

DTLA

LOS
ANGELES

MONTEBELLO

MONTEREY
PARK

11403 Whittier Blvd
11416 Broadway Ave
Whittier, CA 90601

NORWALK BLVD

BROADWAY AVE

HADLEY ST

WHITTIER BLVD



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**EQUITY
UNION**
REAL ESTATE

THE OFFERING

Lee & Associates, as exclusive advisor, is pleased to present the opportunity to acquire 11403 Whittier Blvd and 11416 Broadway Ave, a ±20,000 SF corner urban infill development site in the heart of downtown Whittier.

A corner parcel situated on the highly sought after streets of Whittier Blvd and Broadway Ave. The site and location provide a range of development opportunities including commercial, retail, mixed use and residential.



11403 Whittier Blvd & 11416 Broadway Ave
Whittier, CA 90601

PROPERTY AND DEVELOPMENT SUMMARY

PURCHASE PRICE	\$1,690,000
ADDRESS	11403 Whittier Boulevard 11416 Broadway Avenue Whittier, CA 90601
APN	8140-001-030 8140-001-031
SITE AREA FRONTAGE:	Approx. 19,800 SF ±160' On Broadway Avenue 90' on Whittier Boulevard
ZONING WALK SCORE:	WHC2 82 - very Walkable



AREA OVERVIEW

The City of Whittier, CA, is most notable for its harmonious blend of small-town charm with commercial business, including various dining, shopping, entertainment and other establishments. It is a place where you have abundant opportunities right outside your front door, and easy access to anything and anywhere else you might need. While Whittier is an independent municipality, it is part of Los Angeles County. It's one of "Gateway Cities"—the cluster of cities between Los Angeles and Orange County. It is central to an extensive network of major freeways, including the San Gabriel River Freeway (I-605), the Golden State Freeway (I-5), Santa Monica Freeway (I-10), Century Freeway (I-105), Pomona Freeway (Highway 60) and the Orange Freeway (Highway 57). Conveniently located only a half-hour drive to Downtown Los Angeles, residents can still experience the benefits of being near a metropolitan area while enjoying the peaceful, small-town vibes of living in a suburb.

Whittier's strong sense of history and vision for the future has made it an up-scale and dynamic residential and business community. Through a balance of economic, social, political, cultural and recreational opportunities, the City Council has encouraged an atmosphere conducive to community spirit and active participation in the affairs and progress of the community. Such efforts have been made to ensure a visually pleasing environment in which the City's identity and character are preserved and enhanced.

The City has 19 parks, including the award-winning Greenway Trail, which in total offer more than 400 acres of playgrounds and recreation opportunities. Over 1,700 acres in the Whittier hills are preserved and offer biking and hiking trails with breathtaking views of downtown Los Angeles, Catalina Island, the Pacific Ocean and even the world-famous Hollywood Sign.



The community-oriented city is made up of several neighborhoods, all of which add their own unique flair to the region. Uptown Whittier, also known as the "heart of Whittier", is a charming historic shopping district that features an eclectic array of boutiques and specialty shops, a variety of dining opportunities that range from casual barbecue to fine dining, commercial office spaces and beautiful tree-lined, cobblestone sidewalks to suit the pedestrian lifestyle. Uptown, nestled against the Whittier hills, also serves as a scenic backdrop for special events such as antique fairs, vintage car shows and the annual Christmas Parade. On the east side, nestled against Whittier Hills, is Whittier College, surrounded by another historic district known as College Hills.

Overall, Whittier is known for its friendly neighborhoods, tree-lined streets, varied housing choices, reputable schools, and being a great place to raise a family. Whether you are a resident or visitor, Whittier has a variety of "hidden gems" that are worth exploring.

AERIALS



No warranty or representation is made to the accuracy of the foregoing information. All buyers to do their own due diligence and inspections.

13808 Whittier Land - Concept Drive Thru Version



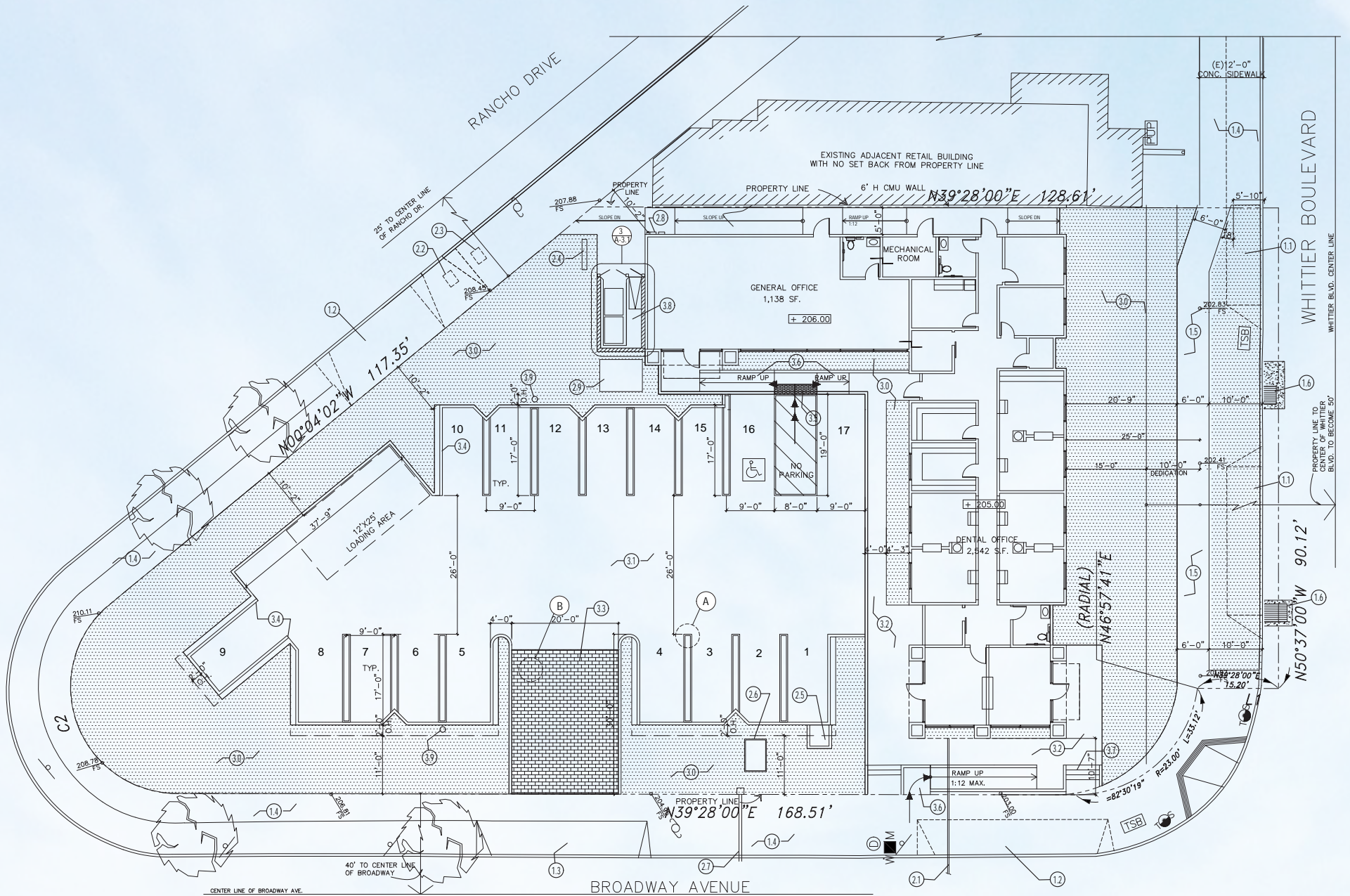
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13808 Whittier Land - Concept Townhome Version



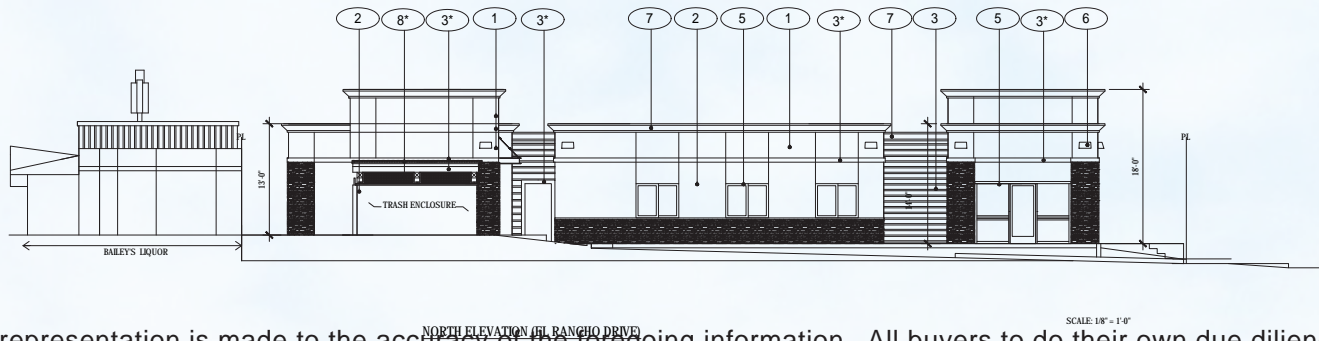
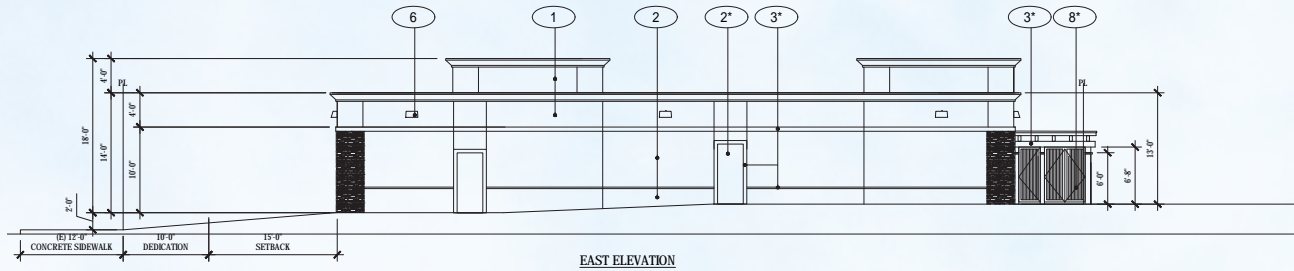
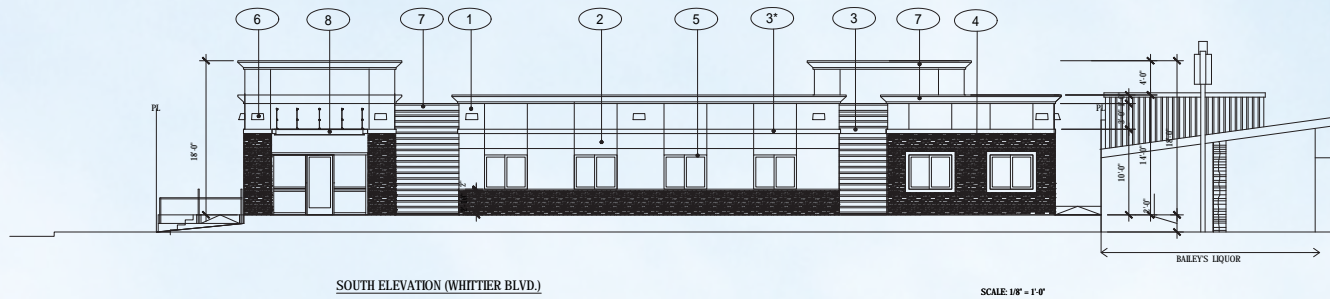
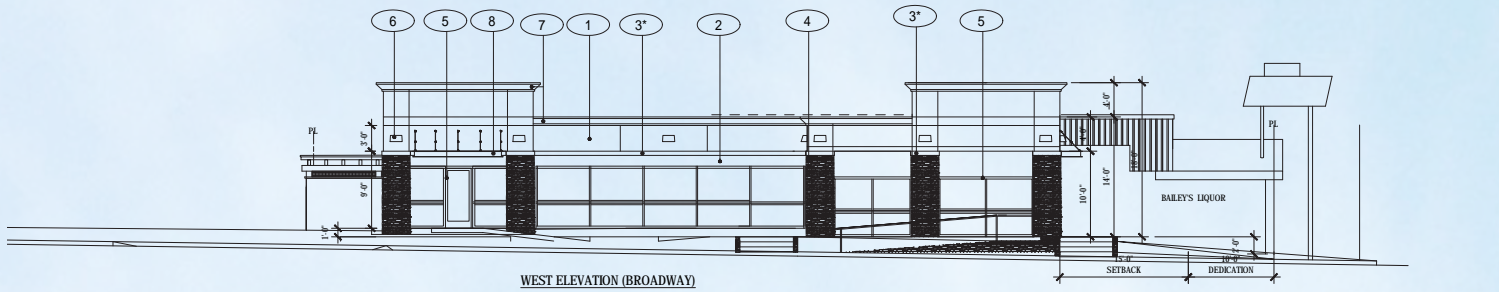
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Land - Concept Site Plan for Dental Office



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Land - Concept Elevation for Dental Office



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POPULATION 2021 Est.

1 Mile: 29,751
3 Miles: 164,804
5 Miles: 445,207

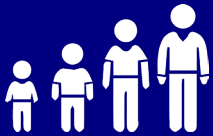


POPULATION 2026 Projection

1 Mile: 29,981
3 Miles: 165,964
5 Miles: 449,757

EDUCATION | BACHELOR'S DEGREE

1 Mile: 12.9%
3 Miles: 11.5%
5 Miles: 13.5%



MEDIAN AGE

1 Mile: 36.1
3 Miles: 36.2
5 Miles: 36.7



AVERAGE HOUSEHOLD INCOME

1 Mile: \$91,832
3 Miles: \$89,981
5 Miles: \$95,640

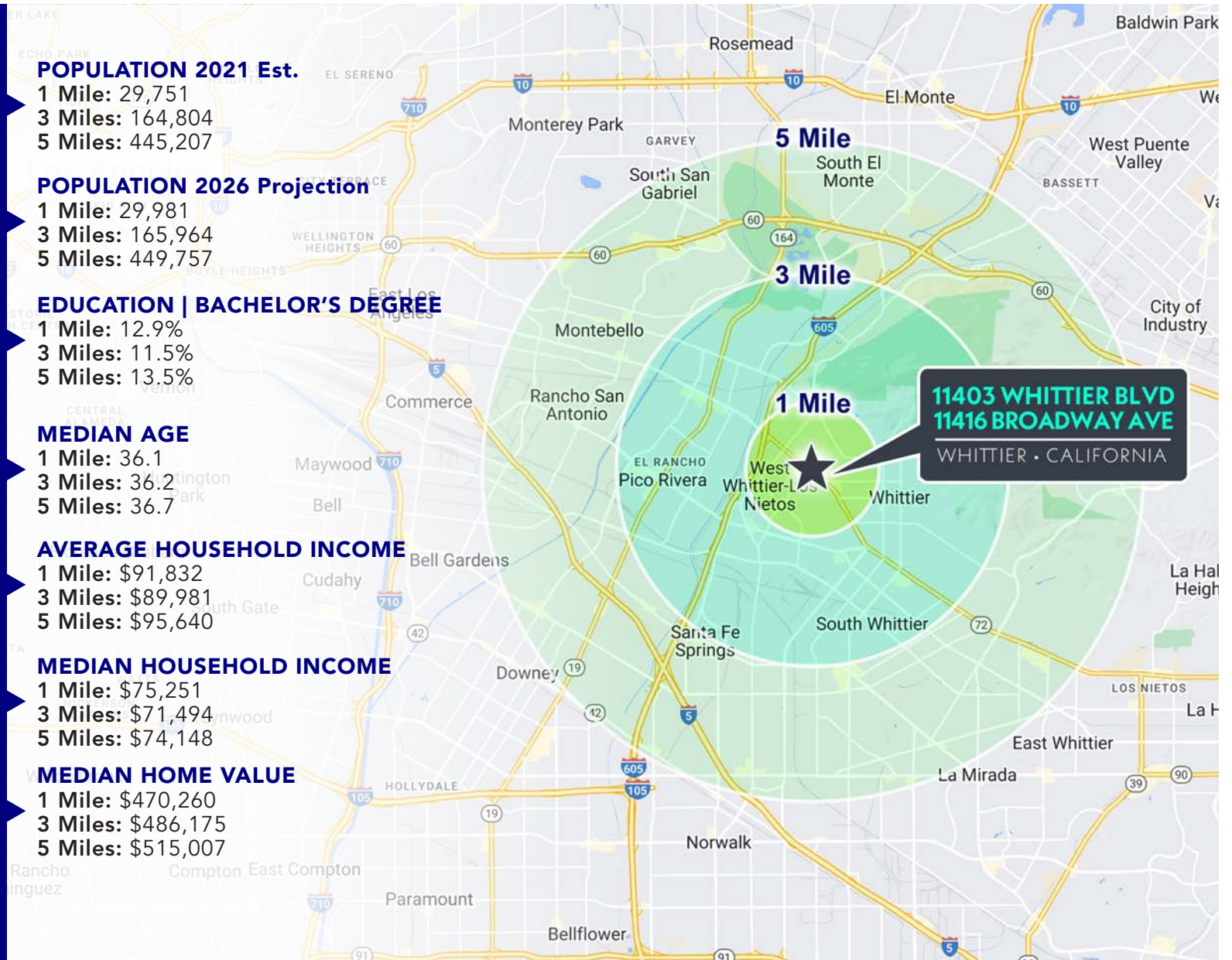
MEDIAN HOUSEHOLD INCOME

1 Mile: \$75,251
3 Miles: \$71,494
5 Miles: \$74,148



MEDIAN HOME VALUE

1 Mile: \$470,260
3 Miles: \$486,175
5 Miles: \$515,007



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ABOUT LEE & ASSOCIATES

Lee & Associates offers an array of real estate services tailored to meet the needs of the company's clients, including commercial real estate brokerage, integrated services, and construction services. Established in 1979, Lee & Associates is now an international firm with 70+ offices throughout the United States and Canada. Our 1,300 professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information. For the latest news from Lee & Associates, visit lee-associates.com or follow us on Facebook, LinkedIn, Twitter, and Link, our company blog.

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