



For Lease

Up to $\pm 3,859$ SF
New Retail Development

**12549 Washington Blvd
Whittier, CA 90602**

Restaurant / Retail / Medical Opportunity

TENANT A

$\pm 2,346$ SF (plus patio)

TENANT B

$\pm 1,513$ SF (plus patio)

Est Demographics

1 MILE

Population	30,353
Avg Household Income	\$102,242
Daytime Population	23,309

3 MILE

Population	163,017
Avg Household Income	\$128,508
Daytime Population	74,942

5 MILE

Population	443,692
Avg Household Income	\$132,343
Daytime Population	186,357

Source: 2026 esri



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

About the Property

- New retail development with ingress and egress along both Whittier Blvd and Washington Blvd
- Strategically positioned near established residential neighborhoods, industrial uses, and neighborhood retail
- Dense immediate residential base with $\pm 30K$ residents within one-mile, compared with a daytime population of $\pm 23K$
- Broad regional draw with a daytime population exceeding 180K within five-miles
- Average household income increases across the trade area—from $\pm \$102K$ within one-mile to $\pm \$132K$ within five-miles

Traffic Counts

Whittier Blvd	$\pm 26,700$ CPD
Washington Blvd	$\pm 39,600$ CPD

Source: CoStar

Contact

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SRS REAL ESTATE PARTNERS

The information presented was obtained from sources deemed reliable; however, SRS does not guarantee its completeness or accuracy.

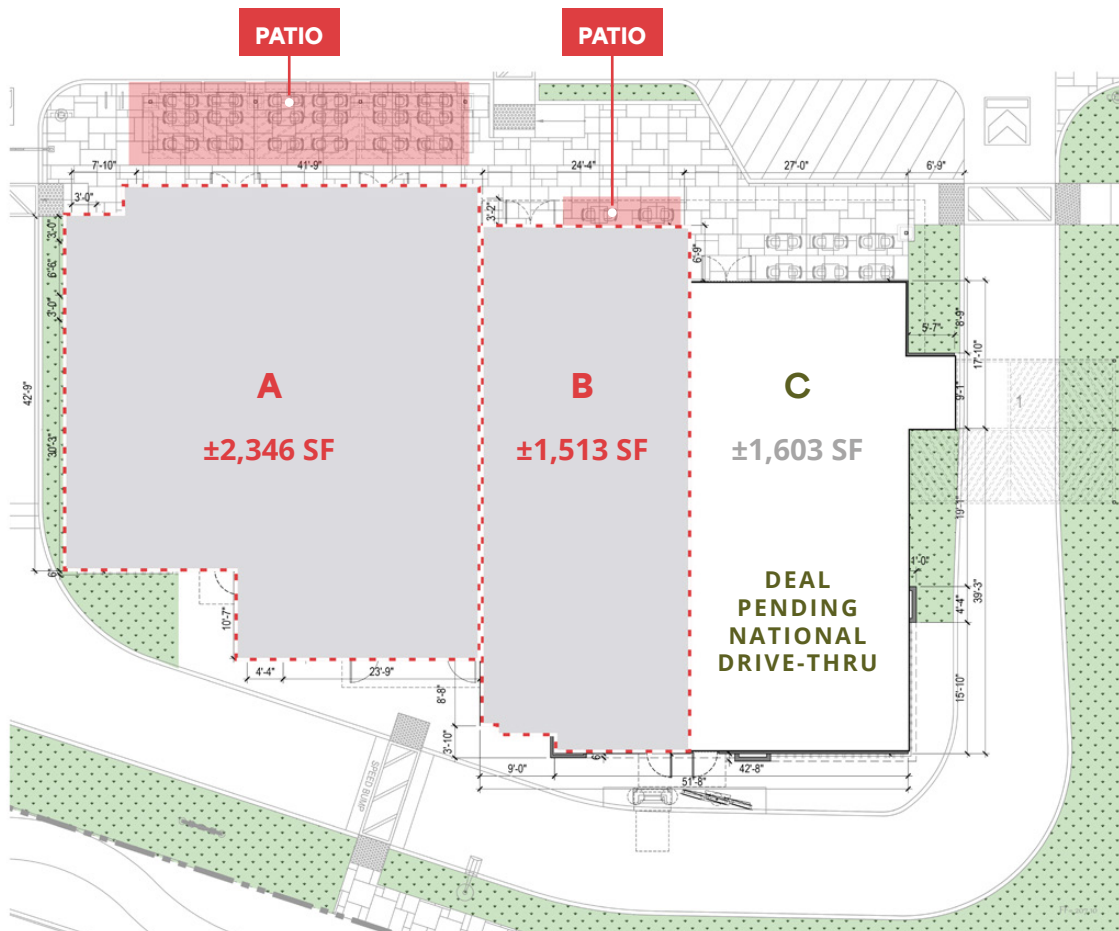


Restaurant / Retail / Medical Opportunity

Up to $\pm 3,859$ SF, plus patio (± 500 SF)

A — PROPOSED $\pm 2,346$ SF

B — PROPOSED $\pm 1,513$ SF



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8 EV CHARGING STALLS



48 PARKING STALLS

Up to $\pm 3,859$ SF plus patio (± 500 SF)

A

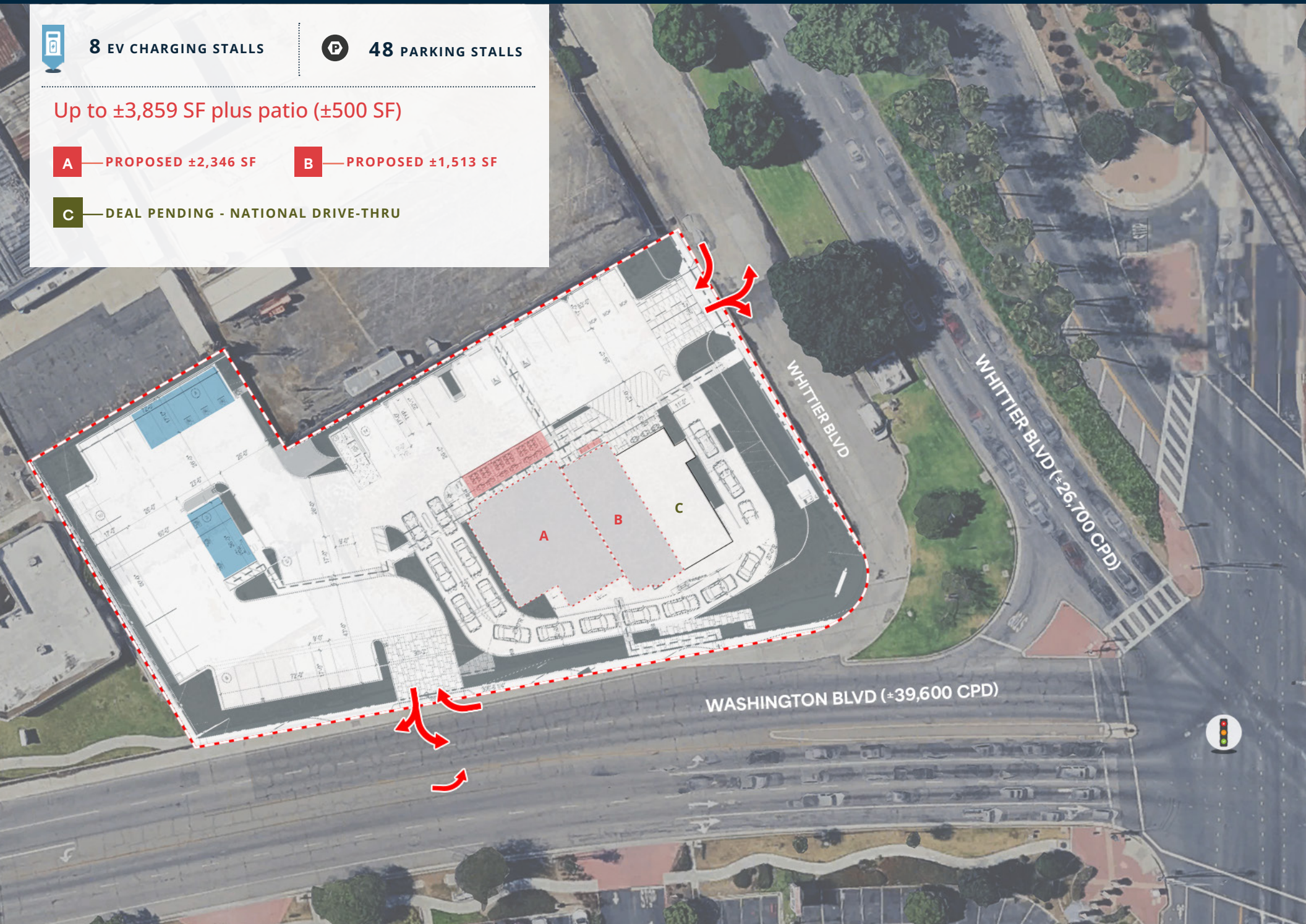
— PROPOSED $\pm 2,346$ SF

B

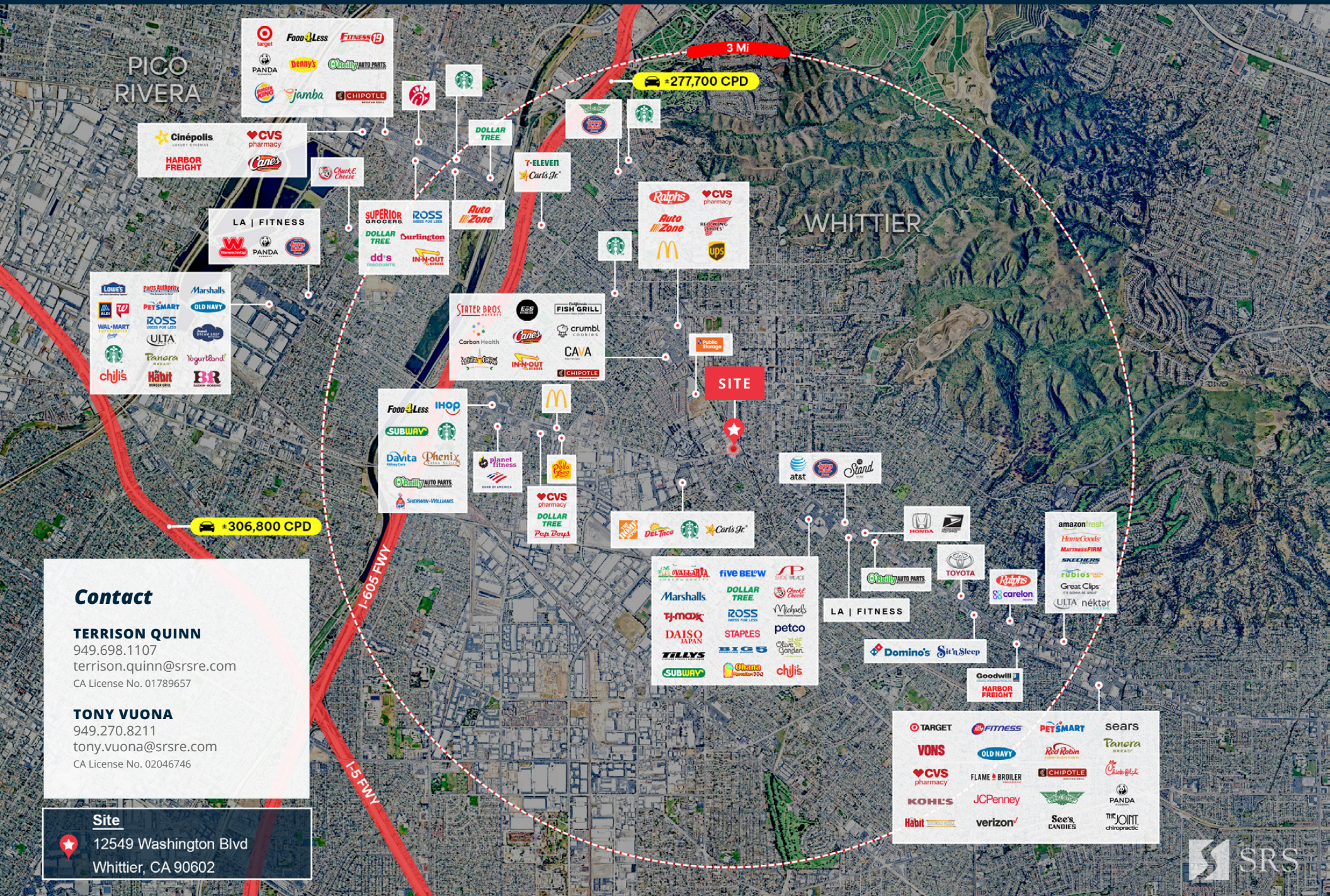
— PROPOSED $\pm 1,513$ SF

C

— DEAL PENDING - NATIONAL DRIVE-THRU







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Site

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