

**RETAIL SPACE
AVAILABLE
FOR LEASE
WHITTIER, CA**

12560 WHITTIER BLVD.
SWC WASHINGTON BLVD. & WHITTIER BLVD.



AREA RETAILERS & COMPANIES:



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

DEMOGRAPHICS (ESRI 2017)

POPULATION

1 Mile:	30,647
3 Mile:	166,416
5 Mile:	469,157

DAYTIME POPULATION

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.



FOR MORE INFORMATION PLEASE CONTACT

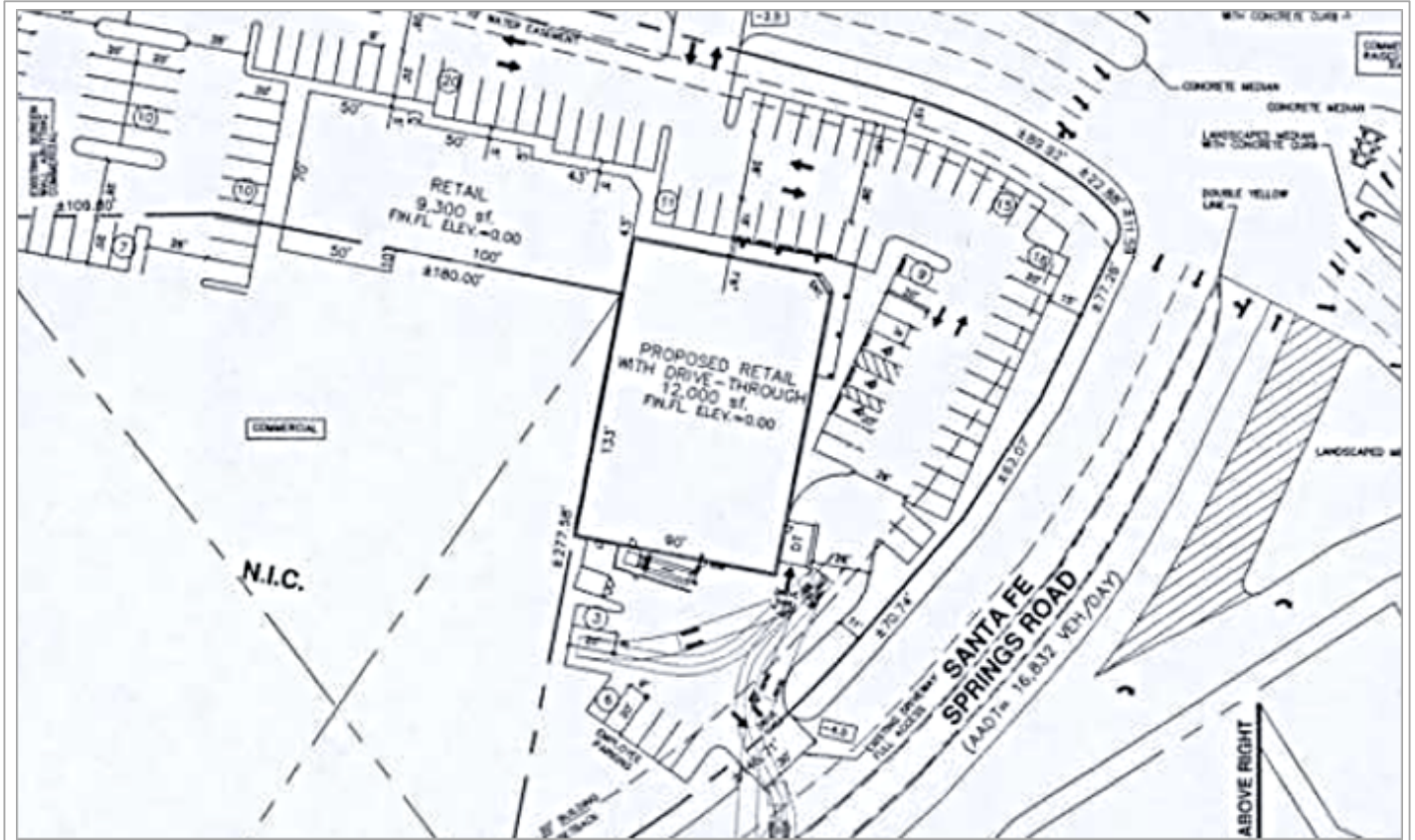
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SPRINGSTEAD & ASSOCIATES, INC.

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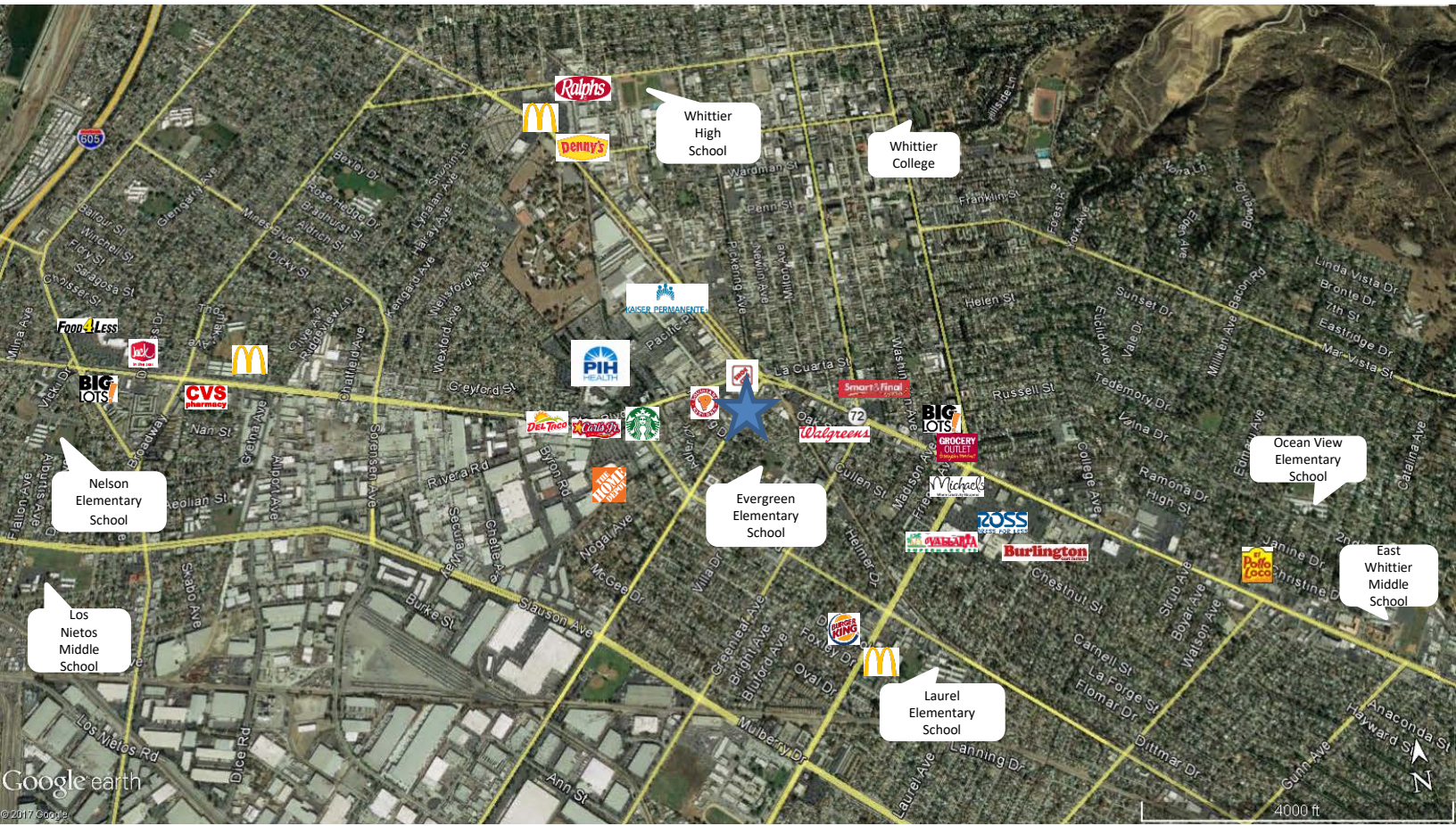
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