

6732 GREENLEAF AVE UPTOWN WHITTIER, CA



**9,380 Square Feet Retail Building
Owner/User or Investment Sale**



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Executive Summary

6732 Greenleaf Avenue presents a rare opportunity to acquire a flagship retail asset in the heart of Uptown Whittier—one of the most recognized pedestrian-oriented corridors in Southeast Los Angeles County. Positioned along Greenleaf Avenue's historic main street, the ±9,380 square-foot freestanding building sits within Whittier's most active dining, shopping, and entertainment district. Properties on this highly coveted stretch of Greenleaf rarely change hands, making this offering a compelling opportunity for both owner-users and long-term investors seeking stable appreciation and a presence in a mature, identity-rich submarket.

Offered at \$2,995,000, the property equates to an attractive basis of approximately \$319 per square foot, well below replacement cost for comparable urban-retail construction and significantly below pricing in competing lifestyle districts such as Downtown Fullerton, Old Town Pasadena, and Bixby Knolls. The asset's generous ±67 feet of street frontage, flexible C-4 Uptown Mixed-Use zoning, and adjacency to a public parking structure make it ideally suited for a wide range of users—including restaurants, cafés, boutique fitness, soft goods retail, wellness concepts, galleries, and creative/professional office.

Uptown Whittier enjoys a dense daytime population supported by City Hall, Whittier College, professional services, and a mix of high-performing local and regional retailers. The area continues to evolve as one of the region's top community-driven lifestyle districts, supported by ongoing streetscape enhancements, outdoor dining expansions, and the City's renewed focus on activating the Greenleaf Promenade.

Delivered 100% vacant at close of escrow, this property offers immediate flexibility for repositioning, redevelopment, or single-tenant occupancy. Investors can capitalize on strong demand for character-rich storefronts in Uptown Whittier, while owner-users can secure a prominent, highly visible building along the area's most important commercial corridor.

6732 Greenleaf Avenue represents a generational opportunity to acquire a main-street retail asset in a supply-constrained, historically stable submarket with meaningful long-term upside.

6732 Greenleaf Avenue, Whittier, CA

**\$2,995,000
(\$319/sf)**



**Building Size: ± 9,380 SF (single story)
Lot Size: ± 0.22 AC (9,600 SF)
Zoning: C-4 (Uptown Mixed Use Overlay)
Frontage: ± 67 feet on Greenleaf Ave**

Whittier, CA

Uptown Whittier

Whittier, CA is a historic and centrally located city in Los Angeles County's Gateway Cities region, known for its charming Uptown district, strong community character, and blend of residential, retail, and commercial uses, with a population of over 87,000 and ongoing revitalization efforts enhancing its appeal. Whittier is located approximately 30 minutes Southeast of Downtown Los Angeles.

The Uptown Whittier District is a vibrant, historic commercial hub known as the “Heart of Whittier,” featuring a mix of main street retail, upper-floor offices, specialty shops, diverse dining options, live music venues, and a restored multiscreen movie theater, all within a walkable, amenity-rich environment that blends charm with economic vitality.

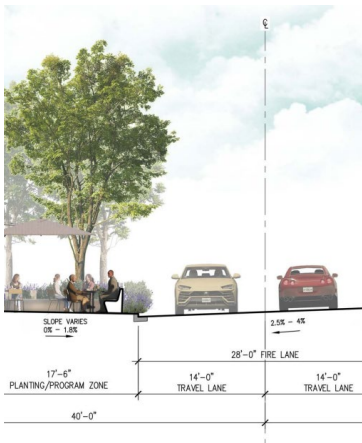


Whittier is a historic, vibrant, centrally located community with strong amenities and walkability.



Uptown Revitalization

Evolving from quiet storefronts to Whittier's thriving cultural and dining hub.



Conceptual Rendering



CONCEPTUAL RENDERINGS

Note: Renderings are conceptual in nature and represent design intent



2008
Uptown
Specific Plan



2017
UWIA
Association



2020
Temporary Greenleaf
Promenade



2023
Permanent Promenade
Approved [LINK](#)



2024
Final \$20M
Streetscape Approved



Uptown Whittier Parking

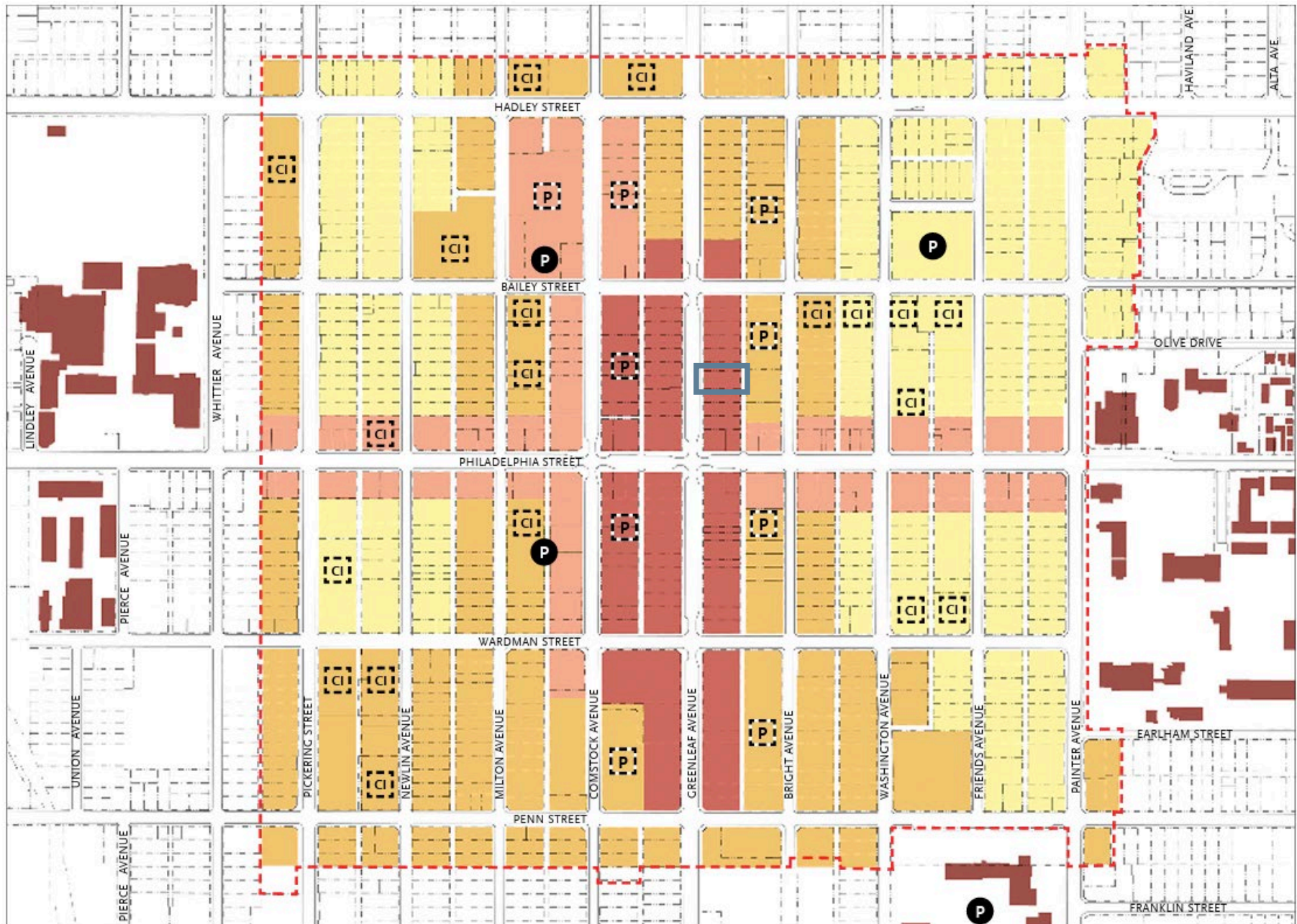
6732 Greenleaf is Adjacent to Structure “B”

There are 10 city-owned parking lots and two parking structures conveniently located in the Uptown Whittier District. Convenient galleria walkways adjacent to the surface lots provide quick and easy access from the parking lots to the business area of Uptown Whittier.

Free parking is available from 9 A.M.-6 P.M. daily, for up to 3 hours in most of the city surface lots. Please observe posted signs on surface lots for accurate parking time allotment.



Uptown Whittier Specific Plan



Regulatory Plan indicating zones of varying intensities and types of development

Uptown Whittier Specific Plan

Table 4-1 Allowed Land Uses and Permit Requirements for the Uptown Zones	P MCUP CUP —	Permitted Use Minor Conditional Use Permit required Conditional Use Permit required Use not allowed			
LAND USE TYPE (1) (5)	PERMIT REQUIRED BY ZONE				Additional Regulations
	U-CO	U-CT	U-G	U-E	
INDUSTRY					
Laboratory - Medical, analytical	—	P(2)	P(2)	—	
Media production - Office or storefront type	P(2)	P(2)	P	—	
Printing and publishing (6)	CUP(2)(7)	P(2)	—	P	
Research and development	P(2)	P(2)	—	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Banquet facilities, rental halls (primary use)	CUP (2)	CUP	—	—	
Church	CUP (10)	CUP	CUP	CUP	
Commercial recreation facility - Indoor	CUP	CUP	—	—	
Community assembly	CUP(2)	CUP	CUP	CUP	
Health/fitness facility	P(2)	P	—	P	
Library, museum	P	P	P	P	
Live entertainment (3)	MCUP	—	—	—	
School, public or private	CUP(2)	CUP(2)	CUP	CUP	
Studio - Art, dance, martial arts, music, etc.	P(2)	P	CUP	—	
Theater, cinema or performing arts (3)	CUP(2)(9)	CUP	—	—	
RESIDENTIAL					
Dwelling - Multi-unit	P(2)(9)	P	P	P	
Dwelling - Single dwelling	—	—	P	P	
Home based business	P(2)	P(2)	P	P	
Live/work	P(2)	P(2)	P	P	
Mixed use project residential component	P(2)	P(2)	P	P	
Residential accessory use or structure	—	—	P	P	
Residential care facility - 7 or more clients	—	—	CUP	CUP	
Transitional housing, rooming or boarding house	—	—	P	P	
Second unit/accessory dwelling	—	—	P	P	
RETAIL (6)					
Bar, tavern, night club (3)	—	—	—	—	
General retail, except with any of the following features	P	P	P	MCUP	
Adult businesses (3)	—	—	—	—	
Alcoholic beverage sales: Ancillary to restaurant (3)	CUP	CUP	CUP	—	
Auto- or motor-vehicle related sales or services	—	—	CUP	CUP	
Drive-through facilities	—	—	—	—	
Floor area 2,500 sf or less	P	P	P	MCUP	
Floor area over 2,500 sf to 10,000 sf	P	P	MCUP	—	
Floor area over 10,000 sf to 20,000 sf	CUP	CUP	CUP	—	
Floor area over 20,000 sf	—	—	—	—	
Operating between 12:00 am and 6:00 am	CUP	CUP	CUP	CUP	
Vintage goods store	—	—	MCUP	—	
Food market - 10,000 sf or less	P	P	P	CUP	
Food market - More than 10,000 sf	—	MCUP	MCUP	—	
Restaurant, café, coffee shop, except drive-through (3)	P	P	P	MCUP	
Smoking lounges, Hookah bar establishments (3)	CUP	CUP	—	—	

Table 4-1 (continued) Allowed Land Uses and Permit Requirements for the Uptown Zones	P MCUP CUP —	Permitted Use Minor Conditional Use Permit required Conditional Use Permit required Use not allowed			
	PERMIT REQUIRED BY ZONE				Additional Regulations
	U-CO	U-CT	U-G	U-E	
LAND USE TYPE (1) (5)					
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
ATM - Walkup	P	P	P	—	
ATM - Drive-up or drive through	—	—	—	—	
Bank, financial services	P	P	P	—	
Business support service	P	P	P	—	
Medical services - Clinic, urgent care	—	CUP	CUP	—	
Medical services - Doctor office	P(2)	P(2)	P	—	
Medical services - Extended care	—	—	—	CUP	
Office - Business, service	P	P	P	—	
Office - Government (6)	P	P	P	P	
Office - Professional, administrative, processing (6)	P(2)	P(2)	P	P	
Office - Professional, administrative, processing (8)	CUP	CUP	CUP	-	
SERVICES - GENERAL					
Child day care - Large or small family day care home	—	—	P	P	
Day care center - Child or adult	—	—	MCUP	MCUP	
Drive-through service	—	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	CUP	CUP	CUP	
Lodging - Hotel	P	P	CUP	—	
Mortuary, funeral home	—	MCUP	MCUP	—	No cremations on site
Personal services (6)	P	P	P	MCUP	
Laundromats (self-service laundries) (6)	—	—	MCUP	MCUP	
Personal services - Restricted	—	—	—	—	
Wine cellar / Alcohol storage	CUP	CUP	CUP	—	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
Parking facility, public or commercial	P	P	P	—	
Wireless telecommunications facility	CUP	CUP	—	—	
Wireless telecommunications facility - stealth (4)	P	P	—	—	
Transit station or terminal	P	P	—	—	
Valet parking (6)	CUP	CUP	CUP	CUP	

[LINK TO UPTOWN SPECIFIC PLAN](#)

The property is located in the Uptown Core zone, which permits retail, restaurant, service-commercial, and other active ground-floor commercial uses, with additional flexibility for mixed-use and creative office.

DEMOGRAPHIC PROFILE

Population & Households

- Total Population: 29,375
- Total Households: 11,213
- Families: 7,289
- Median Age: 37.6
- Average Household Size: 2.56

Age Profile

- 0–19: 23.7%
- 20–34: 24.6%
- 35–54: 28.2%
- 55–74: 18.4%
- 75+: 5.2%

Ethnic Composition

- Hispanic/Latino: 78.0%
- White (Non-Hispanic): 29.3%
- Asian: 4.4%
- Black/African American: 1.4%



Income / Consumer Behavior

Income Profile (3 Mile ESRI)

- Average Household Income: \$123,064
- Per Capita Income: \$39,418
- Average Household Income (2030 Projection): \$139,481

Total households earning \$100,000+: ~49%

Consumer Spending

- Dining MPI: 100-116
- Entertainment MPI: 106-136
- Fitness & Wellness MPI: 110
- Apparel & Jewelry MPI: 113

Indicates above-average discretionary spending and strong support for restaurants, cafés, fitness studios, and specialty retail.



Lease Comparables

UPTOWN WHITTIER IS EMERGING AS A NEXT-GENERATION MAIN STREET DISTRICT, FOLLOWING THE SUCCESSFUL EVOLUTION OF CORRIDORS LIKE OLD TOWN PASADENA, DOWNTOWN BREA, AND OLD TOWN ORANGE — BLENDING HISTORIC CHARM WITH MODERN DINING, RETAIL, AND PEDESTRIAN-ORIENTED DESIGN.

Uptown Whittier – Metro District Comparison Table

Feature / Metric	Uptown Whittier	Old Town Pasadena	Belmont Shore – Long Beach (2nd Street)	Old Town Orange	Downtown Fullerton
District Style	Historic main street with revitalizing promenade	High-end urban main street	Coastal urban retail corridor with strong dining scene	Historic plaza district	Historic entertainment district
Pedestrian Experience	Improving; Promenade approved 2023	Very strong; heavy foot traffic	Strong; continuous street retail, patios, beach-adjacent	Strong; plaza & walking loop	Strong nights/weekends
Outdoor Dining	Expanding via Greenleaf Promenade	Extensive	Extensive; patios, cafés, coastal dining	Moderate–Strong	Strong (nightlife focus)
Architecture	Early 1900s storefronts, preserved character	Mixed historic + modern	Modern coastal storefronts	Highly preserved historic district	Historic brick/warehouse
Tenant Mix	Independent dining, cafés, wellness, local retailers	National + upscale restaurants, boutiques	Restaurants, boutiques, lifestyle retail, nightlife	Local restaurants, antiques, vintage	Bars, restaurants, breweries
Nighttime Economy	Growing	Strong	Strong	Moderate	Very strong
College Influence	Whittier College nearby	None	Cal State Long Beach Influence	Chapman University nearby	Cal State Fullerton influence
Breweries / Craft Scene	Present (Whittier Brewing Co.)	Moderate	Growing; craft beer + specialty bars	Growing	Strong
Family-Friendliness	Strong daytime → strengthening evenings	Strong	Strong daytime + active evenings	Very strong	Moderate (nightlife-heavy)
Retail Depth	Improving; limited supply	Deep; national brands	Strong; continuous storefront corridor	Boutique/local	Moderate
Overall Market Position	<i>Emerging lifestyle district with revitalization momentum</i>	Established regional destination	Established coastal lifestyle corridor	Mature historic district	Vibrant college-entertainment district



114 N Harbor Blvd, Fullerton
3,825 SF
\$2.65/sf NNN



5015 E 2nd St, Long Beach
4,800 SF
\$2.95/sf NNN



5354 E 2nd St, Long Beach
3,284 SF
\$3.50/sf NNN



216 E Chapman Ave Orange
3,100 SF
\$3.75/sf NNN



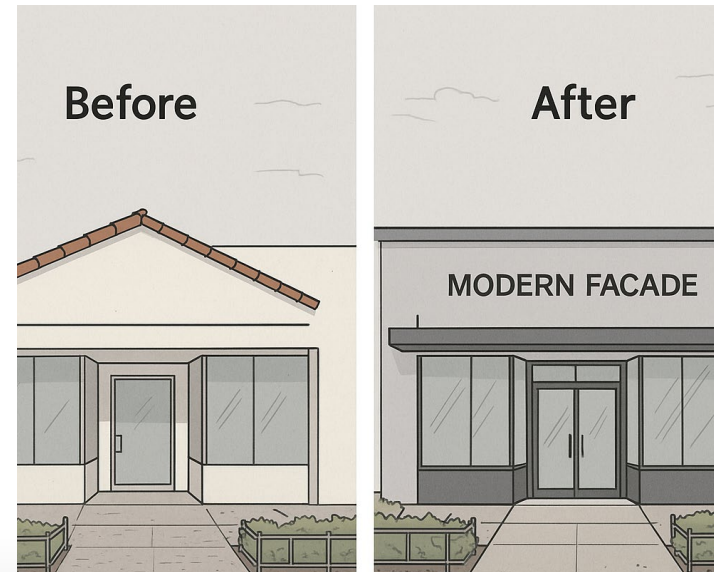
177 E Colorado Blvd, Pasadena
8,610 SF
\$3.72/sf NNN



6745 Bright Ave, Whittier
4,000 SF
\$2.25/sf NNN

Investment Opportunity

6732 Greenleaf offers an exciting opportunity to reposition a retail asset in a prime location of a growing market. As Uptown Whittier continues its revitalization, savvy investors can capture value ahead of accelerating rent growth, tenant upgrades, and long-term appreciation.



**Projected
Repositioning Costs:
\$300,000-\$500,000**

**Projected
Lease Rate:
\$2.35 - \$2.65/sf NNN**



6732 Greenleaf Modern Facade Rendering

Upgrades include a new storefront system with large windows, exterior cladding and stucco refresh. The addition of a modern steel eyebrow, upgraded lighting and backlit channel signage would complete the modern look.

Disclosure & Warranty

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. However, GM Properties, the Owner, and their respective agents, representatives, and employees make no representations or warranties, express or implied, as to the accuracy, completeness, or fitness of the information contained herein.

All financial projections, opinions, assumptions, and estimates are provided for guidance only and are subject to variation. Parties are advised to conduct their own independent investigation, including, but not limited to:

- Verification of all property information
- Review of all legal, financial, and physical matters
- Independent financial and market analysis
- Inspections of the property and all pertinent records

No representation is made as to the property's current or future performance, and nothing contained in this memorandum shall be deemed a promise or representation regarding future results.

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Prospective investors are strongly encouraged to consult with their tax, legal, and financial advisors.



Tyler Portman

Office: (562) 762-3152
Cell: (562) 708-8994

tyler@gmpropertiesinc.com

Lic. 01919110

GM Properties, Inc.
13305 Penn Street, #200
Whittier, CA 90602

Lic. 01238514

