RETAIL SPACE AVAILABLE FOR LEASE WHITTIER, CA

12560 WHITTIER BLVD.

SWC WASHINGTON BLVD. & WHITTIER BLVD.



AREA RETAILERS & COMPANIES:









Smart&Final









PROPERTY INFORMATION

SPACE AVAILABLE: 11,840 SF + DRIVE THRU TERM THROUGH: 01/31/2027

NEIGHBORING TENANTS: SHOE CITY, HOME DEPOT, SMART & FINAL XTRA, SUBWAY, POPEYE'S, STARBUCKS.

SIGNAGE AVAILABLE: PROMINENT POSITIONS ON PYLON(S) AND MONUMENT

ATTRIBUTES:

- **•LOCATED AT A BUSY SIGNALIZED** INTERSECTION
- **•DIRECTLY ACROSS FROM PIH HEALTH REGIONAL HOSPITAL**
- EXCELLENT VISIBILITY
- **•STRONG RETAIL TRADE AREA & HIGH DAYTIME POPULATION**

FOR MORE INFORMATION PLEASE CONTACT

Carol Springstead CA BRE #01082067 cspringstead@Springstead-associates.com Sarah Leung CA BRE #02067272

DEMOGRAPHICS (ESRI 2017)

POPULATION

1 Mile: 30.647 3 Mile: 166,416 5 Mile: 469,157

DAYTIME POPULTION

1 Mile: 21,253 3 Mile: 65,313 5 Mile: 162,678

ESTIMATED AVG. HH INCOME

1 Mile: \$64,067 3 Mile: \$82,707 5 Mile: \$84,908

ESTIMATED TRAFFIC COUNTS

28,000 CPD - WHITTIER BLVD. 22.291 CPD - WASHINGTON BLVD.

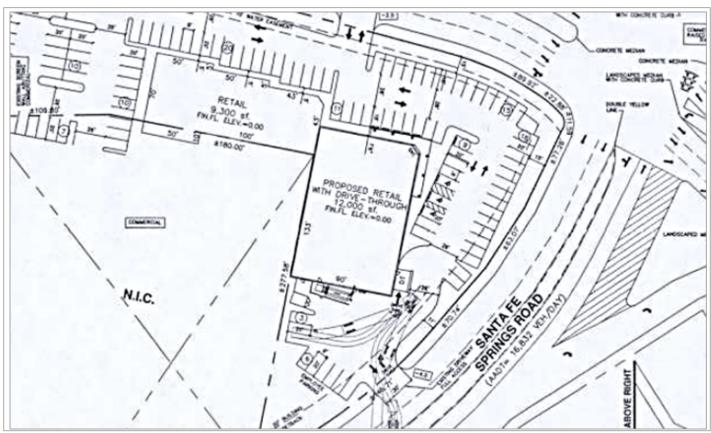
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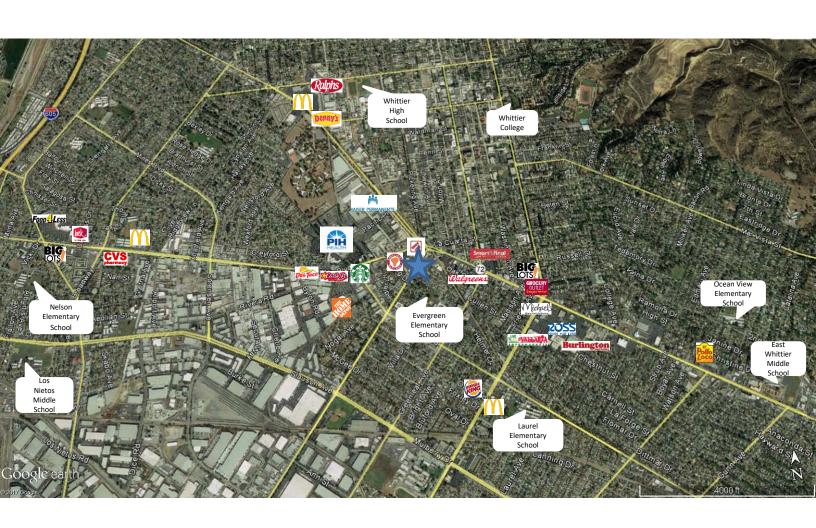
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