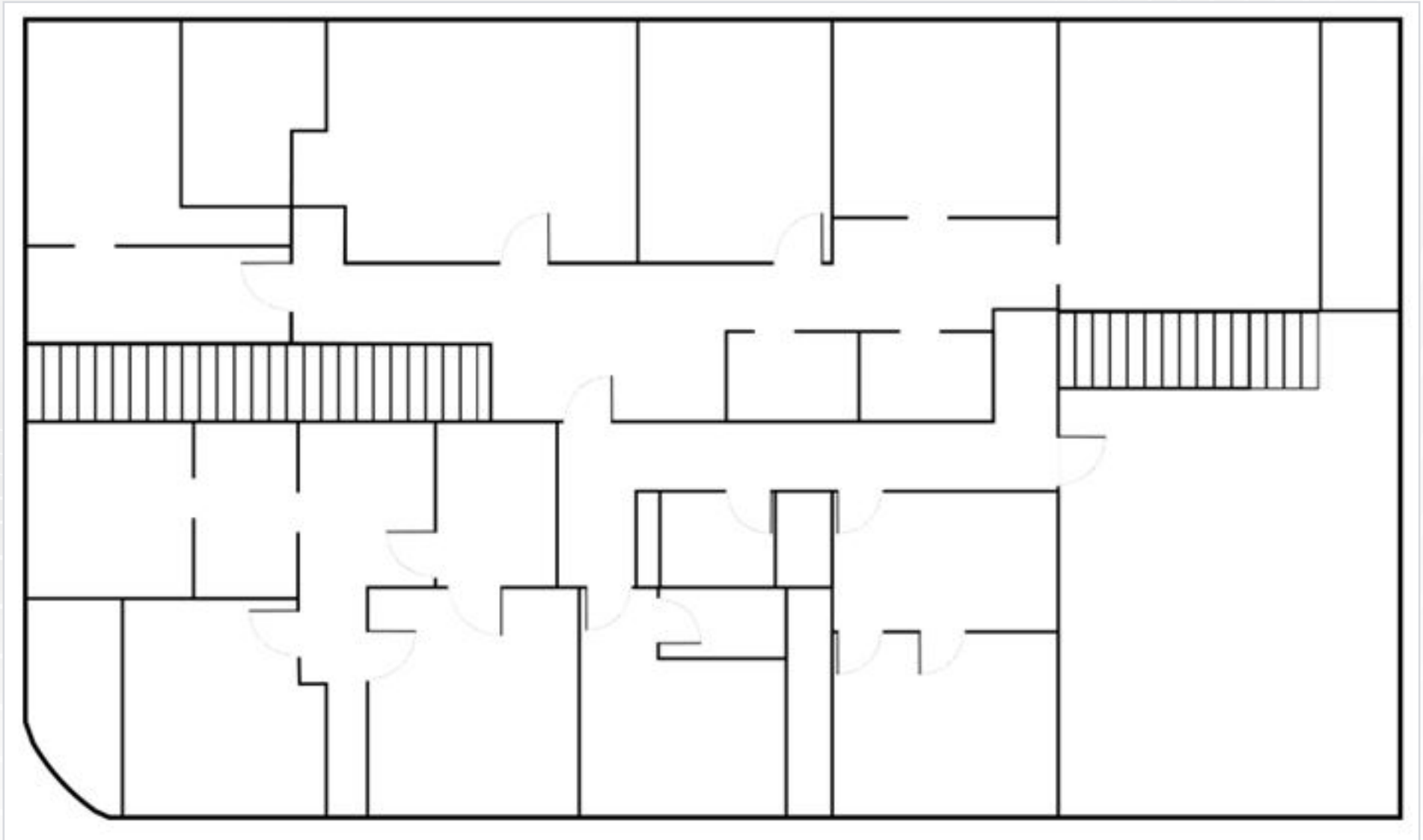


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

RETAIL & OFFICE SPACES
BOYLE HEIGHTS

FLOOR PLAN - SECOND FLOOR

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DOWNTOWN LOS ANGELES



AVAILABLE

SUPERIOR GROCERS.



FarmerBoys

ambiance *Apparel*

CHASE

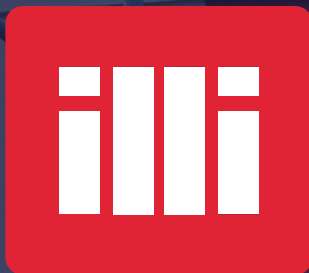
SUBWAY



&Smart &Final.



AERIAL MAP



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