



## 16336 Whittier Blvd

16336 Whittier Blvd, Whittier, CA 90603



**Roseann Oesterreich**

Coldwell Banker Envision

15025 Whittier Blvd, Suite A & B, Whittier, CA 90603

[roseann@isellcal.com](mailto:roseann@isellcal.com)

(562) 714-4121



# 16336 Whittier Blvd

\$2,687,000

First time on the market! This well maintained, attractive 5,428 sq. ft. two-story professional building, situated on a 12,876 sq. ft. lot, is fully occupied with long-term tenants, including an endodontic dental practice, mental health practices, and a general dental practice. Amenities include central air and heat, separate storage space, an elevator for client and patient convenience, and 26 parking spaces. The property is ideally located near Whittwood Towne Center,...

- Fully occupied two-story medical office building with long-term tenants.
- Prime Whittier location near Whittwood Towne Center, banks, and retail.
- Elevator access and 26 dedicated parking spaces for convenience.
- Central air and heating with separate storage areas for tenants.
- Strong investment opportunity with stable income stream.
- Easy access to major thoroughfares and public transportation.



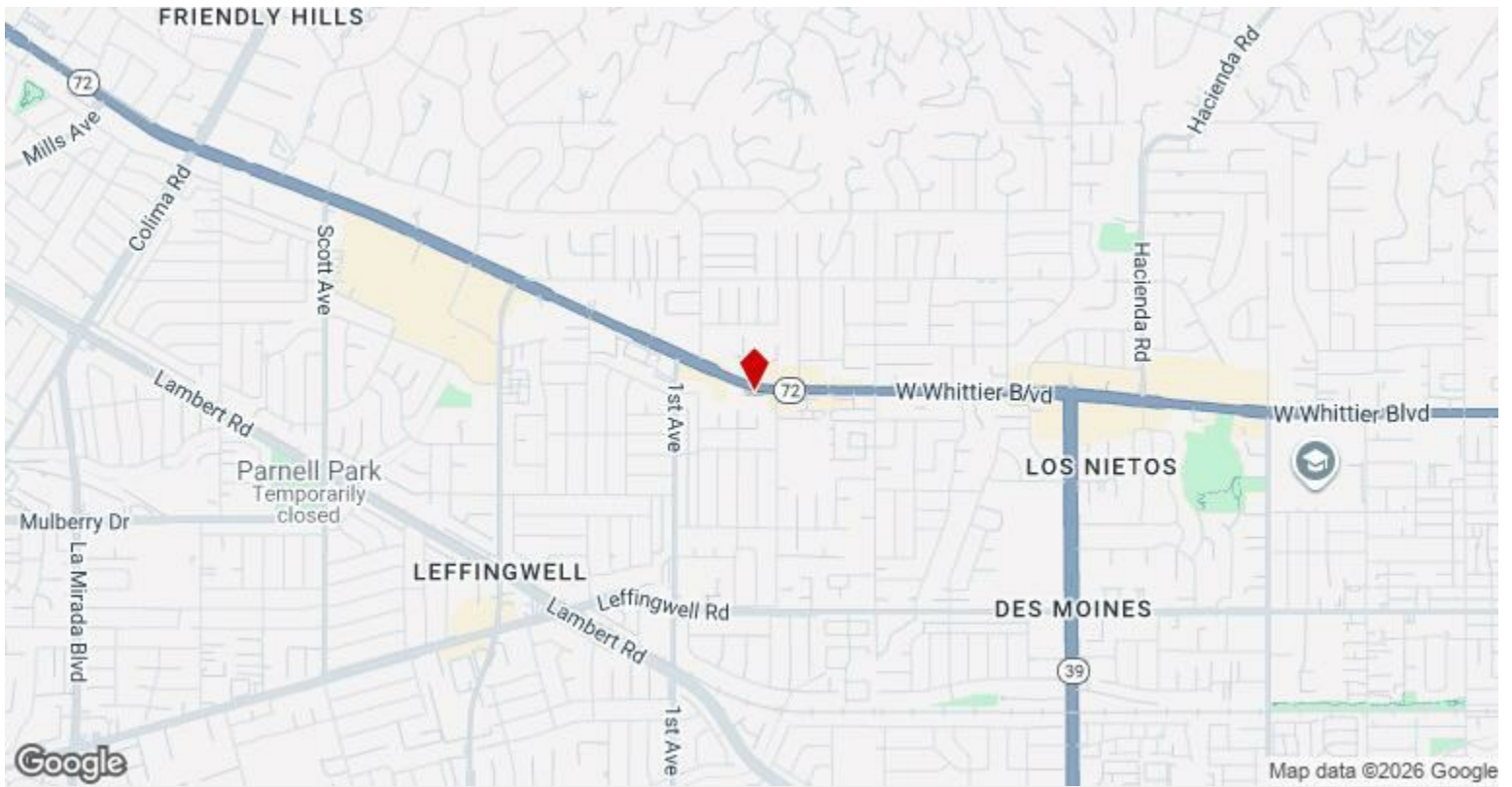
Price:	\$2,687,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment
Cap Rate:	3.11%
Lot Size:	0.26 AC
Gross Building Area:	5,428 SF
Rentable Building Area:	5,428 SF
No. Stories:	2
Year Built:	1988
Tenancy:	Multi
Parking Ratio:	4.79/1,000 SF
Zoning Description:	WHC2*
APN / Parcel ID:	8232-001-033

---

## Major Tenant Information

---

Tenant	SF Occupied	Lease Expired
Ann Bushyeager Mft	-	
Charles M. Holman, DDS	-	
Izadi & Szeto	-	
Jeffrey Kawilarang, DDS	-	
Jimmy Pham, DDS	-	
Kenya Hicklen, LMFT	-	
Megan Layton Martinez, LMFT	-	
Niccoli, Dominic	-	
Once A Party Time Celebrations	-	
Professional Dental Corp	-	



**16336 Whittier Blvd, Whittier, CA 90603**

# Property Photos



# Property Photos



# Property Photos



Building Photo



Interior Photo

# Property Photos



# Property Photos



Interior Photo

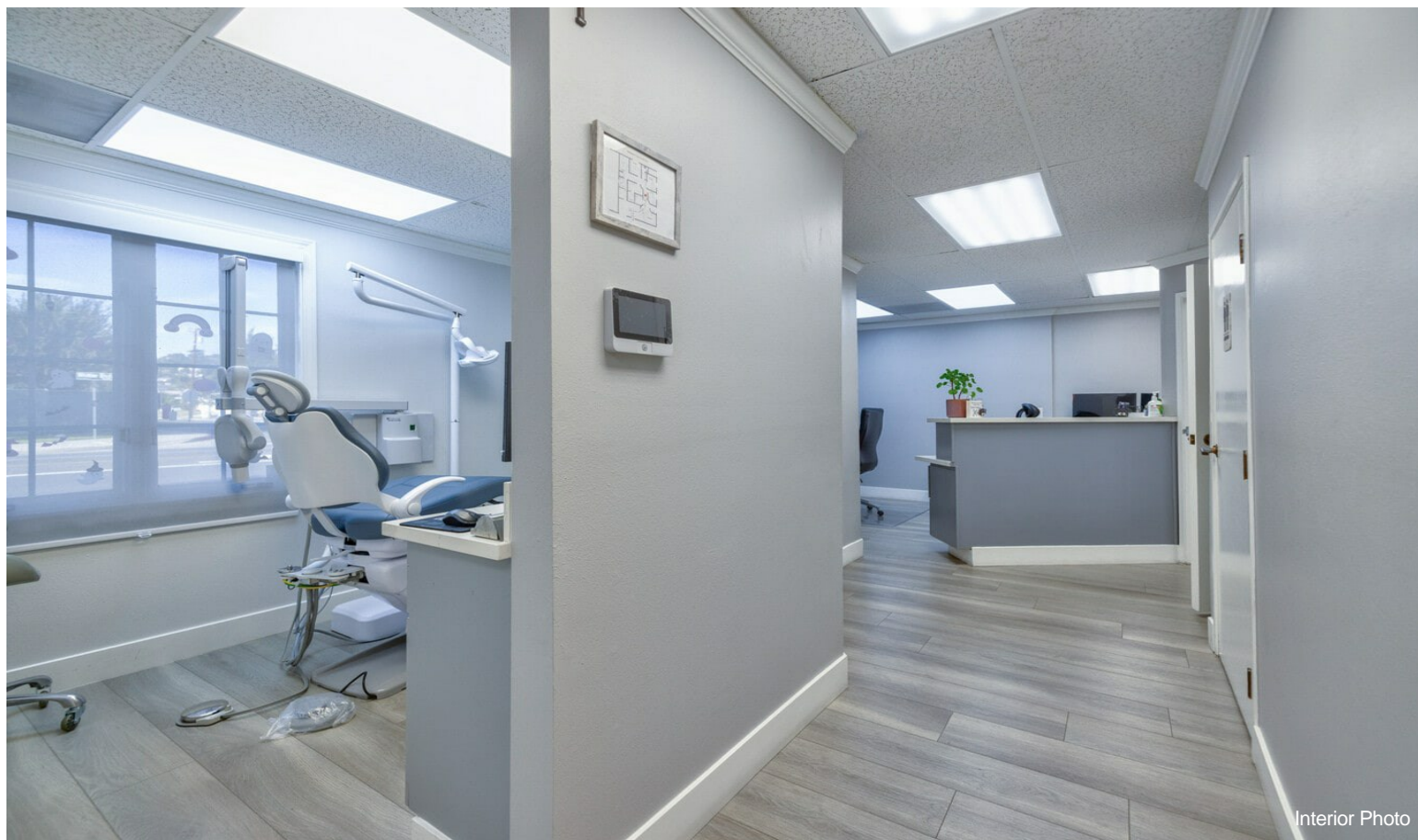


Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

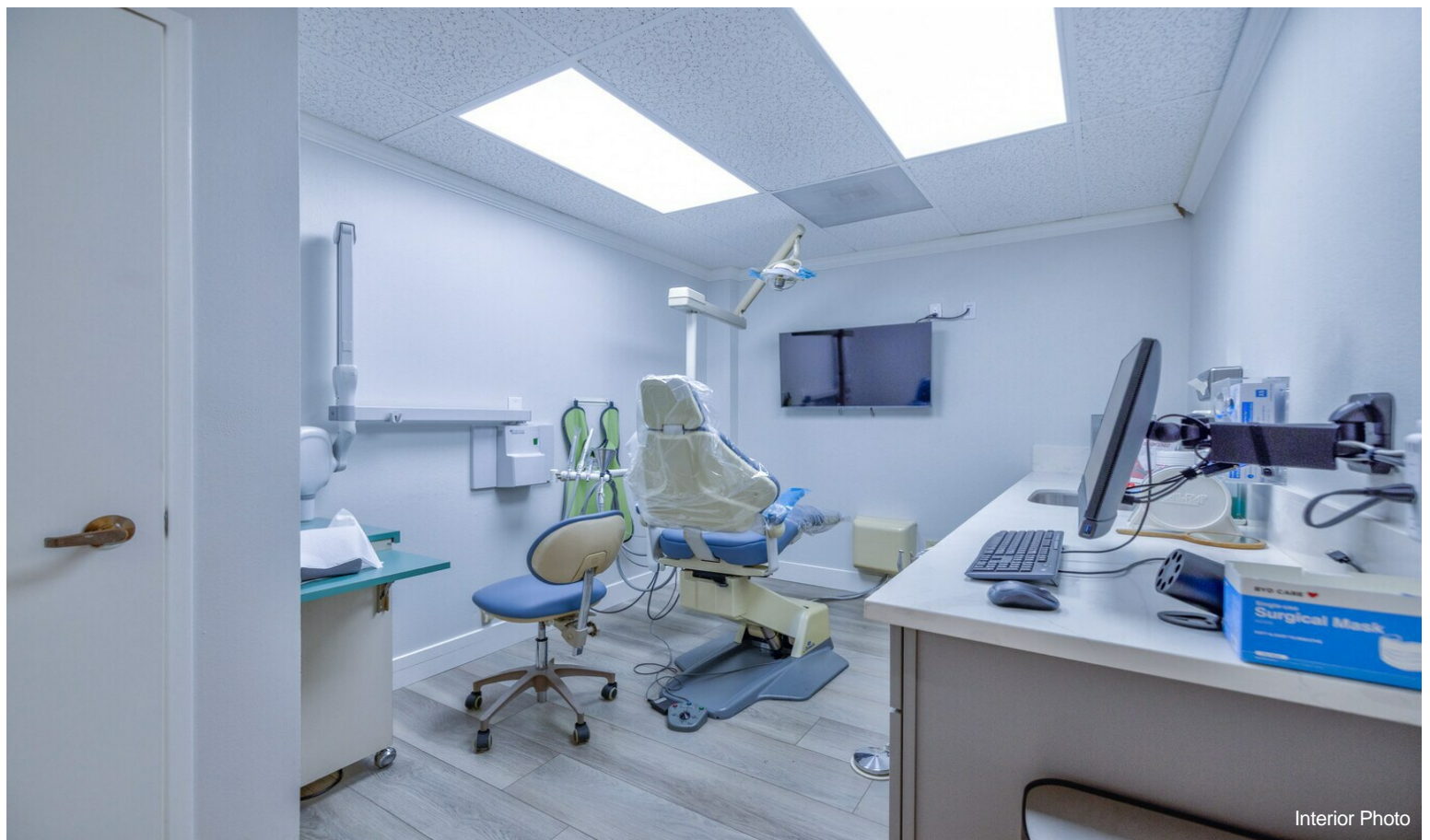
# Property Photos



# Property Photos



Interior Photo



Interior Photo

# Property Photos



# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo

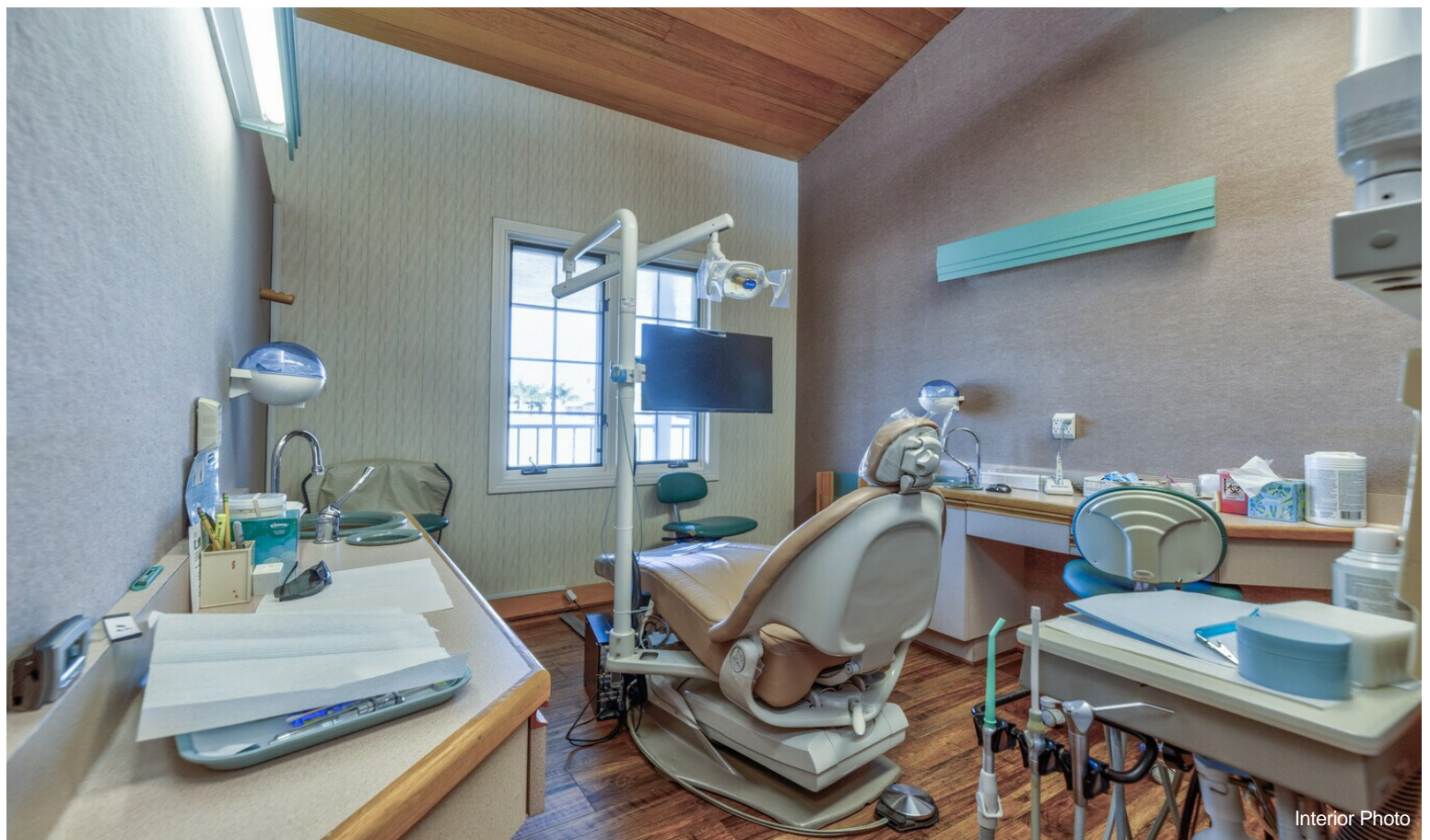


Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

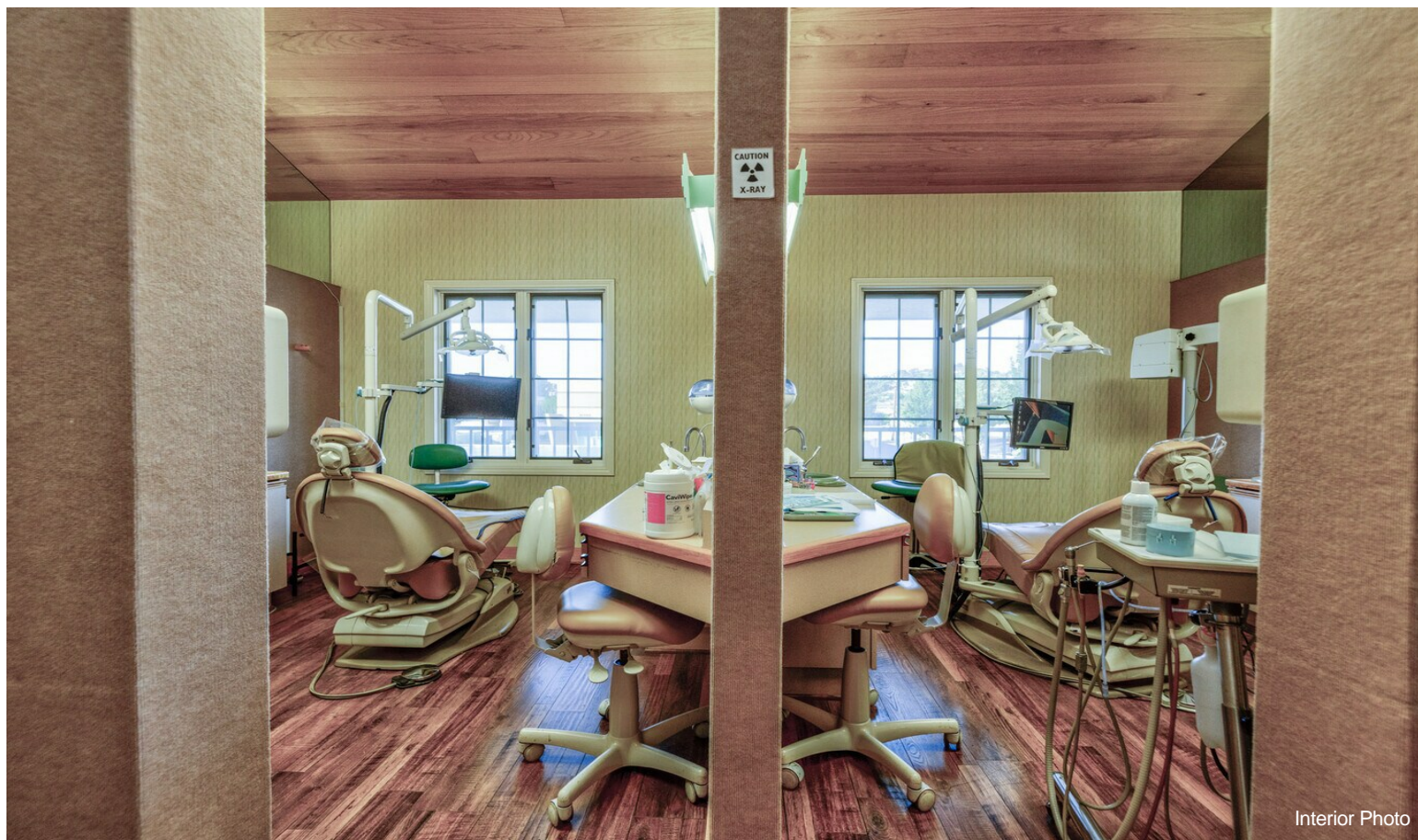
# Property Photos



# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo

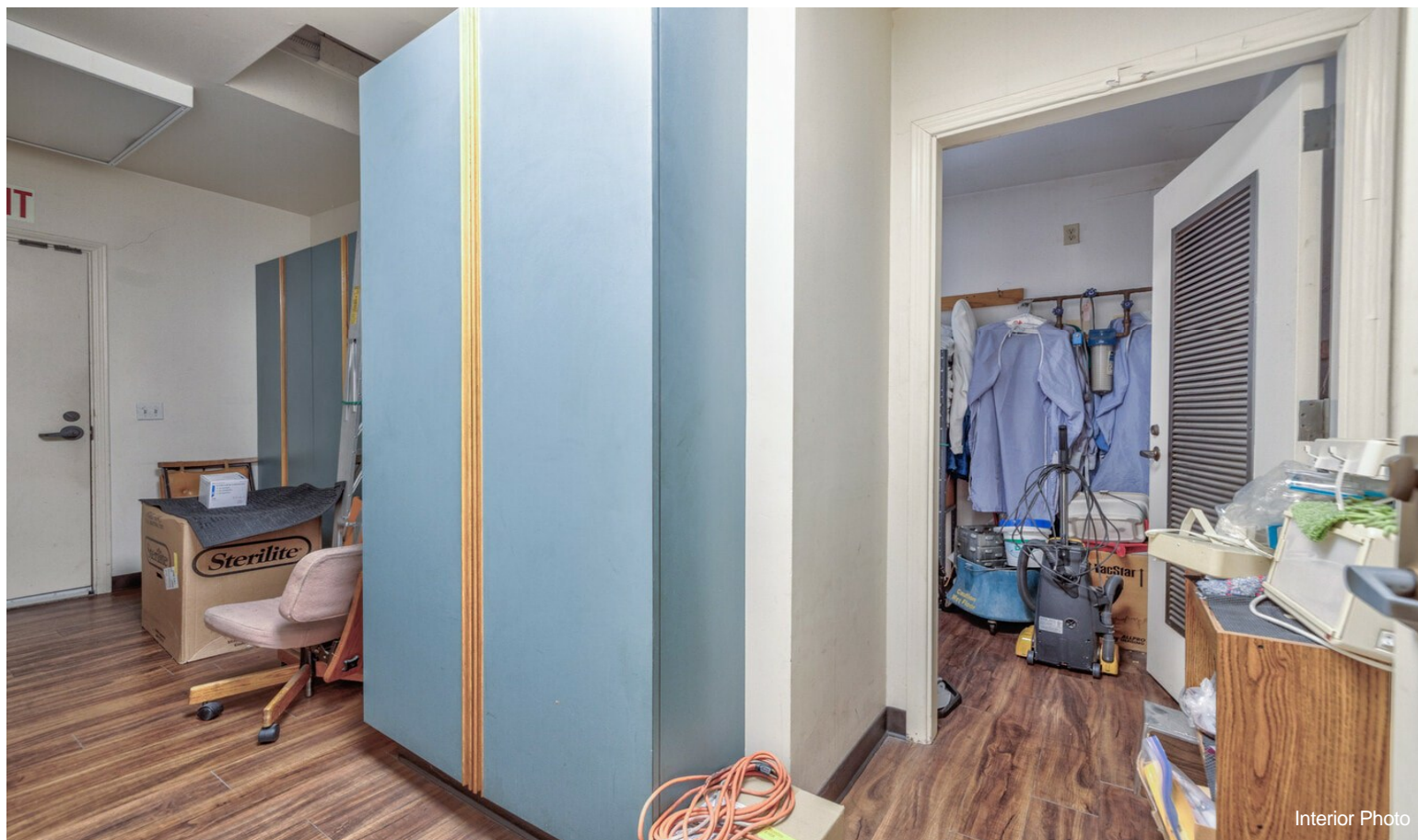


Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos

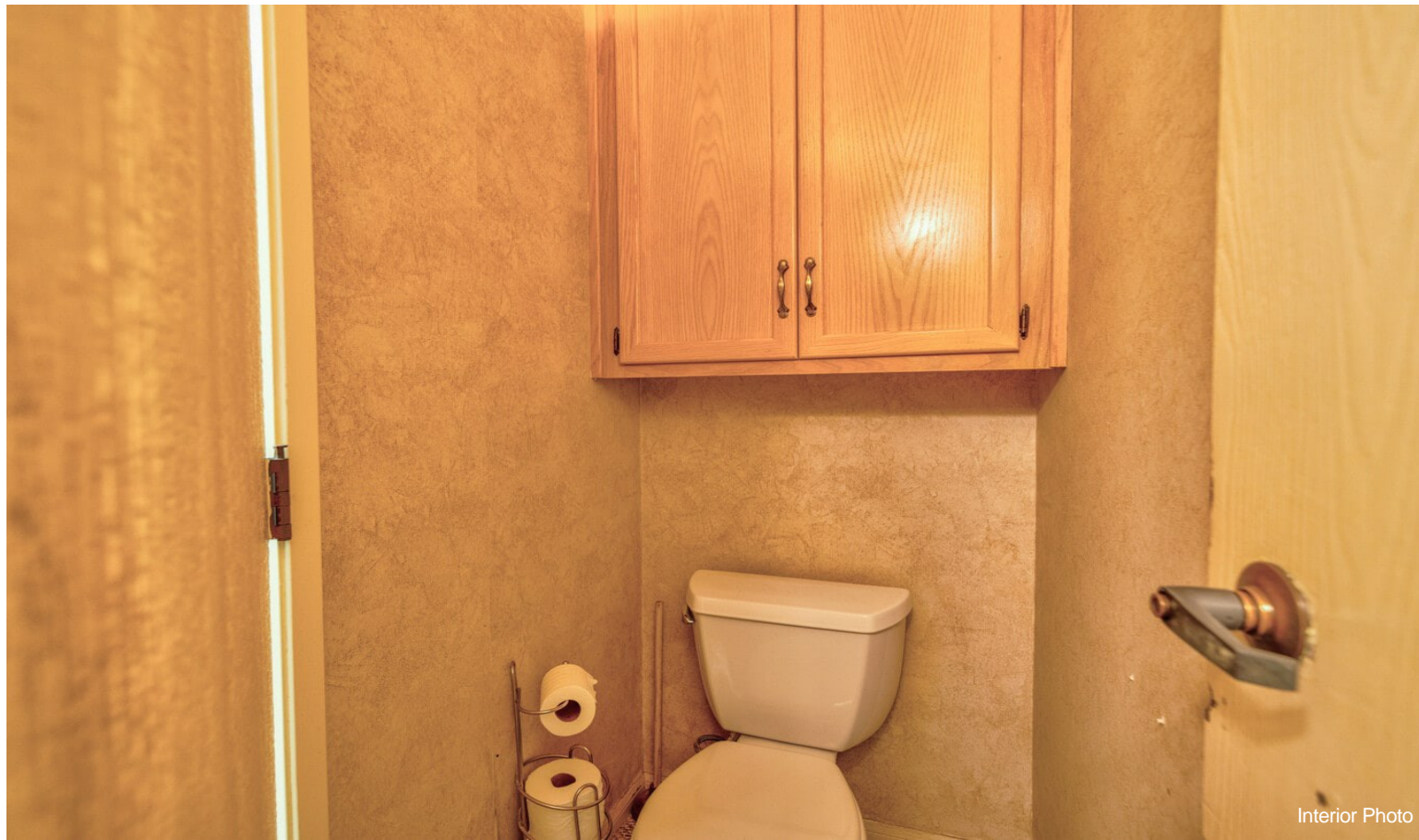


Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



# Property Photos



# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo