

# 6728 Bright Avenue

Whittier, CA

**OFFERING MEMORANDUM**

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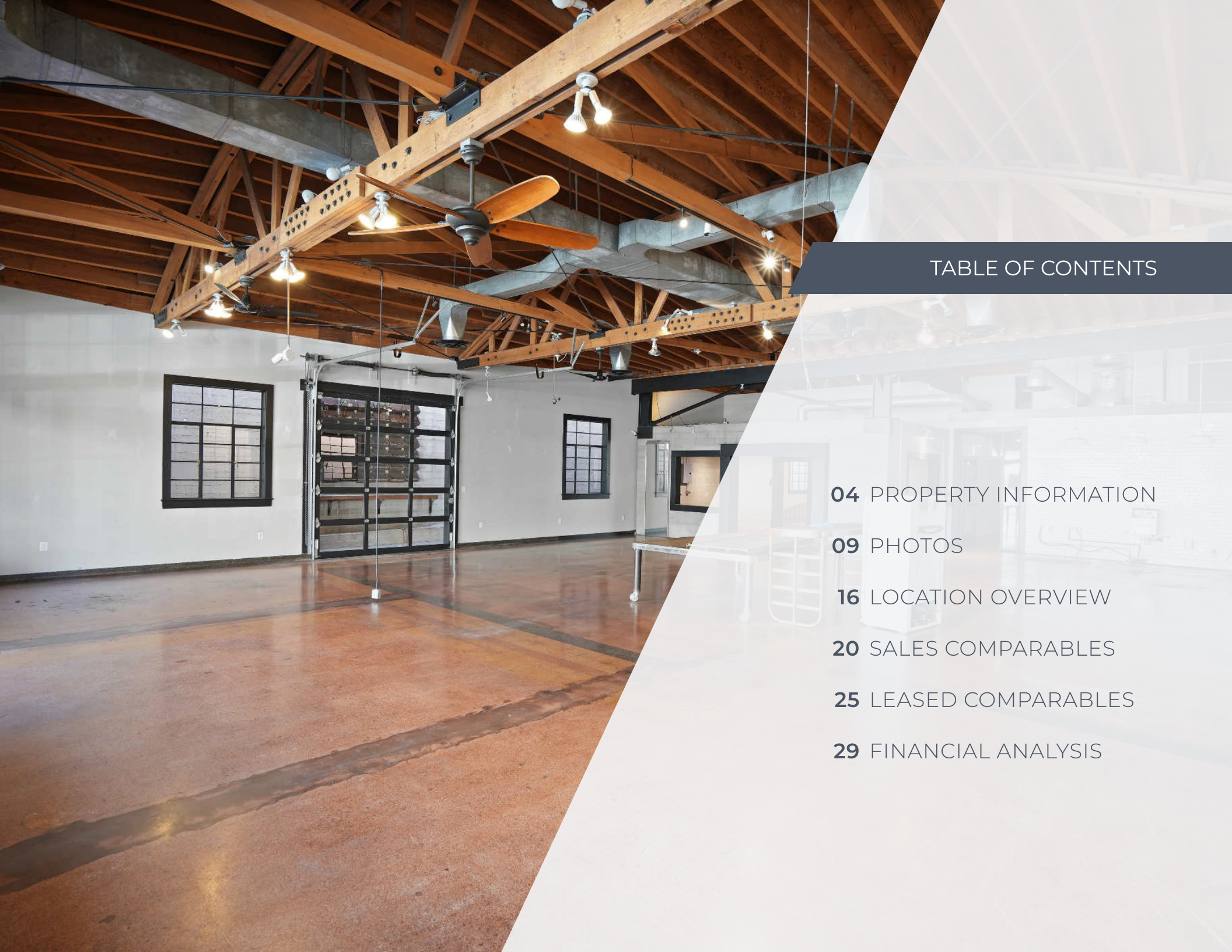
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# 6728 Bright Avenue

Whittier | CA

**PROPERTY INFORMATION**

## EXECUTIVE SUMMARY

Taking one step inside of Bright Ave transports you to the crossroads of historic architecture and modern design. The space feels larger than it is with high ceilings and a bow truss roof that you can't take your eyes off of. The exposed early 20<sup>th</sup> century ducts and original doors take you back in time and give you a glimpse into 1930s architecture. The unique floor design and roll-up door to an outdoor patio provide the perfect blend of new age, modern aesthetics with a historical design. In addition to the breath-taking design, the layout of Bright Ave is set up in a way that caters to a variety of retail and office uses. With a large open-air space in the front and additional rooms in the rear of the property that can be used as offices or rooms for private events, Bright Ave is a canvas that is perfect for those with a vision. Whether it becomes a private event space, creative office, brewery, fine dining, or boutique concept, the property carries an energy that invites possibility.

What makes this building truly shine isn't just what's inside it's where it stands. Just steps away from Greenleaf Avenue, Uptown Whittier's main corridor, this location sits at the heart of a \$20 million revitalization effort known as the Greenleaf Promenade, a transformation designed to turn Uptown into a walkable, dynamic destination filled with dining, retail, and pedestrian experiences. As the streets come alive with new energy, foot traffic, and investment, properties like this will sit at the center of it all.

For the owner-user, this building is a rare chance to plant roots in a market that's evolving upward to own rather than lease, to design a space that tells their story, and to benefit from the appreciation and exposure that comes with being in the most desirable block of Uptown Whittier. 6728 Bright Avenue isn't just a building; it's a chance to own part of Uptown Whittier's next chapter.

**\$2,300,000**

LIST PRICE

**\$441.63**

PRICE PER SF

**5,208 SF**

GROSS RSF

**7,001 SF**

TOTAL LOT SIZE

**1937**

YEAR BUILT

# PROPERTY DETAILS

## PROPERTY DETAILS

Address	6728 Bright Ave, Whittier, CA
Property Type	Single-Tenant Retail
No. of Units	1
Year Built	1937



# LOCATION DETAILS

## LOCATION INFORMATION

City, State, Zip	Whittier, CA. 90601
Submarket	Whittier Area
Market	Los Angeles Metro Area
Street Traffic	Moderate (due to suburban location and access to nearby roads)
Nearest Highway	I-605 (to the east), I-5 (to the west)

## AREA OVERVIEW

Nearest Airport	Los Angeles International Airport (LAX)
Nearest Fire Service	Whittier Fire Department
Nearest Police Service	Whittier Police Department
Nearest Elementary School	East Whittier City School District (specific schools can vary)
Nearest High School	Whittier High School
Freeways	I-605, I-5



# PROPERTY HIGHLIGHTS



## STRONG INCOME POTENTIAL

A vacant, flexible asset in a retail corridor, surrounded by major public investments and strong tenant demand. With multi-tenant potential, architectural appeal, and infrastructure built for scale, this property is perfectly positioned for long-term appreciation and stable income generation.



## GREAT DESIGN & LAYOUT

Layout offers an open and versatile design that balances character with functionality. Originally configured for single-tenant use, the space can easily be adapted for multi-tenant or shared concepts. The layout maximizes every square foot, offering both efficiency and creative potential for a wide range of retail or creative office.



## POWER CAPACITY

Equipped with approximately **800 amps**, the building has more than enough electrical capacity to support multiple; uses a unique advantage for redevelopment or multi-tenant users.



## AMPLE PARKING

Lots of parking options including a public parking garage located directly across the street and ample street parking along Bright Avenue. This accessibility makes it convenient for both tenants and visitors.



## CREATIVE POTENTIAL

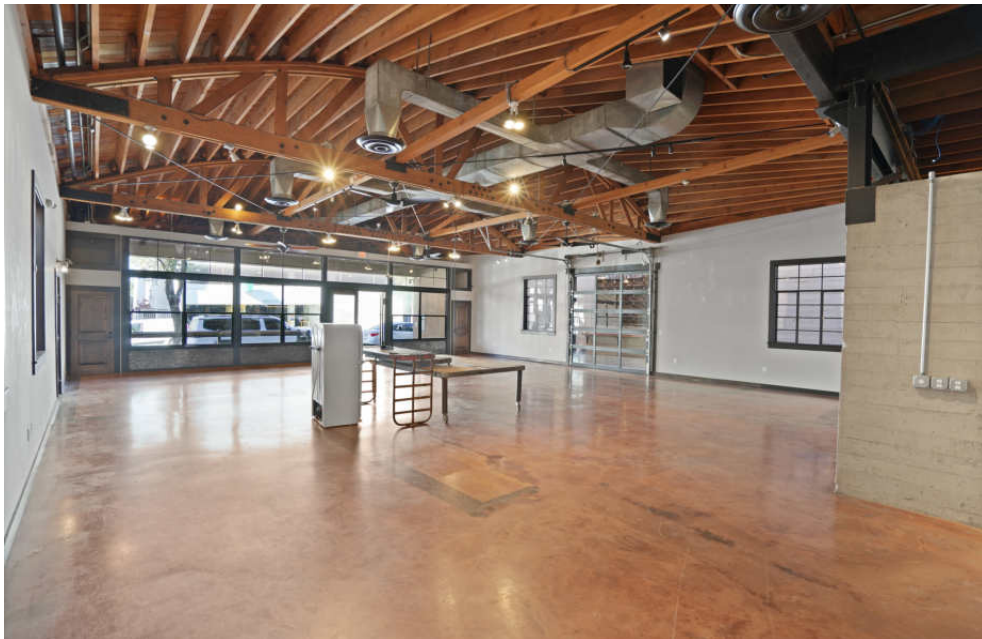
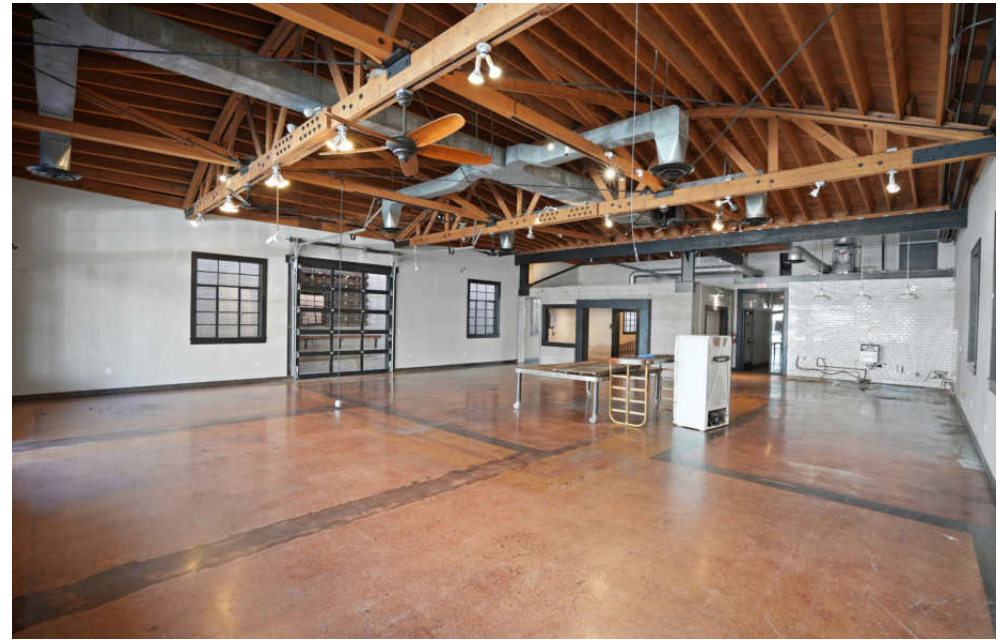
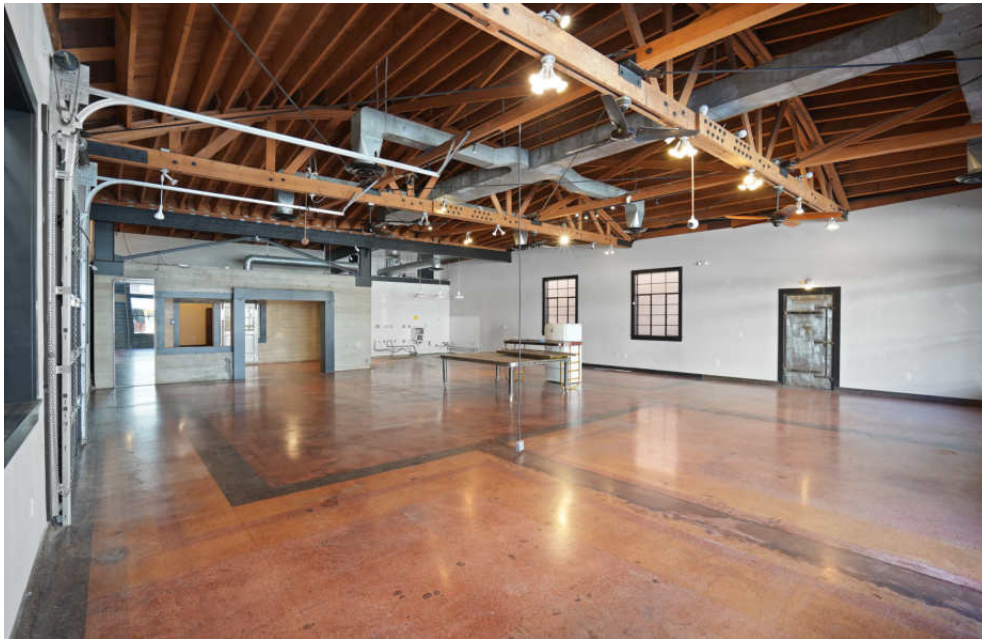
The building's warm architecture and open layout set the perfect stage for a brewery, jazz lounge, event space, or boutique concept that celebrates community and design. It's the ideal canvas for an entrepreneur looking to create an experience-driven destination that draws customers who value authenticity, atmosphere, and artistry.



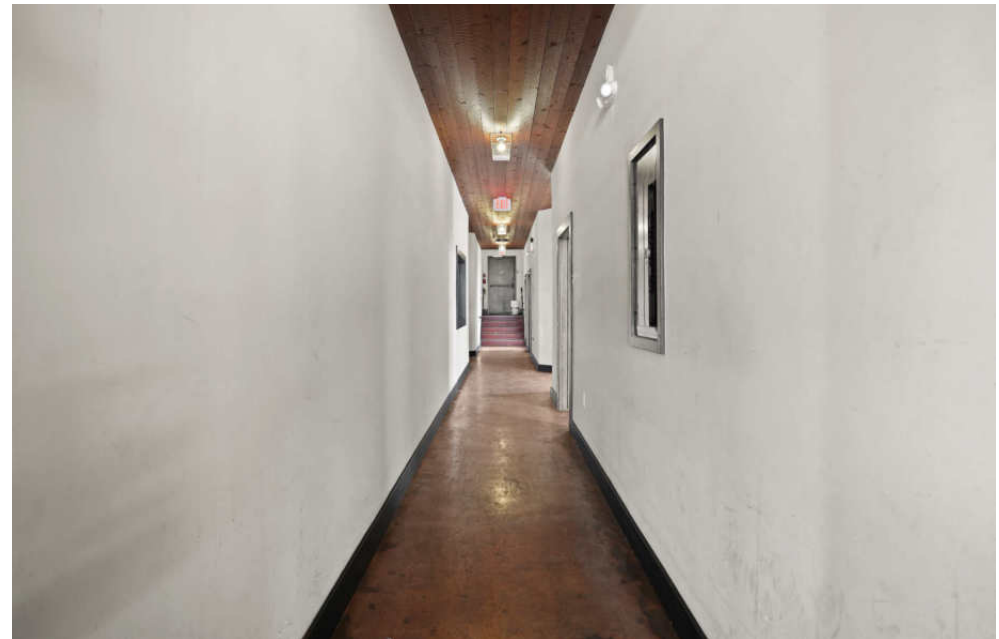
## UPTOWN WHITTIER LOCATION

One block of Greenleaf Avenue, this property sits in the heart of Uptown Whittier's retail and dining corridor. The location benefits from the city's **\$20 million Greenleaf Promenade** revitalization project, designed to attract more visitors, enhance walkability, and increase surrounding property values.

# INTERIOR



# INTERIOR



# EXTERIOR



WASHINGTON AVE

**6728**  
BRIGHT AVENUE  
WHITTIER, CA



BRIGHT AVE



**William Penn Manor**  
75 Units

**Whittier Square**  
Building Office Complex

**Greenleaf Ave**  
\$20M Redevelopment Project underway

**DoubleTree by Hilton**

**Whittier Towers**  
156 Units

**Brookdale Senior Living**

**Nixon Plaza**

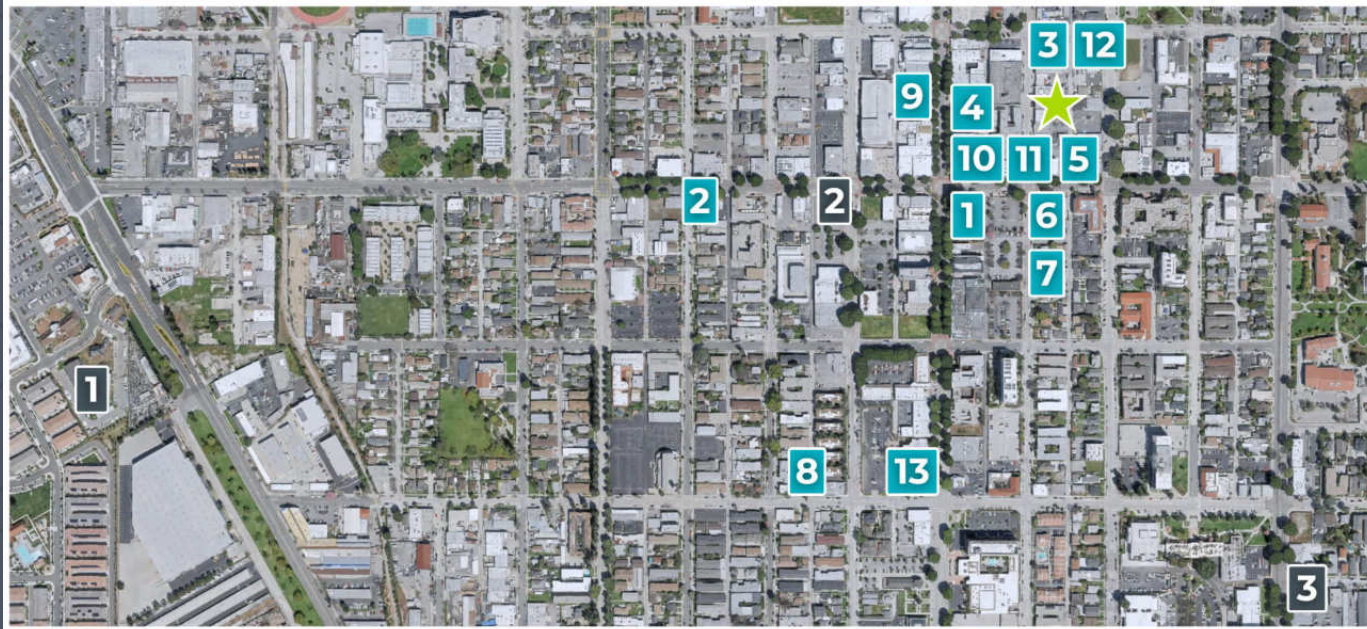


**The Comstock**  
*24 Townhome Development*

**Rodeo 72**

**Seasons at the Hoover**  
*62 Units*

**Whittier High School**



**1** **WHITTIER**  
Brewing Company  
13002 Philadelphia St

**2** **Bizarra Capital**  
12706 Philadelphia St

**3** **Phlight**  
6724 Bright Ave

**4** **ROKKA**  
6746 Greenleaf Ave

**5** **AZABU**  
6724 Bright Ave

**6** **KLAVERAS**  
13112 Philadelphia

**7** **BRICKHOUSE**  
Pizzeria  
7028 Bright Ave

**8** **UPTOWN PROVISIONS**  
Whittier, California  
12819 Penn St

**9** **LA MONARCA**  
BAKERY & CAFE  
6727 Greenleaf Ave

**10** **BLACKBIRD**  
Pizzeria  
6744 Greenleaf Ave

**11** **CHASE**  
13103 Philadelphia St

**12** **USPS**  
6709 Washington Ave

**13** **BANK OF AMERICA**  
7255 Greenleaf Ave



**1** **The Groves/Rodeo 72**  
Mixed-use development including up to 750 homes



**2** **7914 Broadway Ave**  
Proposed 5-story, 60-unit apartment building (pending approval)



**3** **7336 Painter Ave**  
Proposed residential community with 40 for-sale townhomes

# 6728 Bright Avenue

Whittier | CA

LOCATION OVERVIEW



## WHITTIER MARKET OVERVIEW

Uptown Whittier is in the midst of a major transformation, evolving from its historic roots into one of the most promising mixed-use investment markets in Southeast Los Angeles County. The City has committed over \$20 million toward the Greenleaf Promenade, a pedestrian-focused redevelopment designed to transform Uptown into a regional destination for dining, shopping, and community gatherings.

Strategically located on the border of Los Angeles and Orange County, Whittier offers accessibility to major employment centers while maintaining the walkable charm and authenticity of a small community. The city spans 14.8 square miles and is home to more than 86,000 residents, with continued growth projected over the next five years. Whittier supports a diverse business ecosystem, including 3,012 employers, 37 manufacturing facilities, 436 professional services, and 845 retail establishments, most of which are concentrated in Uptown Whittier, The Quad Shopping Center, and Whitwood Town Center.

Whittier's local economy is anchored by major employers such as PIH Health, Whittier Hospital Medical Center, Rio Hondo College, and the City of Whittier itself. The area is also supported by nearby universities including Whittier College, University of the West, and Rio Hondo College, creating a stable flow of students, staff, and residents that support the local economy.

For investors, the opportunity lies in timing entering a submarket that's early in its revitalization cycle yet already demonstrating strong fundamentals and limited supply. The completion of the Greenleaf Promenade is expected to further drive foot traffic, increase property values, and attract new tenants, positioning Uptown Whittier as a high-upside alternative to fully priced markets like Pasadena or Long Beach.

In short, Uptown Whittier offers a rare combination of historic architecture, municipal investment, and evolving consumer demand ideal for investors and owner-users seeking both near-term income and long-term appreciation in a character-rich, walkable environment.

# MARKET HIGHLIGHTS



## PRIME LOCATION IN GREATER LOS ANGELES

Whittier offers a strategic location within the Greater Los Angeles area, with easy access to major highways such as I-605 and I-5, connecting the property to the larger metro region and ensuring high visibility and traffic flow for retail tenants.



## STEADY DEMAND FOR RETAIL SPACE

The demand for retail properties in Whittier remains stable, driven by the area's strong mix of residential, commercial, and service-based businesses. This creates a resilient retail environment with consistent demand for quality retail spaces.



## GROWING LOCAL ECONOMY

Whittier benefits from a diverse local economy, including retail, education, and healthcare industries, which supports a stable customer base and fosters a strong demand for retail services and spaces like 6728 Bright Avenue.



## ABUNDANT PARKING

Public parking garage directly across the street, as well as ample metered and free street parking, making it easy for customers, employees, and tenants to access the building. This ensures strong traffic flow and reduces barriers for businesses seeking high customer engagement.



## WALKABLE & VIBRANT

Uptown Whittier is highly pedestrian-friendly, with sidewalks, outdoor seating, and public gathering spaces enhanced by the Greenleaf Promenade revitalization project. This creates a lively, community focused atmosphere that attracts customers looking for an engaging, walkable urban experience.



## CULTURAL & COMMUNITY

Near Whittier College, local parks, and community event venues, contributing to a steady stream of residents and visitors who support Uptown businesses. This proximity to educational, cultural, and recreational assets strengthens the area's appeal as a destination for dining, shopping, and experiences.

# MAJOR EMPLOYERS



The employment landscape surrounding 6728 Bright Ave, Whittier, CA, demonstrates considerable industry diversity, anchored by key sectors including utilities, healthcare, and higher education. Major employers such as Southern California Edison provide a stable base in the energy sector, while PIH Health Whittier Hospital, PIH Health Downey Hospital, and Norwalk Community Hospital collectively represent significant employment in regional healthcare services, offering both direct and ancillary job opportunities. Educational institutions including Biola University and Whittier College add further stability and skilled workforce demand, contributing to year-round employment and fostering a strong talent pipeline. The combined presence of these major employers ensures consistent local economic activity and underpins Whittier's reputation for employment resilience, further supported by accessible transportation corridors connecting the area to broader Los Angeles County job centers. Together, these factors create a stable and diverse economic environment that supports sustained demand for residential and commercial properties in the region.

Employer	Industry	Employees	Distance
Southern California Edison	Utilities	10,000	7.5 mi
PIH Health Hospital - Whittier	Healthcare	3,800	1.5 mi
Biola University	Education	2,100	7.2 mi
PIH Health Downey Hospital	Healthcare	1,250	9.7 mi
Norwalk Community Hospital	Healthcare	1,100	5.6 mi
Whittier College	Education	300	0.5 mi



# 6728 Bright Avenue

Whittier | CA

**SALES COMPARABLES**

# SALES COMPARABLES



<b>6747-6753 Bright Ave, Whittier, CA</b>	
Sale Date	<b>7/21/2025</b>
Sale Price	<b>\$885,000</b>
Price/SF	<b>\$332.58/SF</b>
CAP Rate	-
Built	<b>1922</b>
GLA (SF)	<b>2,661 SF</b>
Land Area (SF)	<b>4,356 SF (0.10 AC)</b>

<b>14430 Whittier Blvd, Whittier, CA</b>	
Sale Date	<b>8/19/2025</b>
Sale Price	<b>\$1,005,000</b>
Price/SF	<b>\$456.82/SF</b>
CAP Rate	-
Built	<b>1950</b>
GLA (SF)	<b>2,200 SF</b>
Land Area (SF)	<b>6,534 SF (0.15 AC)</b>

<b>13033-13035 Philadelphia St, Whittier, CA</b>	
Sale Date	<b>9/25/2024</b>
Sale Price	<b>\$5,000,000</b>
Price/SF	<b>\$500/SF</b>
CAP Rate	-
Built	<b>1914</b>
GLA (SF)	<b>10,000 SF</b>
Land Area (SF)	<b>4,378 SF (0.10 AC)</b>

# SALES COMPARABLES



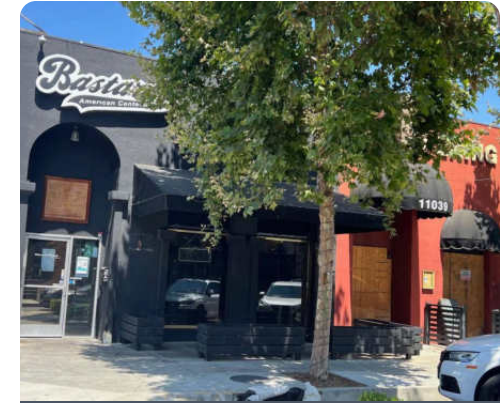
301-307 El Camino Real,  
Tustin, CA



517 S Euclid St, Anaheim, CA



13561 Whittier Blvd, Whittier,  
CA



11037-11045 Downey Ave,  
Downey, CA

Sale Date **10/20/2025**

Sale Date **7/16/2025**

Sale Date **10/10/2025**

Sale Date **9/30/25**

Sale Price **\$3,200,000**

Sale Price **\$1,800,000**

Sale Price **\$3,785,500**

Sale Price **\$2,300,000**

Price/SF **\$453.58/SF**

Price/SF **\$357.14/SF**

Price/SF **\$1,634.50/SF**

Price/SF **\$519.89/SF**

CAP Rate **3.68% / 7.60%**

CAP Rate **5.15%**

CAP Rate **5.40%**

CAP Rate

Built **1960**

Built **1974**

Built **1978**

Built **1896**

GLA (SF) **7,055 SF**

GLA (SF) **5,040 SF**

GLA (SF) **2,316 SF**

GLA (SF) **4,424 SF**

Land Area (SF) **22,651 SF**

Land Area (SF) **18,295 SF**

Land Area (SF) **31,363 SF**

Land Area (SF) **11,935 SF (0.27 AC)**

# SALES COMPARABLES SUMMARY

Address	Sale Price	Price/SF	GLA (SF)	Land Area (SF)	Sale Date	Built
13033-13035 Philadelphia St	\$5,000,000	\$500/SF	10,000 SF	4,378 SF	9/25/2024	1914
301-307 El Camino Real	\$3,200,000	\$453.58/SF	7,055 SF	22,651 SF	10/20/2025	1960
6747-6753 Bright Ave	\$885,000	\$332.58/SF	2,661 SF	4,356 SF	7/21/2025	1922
517 S Euclid St	\$1,800,000	\$357.14/SF	5,040 SF	18,295 SF	7/16/2025	1974
14430 Whittier Blvd	\$1,005,000	\$456.82/SF	2,200 SF	6,534 SF	8/19/2025	1950
13561 Whittier Blvd	\$3,785,500	\$1,634.50/SF	2,316 SF	31,363 SF	10/10/2025	1978
11037-11045 Downey Ave	\$2,300,000	\$519.89/SF	4,424 SF	11,935 SF	9/30/2025	1896

**6747-6753 Bright Ave, Whittier, CA 90601**

Sale Date	<b>7/21/2025</b>	Sale Price	<b>\$885,000</b>
Price/SF	<b>\$332.58/SF</b>	Built	<b>1922</b>

**6728 Bright Avenue, Whittier, CA 90601**

**13033-13035 Philadelphia St, Whittier, CA**

Sale Date	<b>9/25/2025</b>	Sale Price	<b>\$5,000,000</b>
Price/SF	<b>\$500/SF</b>	Built	<b>1914</b>



# 6728 Bright Avenue

Whittier, CA

LEASED COMPARABLES

# LEASED COMPARABLES



6745 Bright Ave, Whittier, CA

SF Leased	<b>4,000 SF</b>
Sign Date	<b>Jul 2025</b>
Rent	<b>\$2.50/NNN</b>
Space Use	<b>Retail</b>
Lease Term Length	-
Months on Market	<b>2 Months</b>
Stories	<b>1</b>
Year Built	<b>1922</b>
Tenancy	<b>Multi</b>
Land SF	<b>9,583</b>
Parking	-



12810-12812 Philadelphia St, Whittier, CA

SF Leased	<b>2,300 SF</b>
Sign Date	<b>Sep 2025</b>
Rent	<b>\$1.85/NNN</b>
Space Use	<b>Retail</b>
Lease Term Length	<b>3 Years</b>
Months on Market	<b>5 Months</b>
Stories	<b>1</b>
Year Built	<b>1939</b>
Tenancy	<b>Multi</b>
Land SF	<b>18,295</b>
Parking	<b>2.17/1,000 SF</b>



216 E Chapman Ave, Orange, CA

SF Leased	<b>3,100 SF</b>
Sign Date	<b>Mar-25</b>
Rent	<b>\$3.75/NNN</b>
Space Use	<b>Retail</b>
Lease Term Length	-
Months on Market	<b>15 Months</b>
Stories	<b>1</b>
Year Built	<b>1910</b>
Tenancy	<b>Single</b>
Land SF	<b>5,227</b>
Parking	<b>4 Surface Spaces</b>

# LEASED COMPARABLES SUMMARY

Address	SF Leased	Floor	Sign Date	Rent
6745 Bright Avenue	4,000 SF	1st	7/1/2025	\$2.50/NNN
12810 Philadelphia Street	2,300 SF	1st	9/14/2025	\$1.85/NNN
216 E Chapman Ave, Orange, CA	3,100 SF	1st	3/1/2025	\$3.75/NNN

Los Angeles

El Monte

Baldwin Park

West Covina

California State Polytechnic University

Pomona

Diamond Bar

Chino Hills

Chino Hills

IM

ORCHARD HILLS



**6745 Bright Avenue**

Rent **\$2.50/NNN** SF Leased **4,000**  
Tenancy **Multi**



**6728 Bright Avenue**



**12810 Philadelphia Street**

Rent **\$1.85/NNN** SF Leased **2,300**  
Tenancy **Multi**



**216 East Chapman Avenue**

Rent **\$3.75/NNN** SF Leased **3,100**  
Tenancy **Single**



Whittier

FLORENCE- GRAHAM

South Gate

Downey

Norwalk

Compton

Buena Park

Fullerton

Carson

LGB

KSLI

An

Orange

Long Beach

Garden Grove

Westminster

Santa Ana

NORTH TUSTIN

# 6728 Bright Avenue

Whittier, CA



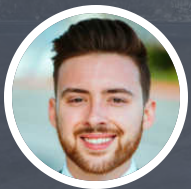
**FINANCIAL ANALYSIS**

# CASH FLOW SUMMARY

Pricing Data		Market
List Price		\$2,300,000
Price/SF		\$441.63
CAP Rate		6.59%
Cash on Cash Return		5.55%
Annualized Operating Data		Market
Scheduled Gross Income:		\$156,240
Vacancy Rate Reserve:		\$4,687
Gross Operating Income:		\$151,553
Expenses:		-
Net Operating Income:		\$151,553
Loan Payments:		\$96,052
Pre Tax Cash Flows:		\$55,501
Financing Data		
Loan Amount		\$1,300,000
Monthly Payment		\$8,004
Interest		6.25%



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