

BUILDING RENDERING



For Lease
 10,000 SF - (Divisible)
 800 - 4,326 SF

5301 Whittier Blvd.
 Los Angeles, CA 90022

Contact Us: **323-609-3172**

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Commerce Center

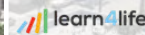


Citadel Outlet



Parking

Parking



Two Level
Parking



FRED LOYA INSURANCE

5301 Whittier Blvd, Los Angeles, is a highly visible commercial property located along a major East LA commercial corridor. The site benefits from strong traffic counts, excellent street exposure, dense surrounding residential, and retail activity. Its central location offers easy access to Downtown LA and convenient access to the I-5, I-710, and CA-60 freeways, making it an ideal spot for businesses seeking visibility and consistent customer flow.



Prime location on Whittier Blvd., a major east-west thoroughfare



Ample on-site parking available



Prominent signage opportunity



Floor-to-ceiling glass storefront with 15-foot ceilings

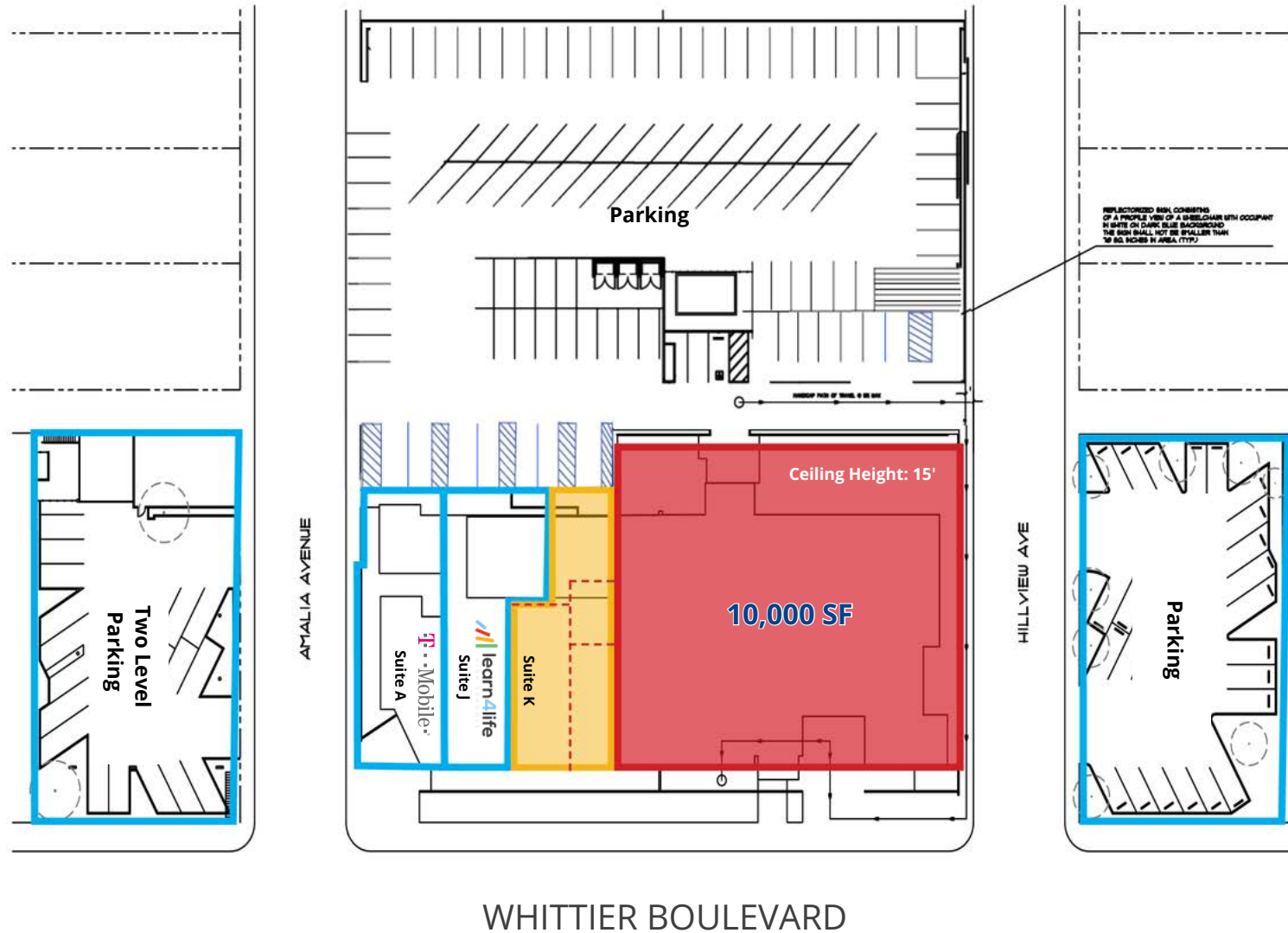


Just one block from the Commerce Center, featuring:



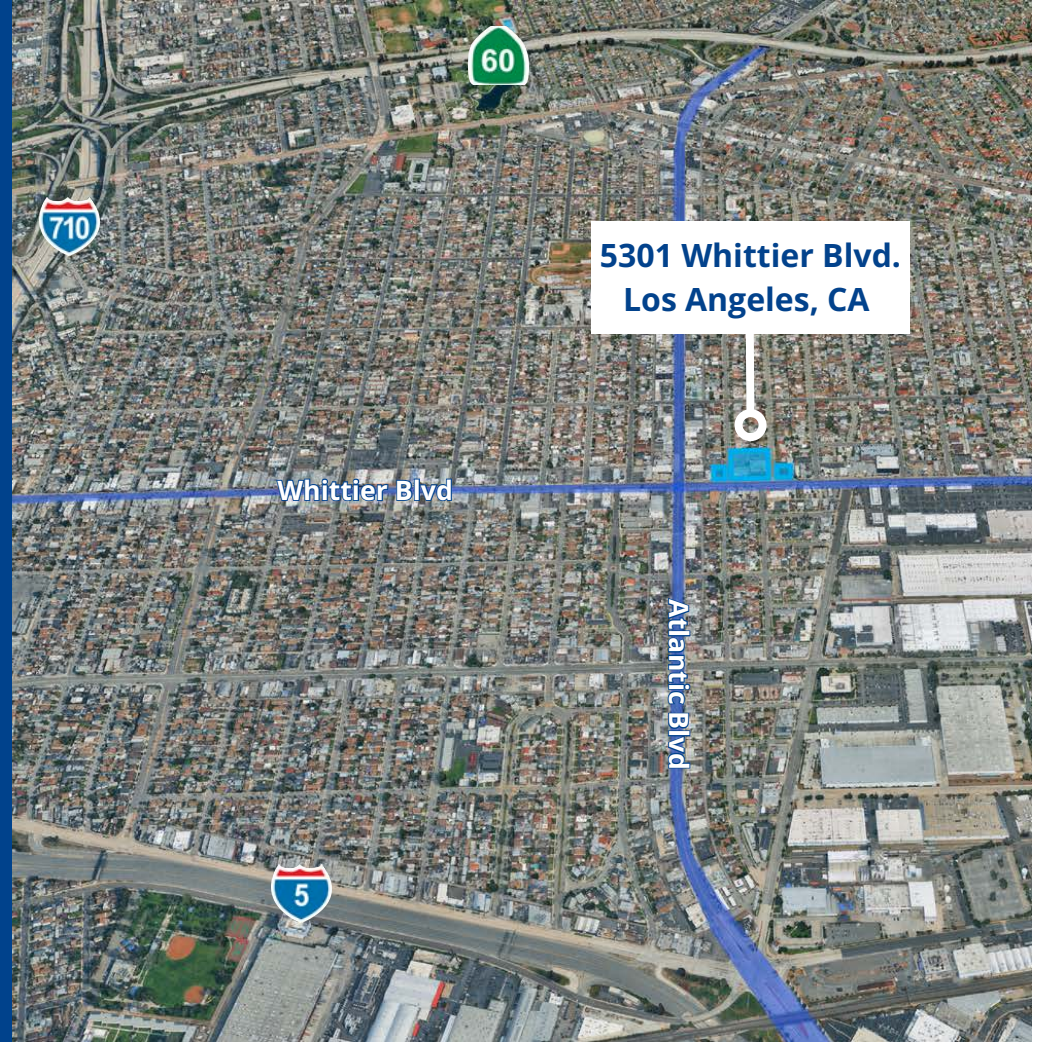
Traffic Counts | ±51,629 Cars/Day (Whittier Blvd & Atlantic Blvd) Source: Regis

The Retail Opportunity



The East Los Angeles Community

East Los Angeles is a centrally located, unincorporated community in Los Angeles County, offering direct access to Downtown Los Angeles and key regional freeways. The area is known for its dense residential population, strong cultural identity, and active street-level retail corridors. With a consistently high daytime and residential population, East LA provides strong consumer traffic for local businesses. Its proximity to major employment centers and surrounding neighborhoods makes it a well-positioned location for retailers and service-oriented businesses seeking visibility and steady foot traffic.



Demographics

1 Mile

43,874

Total Population

12,230

Total Housing Units

\$90,571

Average Household Income

39,538

Daytime Population

\$71,044

Median Household Income

34.3

Median Age

3 Mile

230,307

Total Population

68,548

Total Housing Units

\$96,503

Average Household Income

266,592

Daytime Population

\$74,864

Median Household Income

35.9

Median Age

5 Mile

697,696

Total Population

209,434

Total Housing Units

\$97,179

Average Household Income

718,668

Daytime Population

\$73,070

Median Household Income

36.6

Median Age



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