

Western Gateway · Uptown Whittier



12501 Philadelphia Street

A Three-Parcel Gateway Site at the Western Edge of Uptown Whittier

OFFERING

\$3,950,000

SITE

±0.57 Acres

BUILDING

±8,521 SF

PARCELS

3 Separate APNs

A three-parcel gateway site

Three separate parcels. One gateway site at the *western edge* of Uptown Whittier.

Powerhouse Commercial is pleased to present 12501 Philadelphia Street, a ±0.57-acre gateway opportunity assembled across three separate parcels at the western edge of Uptown Whittier — under the C-2-HO General Commercial with Housing Overlay zone.

The site is improved with an ±8,521 SF multi-tenant office building generating in-place income that supports holding costs while a buyer pursues entitlement. The defining value lies beneath the improvements: a development-ready footprint zoned for vertical mixed-use of up to ~20 units with ground-floor retail under existing density bonus pathways.

The City of Whittier has demonstrated its appetite for new corridor density, having approved the 24-townhome Comstock Place project just one block east in February 2025. The City's Envision Whittier 2040 General Plan, adopted in 2021, calls for higher-density mixed-use along this corridor — with implementing zoning amendments currently in process.

The site offers 4.69 parking stalls per 1,000 SF — a rare attribute in Uptown Whittier — and sits across Comstock Avenue from the City's 351-space Uptown Parking Structure, providing material parking-reduction leverage for the development phase.

LIST PRICE

\$3.95M

\$463 per SF of building ·
\$159 per SF of land

ZONING

C-2-HO

General Commercial with
Housing Overlay

WALK SCORE

94

"Walker's Paradise" — top
decile

PARKING RATIO

4.69

Stalls per 1,000 SF — rare for
corridor

INVESTMENT THESIS

Acquire a contiguous C-2-HO gateway site at the western edge of Uptown Whittier. The zone permits vertical mixed-use development with ground-floor retail and residential above, supported by State Density Bonus Law and the by-right pathways of AB 2011 and AB 1287. Carry the asset on in-place income while the City's Envision 2040 implementing amendments evolve the corridor's zoning framework around it.

ii.

PROPERTY OVERVIEW

The Asset

Three separate parcels under common ownership

SITE & IMPROVEMENTS

ADDRESS	12501 Philadelphia St , Whittier, CA 90601
LAND AREA	±24,829 SF · ±0.57 Acres
BUILDING AREA	±8,521 SF · Two-story + single-story
YEAR BUILT	1959 · Renovated 1971
BUILDING CLASS	Class C — Multi-Tenant Executive Suites
PARKING	40 surface stalls · 4.69 / 1,000 SF
FRONTAGE	Philadelphia Street & Comstock Avenue corner
TENANCY	±30 active executive suite tenants

ZONING & ENTITLEMENT

ZONING	C-2-HO · General Commercial with Housing Overlay
PERMITTED USE	Vertical mixed-use · Residential over commercial
MAX DENSITY	25 du/ac · Mixed-use only
FAR & HEIGHT	0.75 FAR · 40 ft max height
DENSITY PATHWAYS	State Density Bonus · AB 2011 · AB 1287
POLICY CONTEXT	Envision Whittier 2040 implementing zoning amendments in process

THREE SEPARATE PARCELS ·
COMMON OWNERSHIP

APN 8139-010-016

APN 8139-010-027

APN 8139-010-031

AGGREGATED SITE

±24,829 SF

Whittier Business Center LLC · sold as a package

BUILDING SYSTEMS

HVAC	8 rooftop units · under 5 years old
ELECTRICAL	400-amp 3-phase service to main building
STORIES	Two-story main + single-story annex
CONSTRUCTION	Wood frame · stucco exterior

\$463 / SF

Offering price per square foot of building area

\$159 / SF

Offering price per square foot of land area

~20 Units

Vertical mixed-use ceiling with retail under density bonus

Uptown Whittier

Gateway to a corridor in active redevelopment

THE CORRIDOR

A 94 Walk Score district where the City has actively approved new mid-density product.

94 WALK SCORE

351 PUBLIC STALLS ACROSS STREET

The Setting

Uptown Whittier is the historic civic and commercial core of the City of Whittier — a Greater Los Angeles submarket of approximately 87,000 residents in the southeastern San Gabriel Valley. The corridor, anchored by Greenleaf Avenue, has been a focused redevelopment district since the 2008 adoption of the Uptown Specific Plan.

The Position

The subject sits at the western gateway to Uptown — at the corner of Philadelphia Street and Comstock Avenue, one block from the Greenleaf Avenue retail spine and directly across Comstock from the City's 351-space Uptown Parking Structure. A material structural advantage for any future residential or mixed-use program seeking shared parking arrangements.

The City's Appetite

Whittier has demonstrated active appetite for new corridor density. The 24-townhome Comstock Place project was approved one block east in February 2025. Whittier's Envision 2040 General Plan (adopted October 2021) calls for higher-density mixed-use along this corridor, with implementing zoning amendments currently in process.

CITY'S APPETITE · DIRECT PRECEDENT

Comstock Place 24 townhomes approved Feb 2025 · 29.27 du/ac · one block east	1 Block
Mosaic Gardens at Whittier 21 affordable units · 45 du/ac · LINC Housing · across street	Across St.

CIVIC & RETAIL ANCHORS

Uptown Parking Structure 351 public stalls	Across St.
Greenleaf Avenue Retail Restaurants · cafes · boutique retail spine	1 Block
Whittier Central Park Civic green and event venue	2 Blocks
Whittier City Hall Municipal services · Planning Department	3 Blocks

EDUCATION & EMPLOYMENT

Whittier College ±1,700 students	0.6 mi
PIH Health Whittier Hospital Major regional employer	1.1 mi
I-605 Freeway Access North-south arterial connection	2.4 mi
Downtown Los Angeles Via 605/5 freeway	14 mi

DEMOGRAPHICS · 1-MILE RADIUS

Population 2025 estimate	±32,800
Median HH Income 2025 estimate	±\$89,400
Owner-Occupied Housing tenure	±54%

In-Place Income

Trailing 2025 actuals · verified against seller rent rolls

2025 ANNUAL OPERATING STATEMENT

LINE ITEM	AMOUNT
Scheduled Gross Rental Income (GSR)	\$301,507
Less: Vacancy & Collection Loss	(\$42,051)
Effective Gross Income (EGI)	\$259,456

86.1% collection rate on actual rent rolls

Operating Expenses (excl. debt service)	(\$43,586)
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14.5% of GSR · industry-standard exclusion of mortgage

NET OPERATING INCOME —
Actual **\$215,870**

NET OPERATING INCOME —
Scheduled **\$257,921**

Scheduled NOI assumes 100% collection of GSR; reconciles to seller pro forma

CAP @ LIST · ACTUAL NOI

5.47%

2025 actual NOI of \$215,870 against \$3,950,000 list price

CAP @ LIST · SCHEDULED NOI

6.53%

Indicative cap if collection stabilizes to 100% on existing rent roll

2025 MONTHLY DETAIL

MONTH	SCHEDULED	COLLECTED	COLL %	OPEX	NET
Jan 2025	\$24,887	\$21,937	88.2%	\$2,570	\$19,367
Feb 2025	\$25,037	\$23,812	95.1%	\$2,339	\$21,473
Mar 2025	\$25,687	\$20,012	77.9%	\$2,575	\$17,437
Apr 2025	\$25,687	\$20,362	79.3%	\$3,841	\$16,521
May 2025	\$26,087	\$21,262	81.5%	\$3,302	\$17,960
Jun 2025	\$26,312	\$22,012	83.7%	\$2,141	\$19,871
Jul 2025	\$25,712	\$21,762	84.6%	\$3,090	\$18,672
Aug 2025	\$25,412	\$21,500	84.6%	\$3,653	\$17,847
Sep 2025	\$25,015	\$22,366	89.4%	\$4,235	\$18,131
Oct 2025	\$24,390	\$20,790	85.2%	\$7,118	\$13,672
Nov 2025	\$25,290	\$21,650	85.6%	\$5,813	\$15,837
Dec 2025	\$21,991	\$21,991	100.0%	\$2,908	\$19,083
2025 Total	\$301,507	\$259,456	86.1%	\$43,586	\$215,870

Forward Pro Forma

Three scenarios · annualized from 2026 YTD run-rate

LINE ITEM	2025 ACTUAL	STABILIZED (90% COLL.)	OPTIMISTIC (100% COLL.)
Scheduled Gross Rental Income	\$301,507	\$310,027	\$310,027
Less: Vacancy & Collection Loss	(\$42,051)	(\$31,003)	—
Effective Gross Income	\$259,456	\$279,024	\$310,027
Operating Expenses	(\$43,586)	(\$60,245)	(\$60,245)
OpEx Ratio (% of EGI)	16.8%	21.6%	19.4%
NET OPERATING INCOME	\$215,870	\$218,779	\$249,782
Cap Rate @ \$3,950,000 List	5.47%	5.54%	6.32%

VALUE SENSITIVITY · IMPLIED PRICE AT VARIOUS CAP RATES

CAP RATE	2025 ACTUAL NOI	STABILIZED NOI	OPTIMISTIC NOI
5.00%	\$4,317,400	\$4,375,580	\$4,995,640
5.50%	\$3,924,909	\$3,977,800	\$4,541,491
List @ \$3,950,000	5.47% cap	5.54% cap	6.32% cap
6.00%	\$3,597,833	\$3,646,317	\$4,163,033
6.50%	\$3,321,077	\$3,365,831	\$3,842,800
7.00%	\$3,083,857	\$3,125,414	\$3,568,314

Stabilized scenario applies a 10% vacancy and collection loss to the 2026 YTD annualized GSR — a defensible underwriting assumption for an executive suite tenant base. Operating expenses annualized from 2026 YTD reflect the recent mortgage step-up and modest opex creep; both are excluded from the NOI calculation (debt service held below the line). The 2025 actual column reflects 12 full months of seller-provided rent rolls.

A Framework, Not a Forecast

Inputs for buyer underwriting · construction and exit assumptions buyer-determined

The following framework provides the structural inputs a buyer needs to underwrite a redevelopment scenario at 12501 Philadelphia. We have intentionally omitted construction cost estimates, lease-up assumptions, and exit cap projections.

These variables move materially across product type (Type V vs. Type III), construction method (podium vs. surface), labor framework (prevailing wage vs. open shop), and entitlement pathway selected. Sponsor-provided proformas in those areas tend to be defensive line items at LOI; we offer the inputs instead and invite buyers to apply their own underwriting standards.

INDICATIVE DENSITY SCENARIOS · C-2-HO HOUSING OVERLAY

PATHWAY	DENSITY	UNITS	NOTES
C-2-HO Base	25 du/ac	~14 units	Mixed-use only · 0.75 FAR · 40 ft height
+ State Density Bonus	up to 50% bonus	~20 units	Mixed-use with ground-floor retail; requires VLI / LI set-aside
+ AB 2011 Streamlining	by-right ministerial	subject to ROW	Requires Philadelphia St ROW ≥70 ft — pending verification
+ AB 1287	additional bonus	buyer determined	Stacks with State Density Bonus for additional affordable units

LAND BASIS · AT 14 UNITS

\$282,143

\$3.95M ÷ 14 units (by-right C-2-HO base)

LAND BASIS · AT 20 UNITS

\$197,500

\$3.95M ÷ 20 units (density bonus pathway)

LAND BASIS · PER BUILDABLE SF

\$159

\$3.95M ÷ 24,829 SF aggregated site

CORRIDOR REFERENCE POINTS · RECENT APPROVALS

PROJECT	UNITS / DENSITY	DISTANCE	STATUS
Comstock Place <i>For-sale townhome project · KTGy-designed</i>	24 units · 29.3 du/ac	1 block east	Feb 2025
Mosaic Gardens at Whittier <i>Affordable LIHTC project · LINC Housing</i>	21 units · 45 du/ac	Across street	Stabilized
Olson Homes Whittier Project <i>Townhome product approved · per Urbanize LA</i>	Subject to verification	SE submarket	Approved

BUYER-DETERMINED INPUTS: Construction costs (hard + soft), lease-up velocity, residential and retail rents, exit cap, financing, and tax treatment are all buyer-underwritten. Powerhouse Commercial does not represent or warrant any of the above.

Tenant Composition

Suite-level summary · tenant names available in DD package on LOI

SUITE	TENANT TYPE	LEASE STRUCTURE	MONTHLY RENT
2nd Floor	Professional services anchor	Long-term	\$9,567
Suite A	Creative / studio	Month-to-month	\$1,600
Suite B-1 / B-2	Professional services	Month-to-month	\$1,650
Suite 102	Automotive services	Month-to-month	\$1,000
Suites 103 – 105	Auto / business / services	Month-to-month	\$1,375
Suites 106 – 107	Medical transport / mfg.	Month-to-month	\$1,350
Suite 108 (A/B/C)	HVAC / auto / services	Month-to-month	\$1,150
Suites 109 – 110	Automotive / mixed	Month-to-month	\$1,400
Suite 112	Retail / e-commerce	Month-to-month	\$925
Suite 113	Business services	Month-to-month	\$1,100
Suite 114 / 115	Mobile / specialty services	Month-to-month	\$2,000
Suite 302	Professional / counseling	Month-to-month	\$200
Virtual offices & mailboxes	Multiple (~6 tenants)	Various	\$899
Door suites & specialty	Auto broker / dealership access	Month-to-month	\$1,500
Total Monthly Scheduled Rent			~\$25,800

NOTE ON TENANT DISCLOSURE

Tenant names, full lease documents, deposit balances, and individual lease terms are withheld from this Offering Memorandum to protect tenant privacy and preserve negotiation position. A complete rent roll with named tenants, lease abstracts, and all amendments is included in the Due Diligence package and available to qualified buyers upon execution of a confidentiality agreement. Suite identifiers shown reflect the May 2026 rent roll; tenant types are categorized based on tenant business activity disclosed on lease applications.