

# 2226 WHITTIER BLVD

LOS ANGELES, CA 90023

**±17,004 SF BUILDING** PRIME WHITTIER BLVD MIXED-USE INVESTMENT  
**3 RETAIL UNITS & 18 RESIDENTIAL UNITS** IN A HIGH-TRAFFIC AREA



FOR  
**SALE**

Offered at:  
~~\$3,650,000~~  
**\$3,350,000**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial

≈7%  
CAP RATE

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COMPARABLES

*Exclusively listed by*

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# EXECUTIVE SUMMARY

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An aerial photograph of a city street intersection. A blue, three-story building is highlighted with a black outline. The surrounding area includes various commercial buildings, parking lots, and a yellow school bus on the street. The background shows a dense urban landscape with more buildings and a highway in the distance.

**We are pleased to present 2226 Whittier Blvd, a prime mixed-use property located in the heart of East Los Angeles.**

The 17,004 SF building consists of 3 street-level retail units and 18 residential units, generating a gross annual income of \$367,403.04 with a net operating income (NOI) of \$234,713.43. The property offers stable cash flow with growth potential, benefiting from high pedestrian and vehicle traffic, strong retail visibility, and proximity to Downtown LA, the Arts District, and Little Tokyo.

Built in 1913 and zoned C2, the property sits on a 9,605 SF lot with 10 surface parking spaces. The location provides easy access to I-5, I-10, I-710, and SR-60, as well as nearby transit options, including Metro bus routes and the Soto Station (E Line – Gold Line). Surrounded by local businesses, restaurants, and cultural landmarks, this property presents an excellent opportunity for investors seeking diverse income streams and long-term appreciation potential.

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**\$3,350,000**  
PRICE

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**≈7%**  
CAP RATE

Historic Property with Timeless Charm

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Below Market Rent with Significant Upside

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High-Traffic Location Along Whittier Blvd – Strong Visibility & Foot Traffic

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Proximity to Downtown LA – Minutes from the Arts District & Little Tokyo

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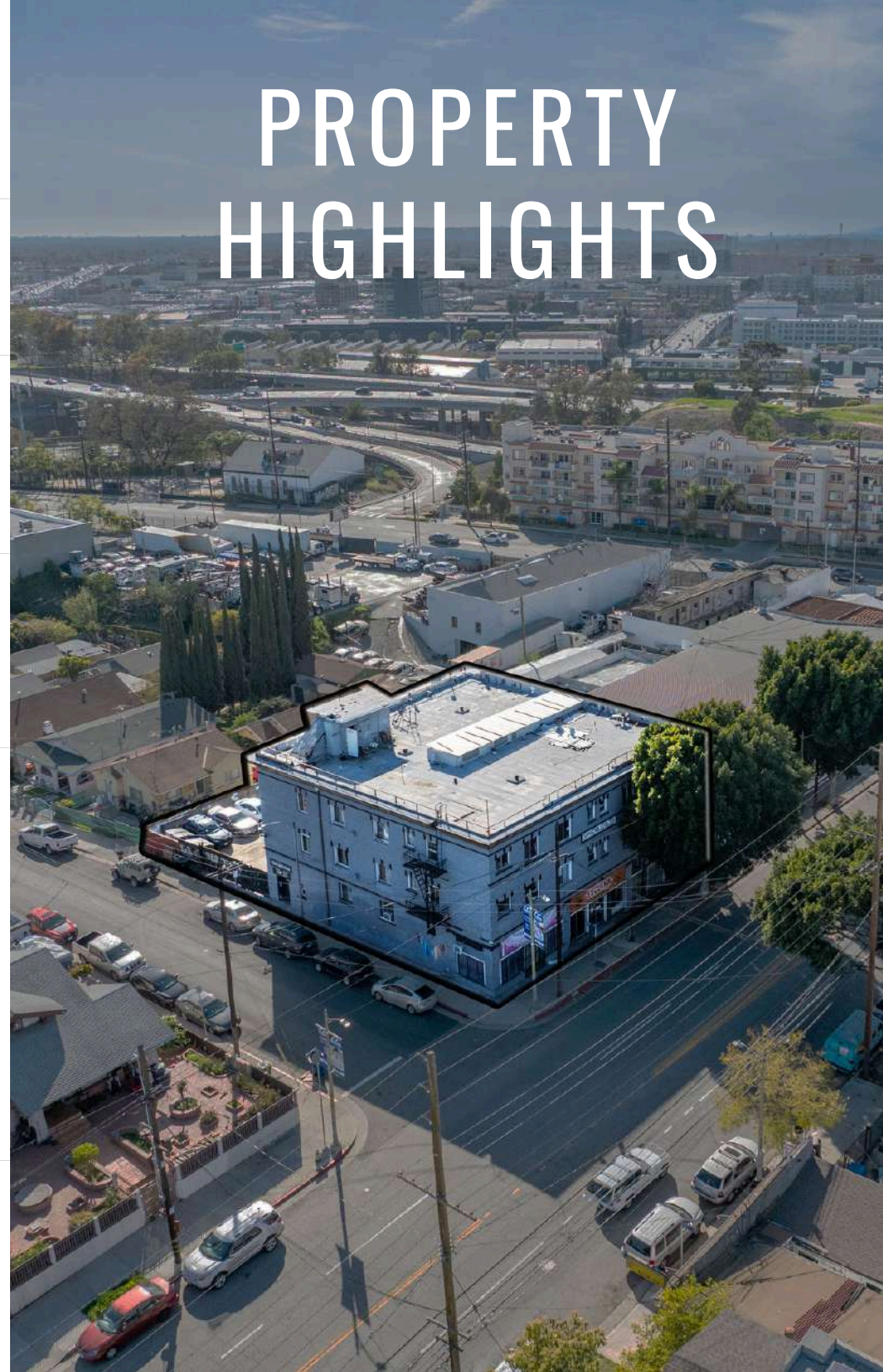
Surrounded by Local Retailers & Dining – High Tenant Demand & Amenities

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10 Onsite Parking Spaces – Convenient Tenant & Customer Access

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Easy Access to Major Freeways – I-5, I-10, I-710, & SR-60





# PROPERTY OVERVIEW

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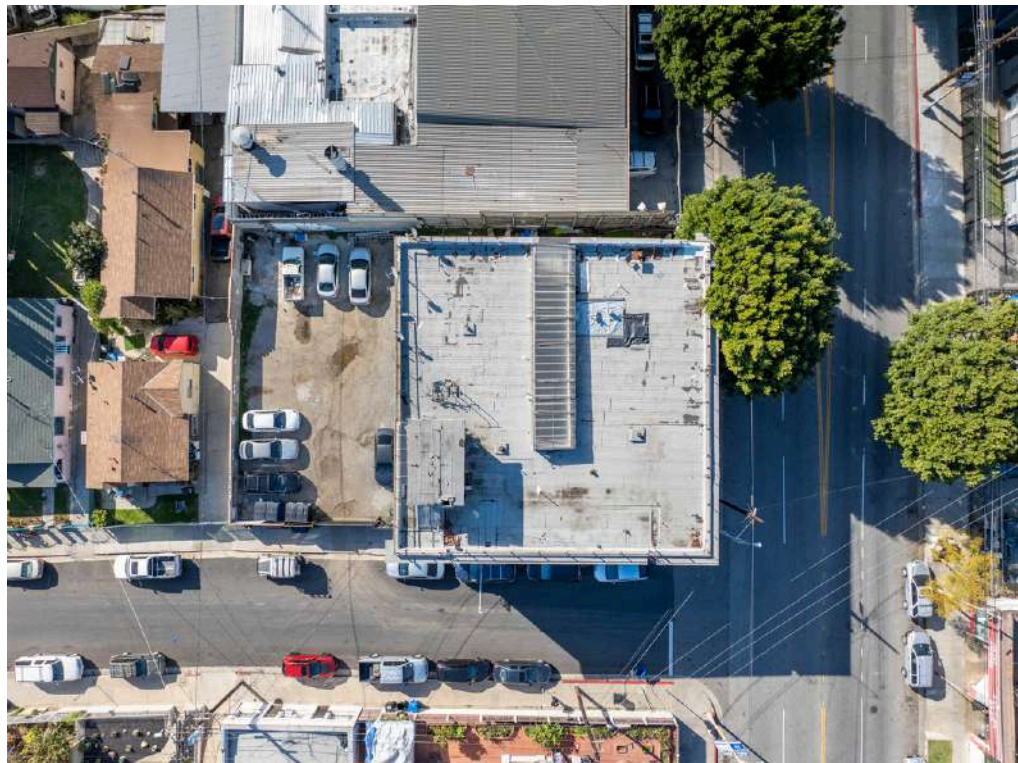
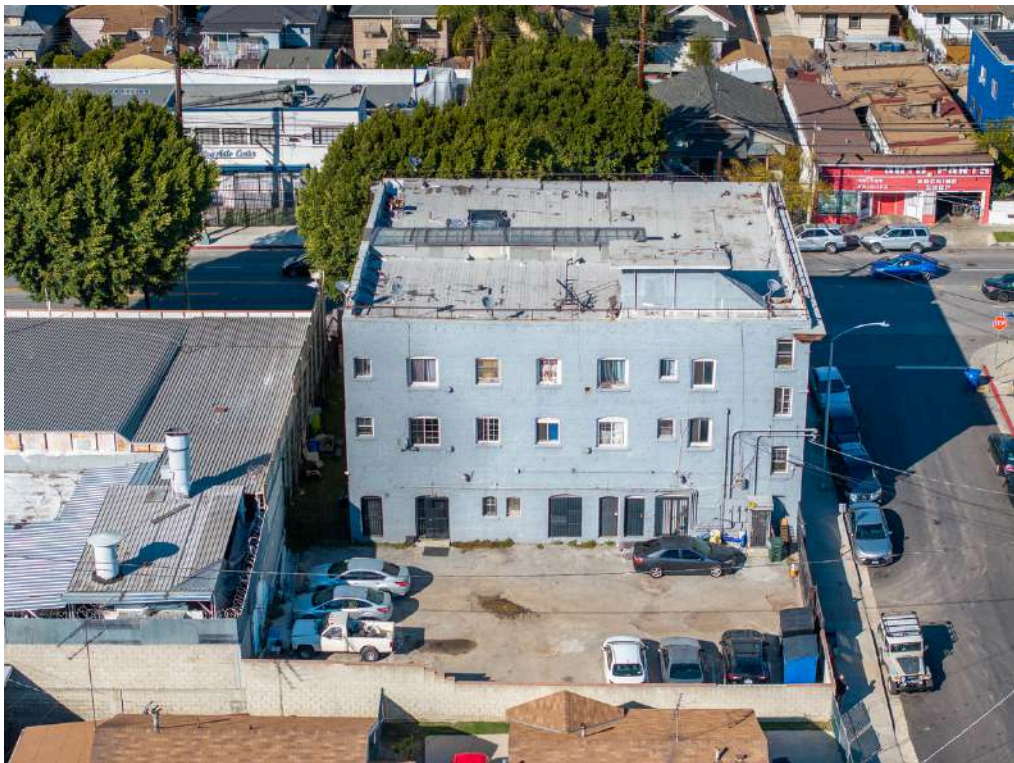
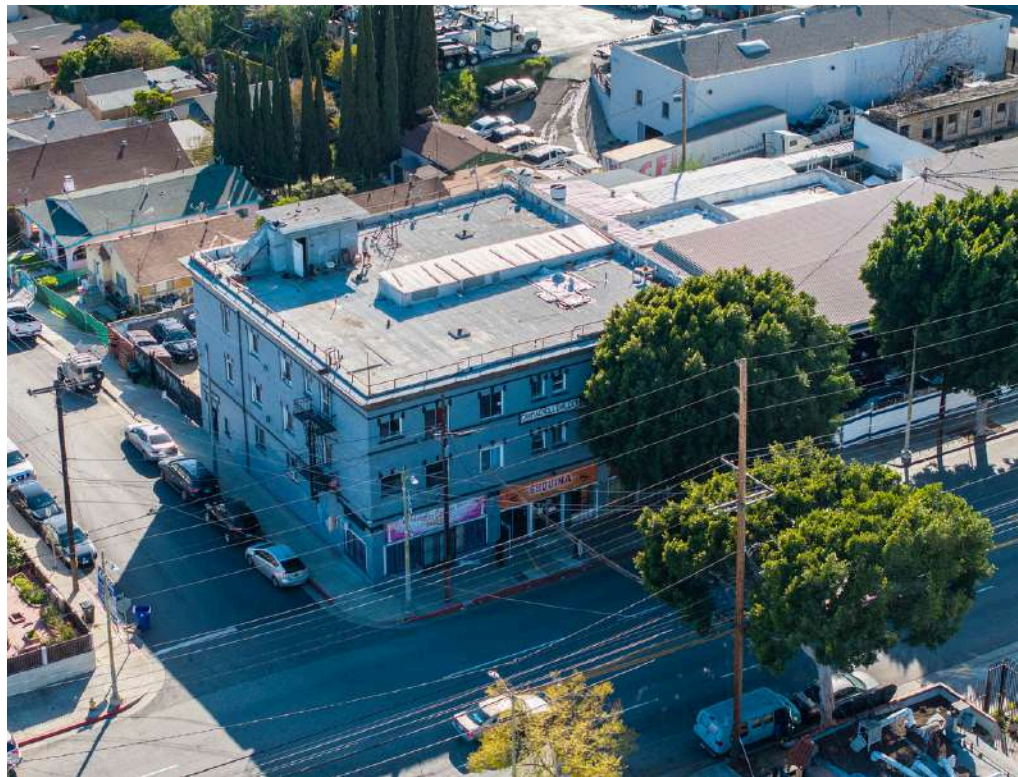
Property Name	2226 Whittier
Address	2226 Whittier Blvd
APN	5189-001-018
Lot Area	9,605 SF
Building Area	±17,004
# of Units	3 Retail & 18 Residential
Year Built	1913
Zoning	C2
Parking	10 Surface

-Property records show 12,354 SF; with the 4,650 SF basement (not included in records), total area is approx. 17,004 SF.

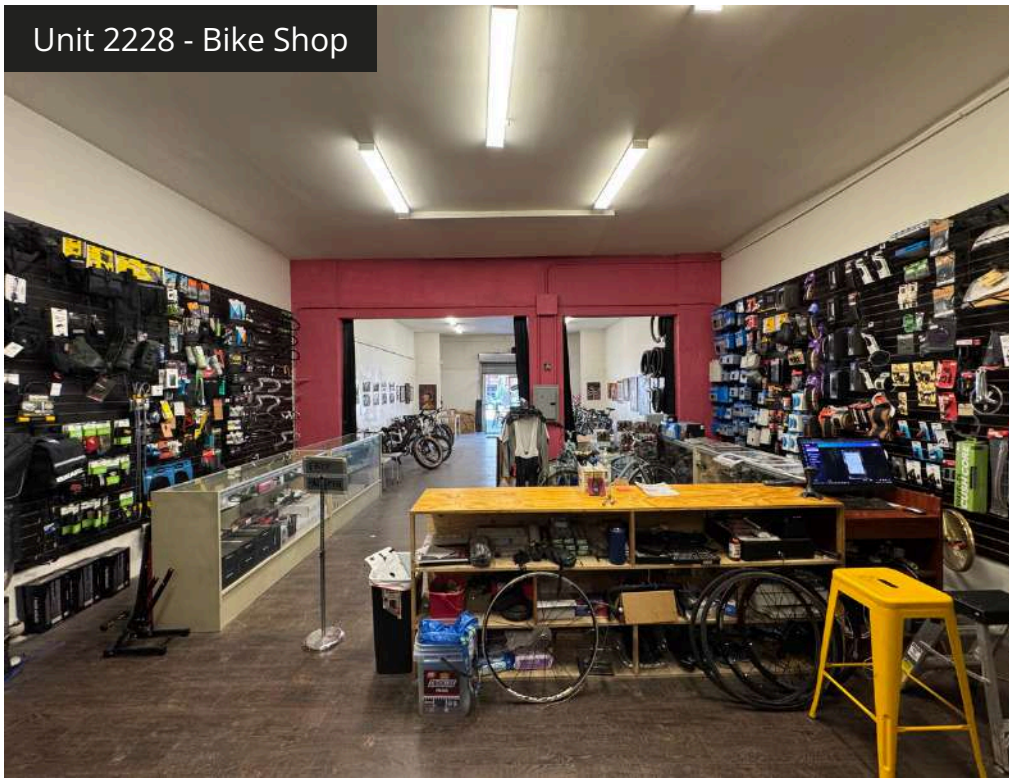
-LAHD SCEP Inspection completed 2024

-Property is listed on the **Historic Places LA Database**

-Property is subject to Los Angeles Stabilization Ordinance (LASO)



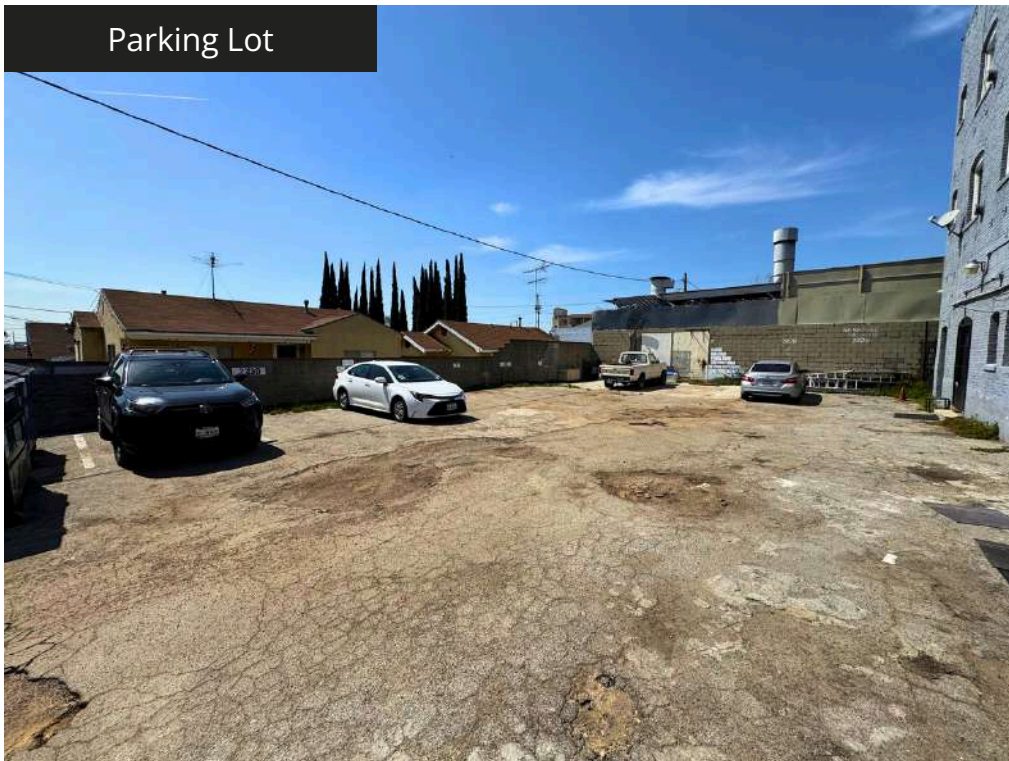
Unit 2228 - Bike Shop



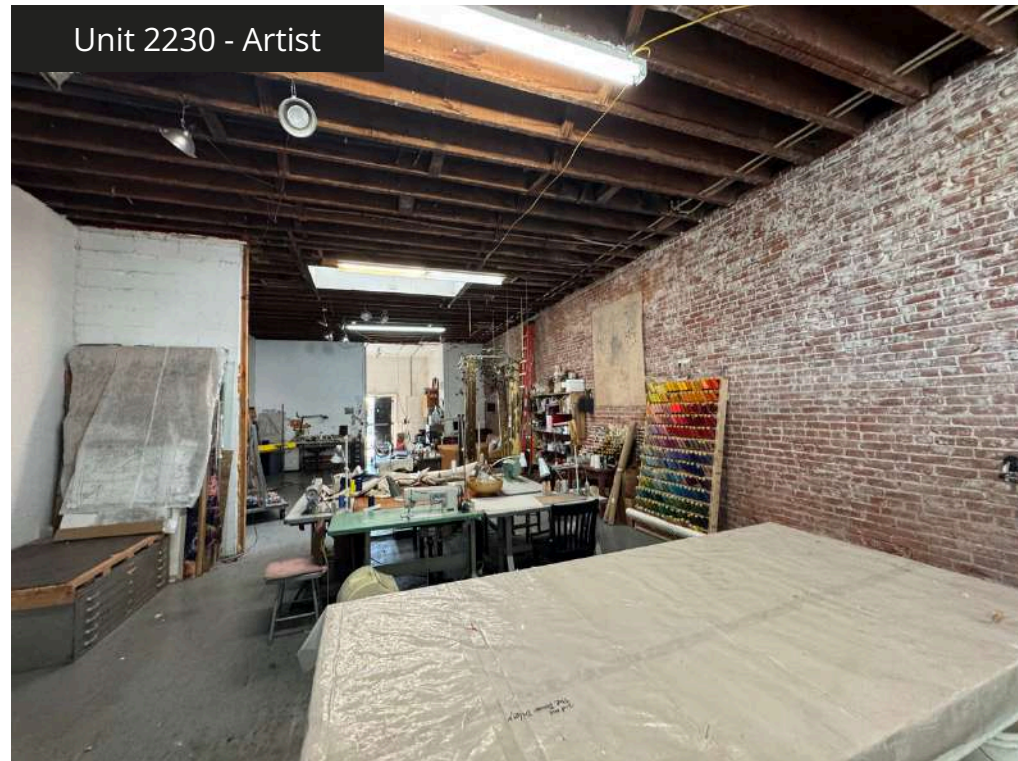
Unit 2226 - Church

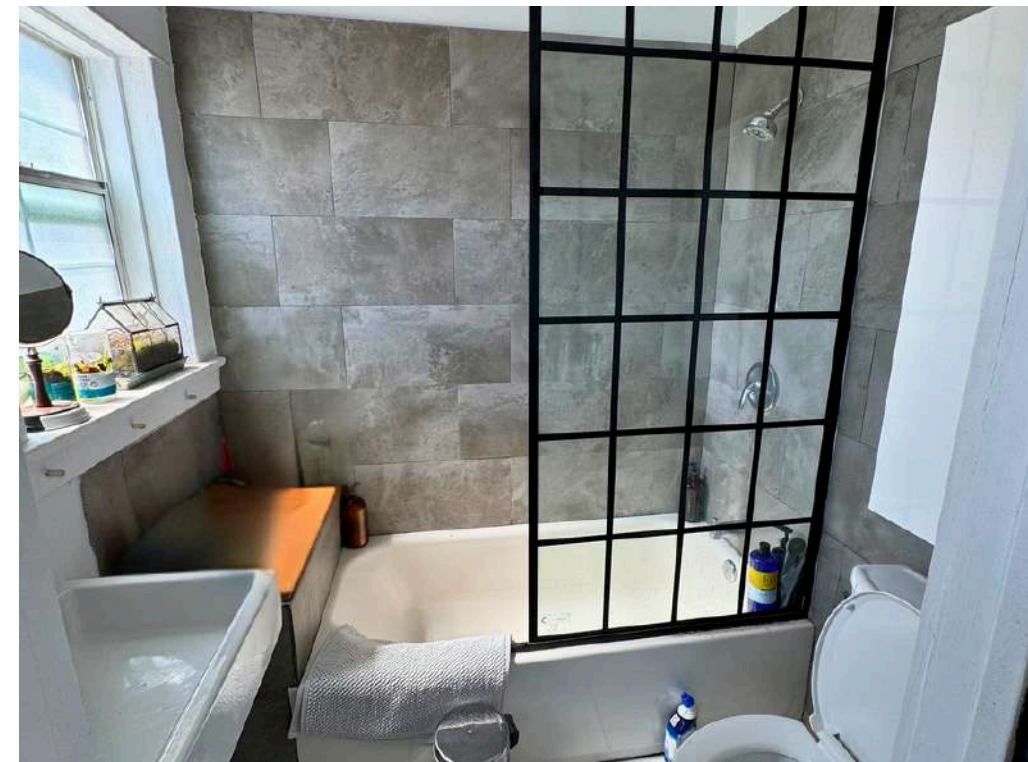


Parking Lot



Unit 2230 - Artist





Fashion District



GIRL & THE GOAT

Arts District

DTLA

Little Tokyo



THE RIBBON OF LIGHT -  
6TH ST BRIDGE



Boyle Heights

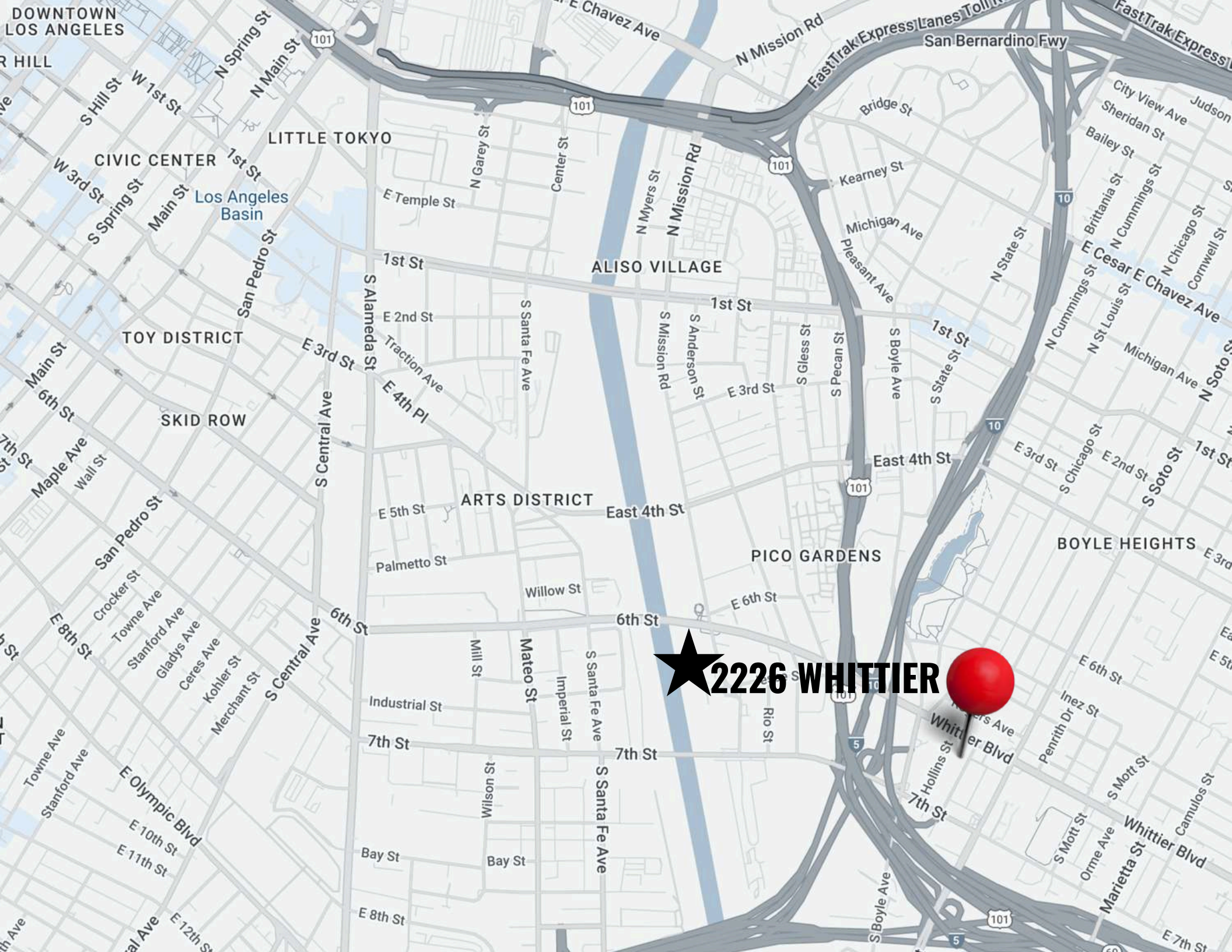
S BOYLE AVE

★ 2226 WHITTIER

S CHICAGO ST

WHITTIER BLVD





**★ 2226 WHITTIER**



FINANCIAL  
SUMMARY

# FINANCIAL SUMMARY

## ANNUAL OPERATING DATA

	Current
SCHEDULED GROSS INCOME	\$367,403.04
LESS: VACANCY	0%
GROSS OPERATING INCOME	\$367,403.04
LESS: EXPENSES	\$132,689.61
<b>Net Operating Income</b>	<b>\$234,713.43</b>

## ESTIMATED OPERATING EXPENSES

PROPERTY TAXES*	\$41,875.00
INSURANCE	\$16,105.66
REPAIRS & MAINTENANCE (6%)	\$21,317.16
PROPERTY MANAGEMENT	\$15,082.00
TAXES & LICENSES	\$1,700.00
UTILITIES	\$36,609.79
<b>ANNUAL EXPENSES</b>	<b>\$132,689.61</b>

\*Property tax based on \$3,350,000 asking price

\*Rent Roll based on annual increase effective July 2025

\*Seller financing available at 5% – call broker for terms

This information has been obtained from sources deemed reliable; however, no guarantees, warranties, or representations, either express or implied, are made regarding its accuracy. The buyer is responsible for verifying all information and assumes any risk associated with inaccuracies.


## SCHEDULED INCOME

Bedrooms	Suite/Unit No.	Monthly Base Rent
Retail	<b>2226</b>	\$2,700.00
Retail	<b>2228</b>	\$3,000.00
Retail	<b>2230</b>	\$3,350.00
1bed/1bath	<b>1 (Renovated)</b>	\$1,695.00
1bed/1bath	<b>2 (Renovated)</b>	\$1,795.00
1bed/1bath	<b>3 (Renovated)</b>	\$1,595.00
Studio	<b>4 (Renovated)</b>	\$1,400.00
Studio	<b>5</b>	\$1,295.00
Studio	<b>6 (Renovated)</b>	\$1,400.00
Studio	<b>7</b>	\$701.72
Studio	<b>8 (Renovated)</b>	\$1,445.00
Studio	<b>9</b>	\$779.10
1bed/1bath	<b>10 (Renovated)</b>	\$1,595.00
1bed/1bath	<b>11</b>	\$814.08
1bed/1bath	<b>12</b>	\$890.40
Studio	<b>14 (occupied by property manager )</b>	\$660.00
Studio	<b>15 (Renovated)</b>	\$1,400.00
Studio	<b>16 (Renovated)</b>	\$1,295.00
Studio	<b>17</b>	\$806.66
Studio	<b>18 (Renovated)</b>	\$1,400.00
Studio	<b>19</b>	\$599.96
<b>MONTHLY GROSS INCOME</b>		<b>30,616.92</b>
<b>ANNUAL SCHEDULED INCOME</b>		<b>367,403.04</b>

COMPARABLES



# COMPARABLES

	Address	Bldg SF	Land SF	Sale Date	Sale Price	Price/SF
	<b>2025 E 4th St Los Angeles, CA 90033</b>	<b>10,064</b>	<b>6,098</b>	<b>May 2023</b>	<b>\$4,356,500</b>	<b>\$376.99</b>
	<b>705 S Chicago St Los Angeles CA 90023</b>	<b>3,135</b>	<b>6,098</b>	<b>05/31/2024</b>	<b>\$950,000</b>	<b>\$303.03</b>
	<b>532 S St Louis St Los Angeles CA 90033</b>	<b>4,542</b>	<b>7,366</b>	<b>04/25/2024</b>	<b>\$1,625,000</b>	<b>\$357.77</b>
<b>Average Building Price/SF</b>						<b>\$345.93</b>

**FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:**



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