



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**UNIT B5
±1,050 SF AVAILABLE**



RETAIL SPACE AVAILABLE IN BUSY WHITTIER SHOPPING CENTER

5416 Norwalk Blvd, Whittier, CA 90601



CALEB MORRISON, CCIM
(818) 697-9364 | caleb@illicre.com
DRE#02137816



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
WHITTIER, CA

EXCLUSIVELY LISTED BY

CALEB MORRISON, CCIM
SENIOR ASSOCIATE
(818) 697-9364 | caleb@illicre.com
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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RETAIL SPACE
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PROPERTY FEATURES

5416 Norwalk Blvd, Whittier, CA 90601



APPROX. 1,050 SF

RETAIL SPACE AVAILABLE

- ✓ Ample parking
- ✓ Convenient access from multiple entrances
- ✓ Signage available on pylon sign by each entrance to the center
- ✓ Strong co-tenancy: Wienerschnitzel, Subway, Baskin-Robbins, Tastee Freeze and more
- ✓ Food and service destination

AREA AMENITIES

- ✓ Signalized intersection of Norwalk and Beverly
- ✓ Adjacent to the 605 freeway
- ✓ Foothill transit line 274 originates at Beverly & Norwalk, and Montebello transit lines 40 and 50 run through the intersection
- ✓ Close proximity to PIH Health the largest employer in Whittier and one of the largest in the region

*CONTACT BROKER FOR RATES AND TERMS

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,273	137,519	428,393
 Avg. HH Income	\$124,696	\$110,761	\$111,391
 Daytime Pop	17,272	124,093	387,629
 Traffic Count	± 56,855 CPD ON NORWALK BLVD & BEVERLY BLVD		

RETAIL SPACE
WHITTIER, CA

EXTERIOR PHOTOS

5416 Norwalk Blvd, Whittier, CA 90601



RETAIL SPACE
WHITTIER, CA

HIGH-EXPOSURE LOCATION

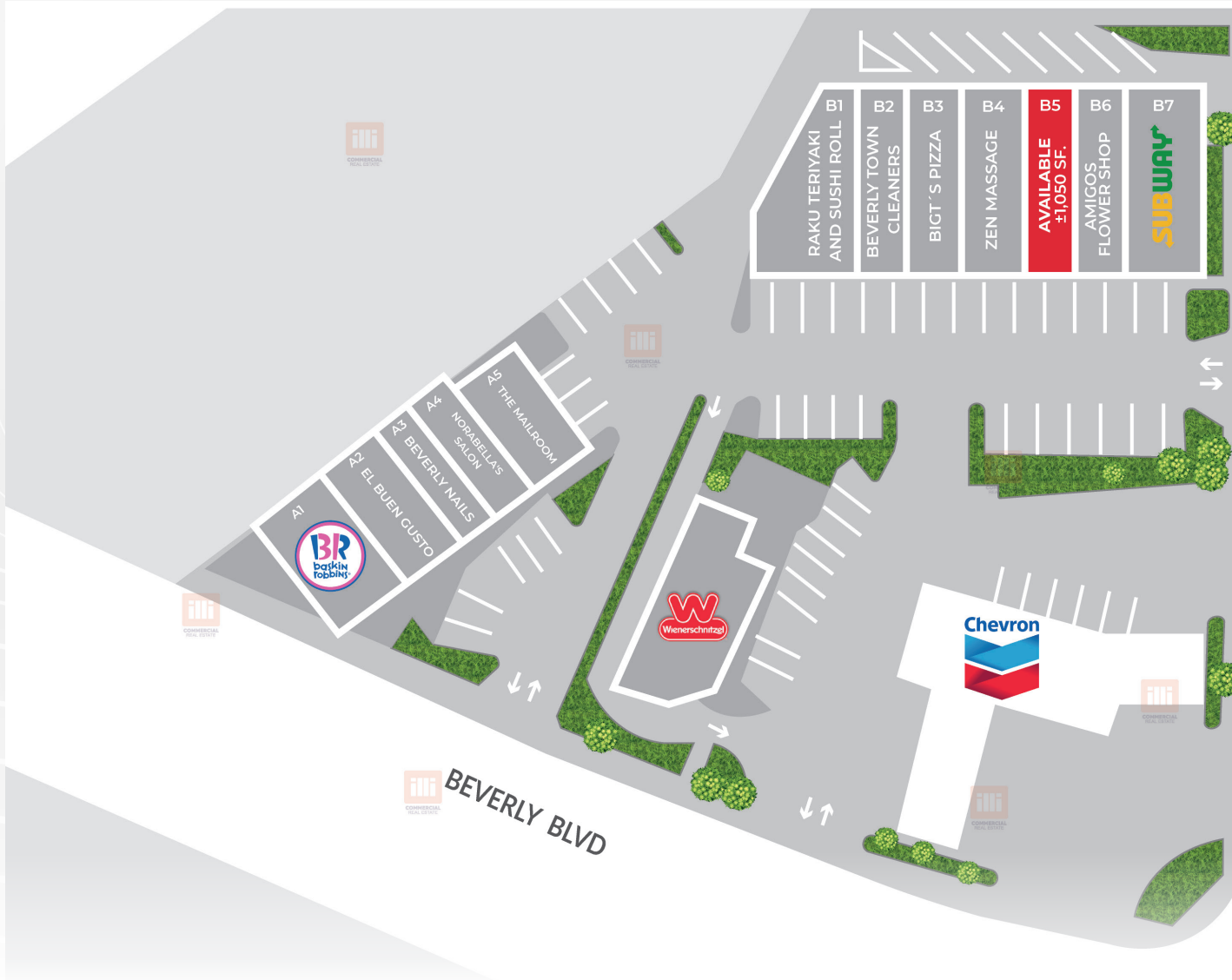
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RETAIL SPACE
WHITTIER, CA

SITE PLAN

5416 Norwalk Blvd, Whittier, CA 90601



NORWALK BLVD

UNIT	TENANT
A1	BASKIN ROBBINS
A2	EL BUEN GUSTO
A3	BEVERLY NAILS
A4	NORABELLA'S SALON
A5	THE MAILROOM
B1	RAKU TERIYAKI AND SUSHI ROLL
B2	BEVERLY TOWN CLEANERS
B3	BIGT'S PIZZA
B4	ZEN MASSAGE
B5	AVAILABLE
B6	AMIGOS FLOWER SHOP
B7	SUBWAY
WIENERSCHNITZEL	
CHEVRON (NAP)	

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

MEMORIAL STADIUM

VALLEARTA SUPERMARKETS

Smart & Final

Michaels

Walgreens

PIH HEALTH

DEL TACO

THE HOME DEPOT

Carl's Jr.

WaBa grill

SORENSEN SCIENCE ACADEMY

CHASE

Public Storage

AutoZone

Ralphs

CVS pharmacy

ups

McDonald's

Starbucks

DESTER MIDDLE SCHOOLS HORNETS

SUBWAY

WING-STOP

7 ELEVEN

Carl's Jr.

INTERSTATE 605

Sleep

CHIPOTLE

AutoZone SUBWAY

CHASE

Walgreens

Carl's Jr.

citi

WaBa grill

DEL TACO

Starbucks

WING-STOP

Michaels

THE HOME DEPOT

CVS pharmacy

target

ups

McDonald's

VALLEARTA SUPERMARKETS

7 ELEVEN

& Smart Final

Little Caesars

AERIAL MAP



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