

# Whittier, CA

## 37,558 SF Prime Retail Space for Sublease



**Friendly Hills Marketplace**  
15225 Whittier Blvd, Whittier, CA 90603

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## Project Highlights

- Freestanding building along major arterial
- Strong presence at intersection with numerous signage opportunities
- Co-tenancy with HomeGoods, Ulta, Sketchers, shops
- Located less than a 0.25 miles away from Whittwood Town Center

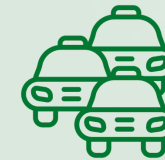
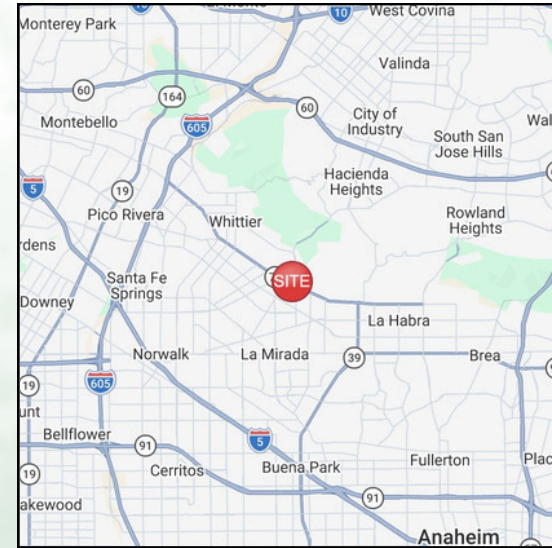


## Demographics

(2025 Estimates)	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population</b>	15,976	167,896	404,244
<b>Avg. HH Income</b>	\$158,255	\$137,949	\$137,681
<b>Daytime Population</b>	5,290	41,121	152,516



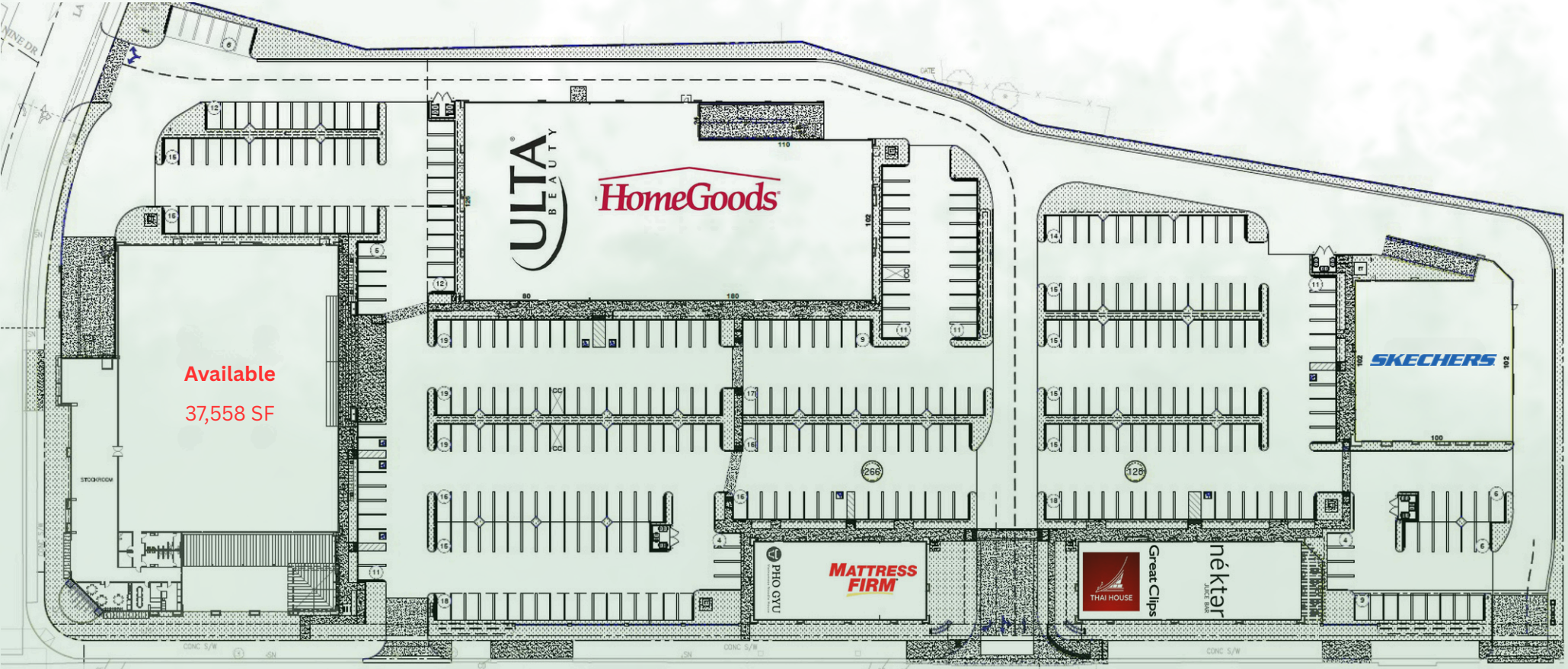
## Project Location



## Traffic Counts

- Whittier Blvd - 36,800 ADT
- La Serna Dr - 6,700 ADT
- Colima Rd - 33,500 ADT

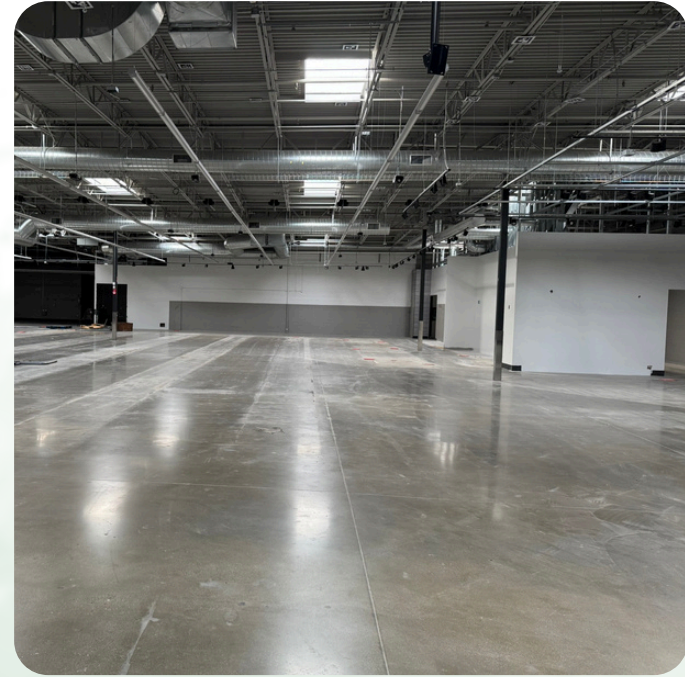
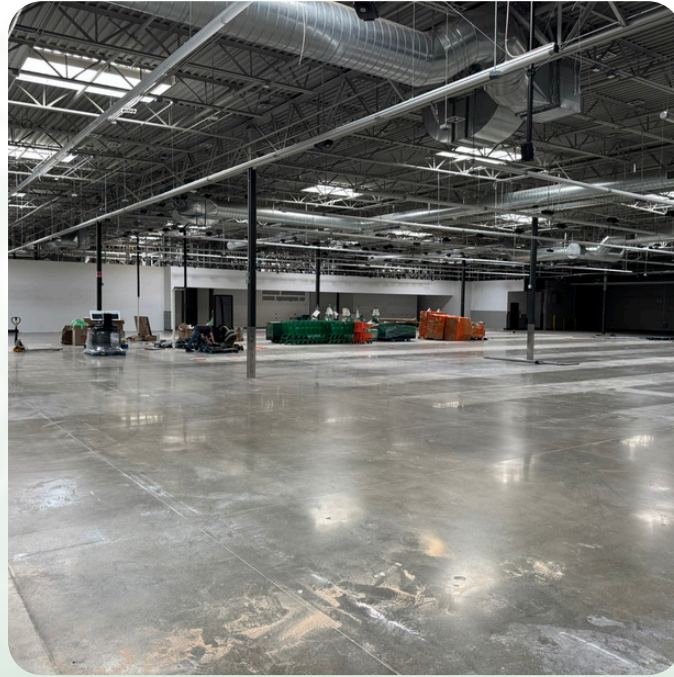
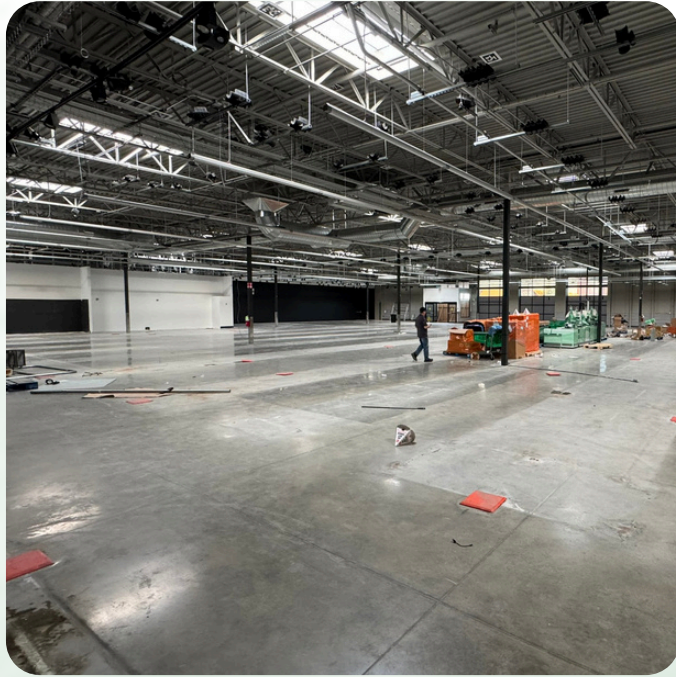
# Site Plan



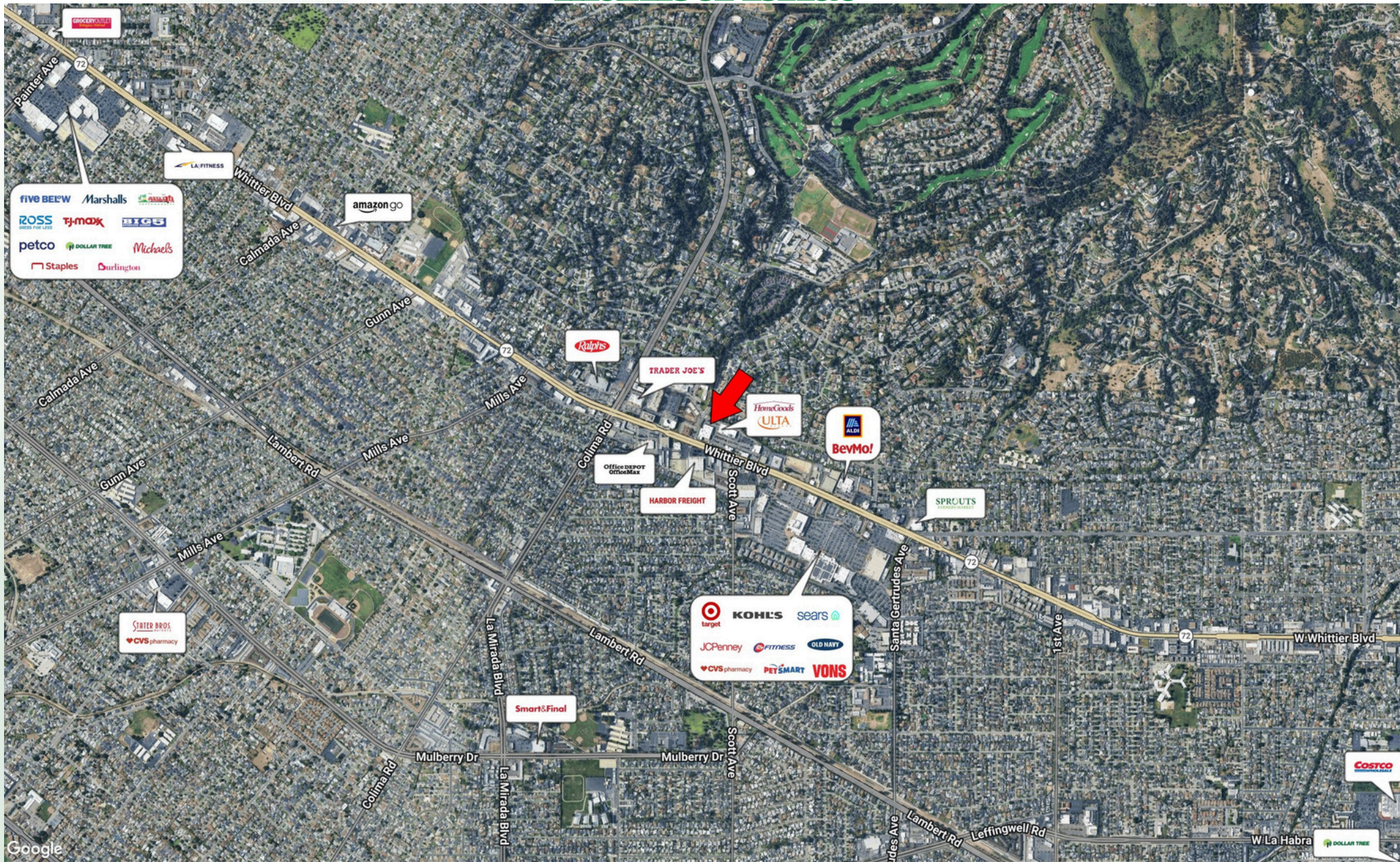
# Exterior Photos



# Interior Photos



# Market Aerial



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