

Retail Space Available



15345 E. Whittier Blvd.

**99 Cent Only Store
39,200 SF - 2 Floors**



PACIFIC WESTERN BANK

15335 E. Whittier Blvd.

**Pacific Western Bank
5,005 SF - 2 Floors**



PROPERTY HIGHLIGHTS

Now available for lease are two properties with phenomenal visibility in the Whittwood shopping corridor, located in Whittier, CA. Whittwood is a vibrant shopping district that offers a diverse range of retail options. With its prominent location focused on daily needs and convenience. Shoppers can indulge in a shopping spree at popular retailers, like Target, Old Navy, Kohl's, JCPenney, Petsmart or enjoy a delicious meal at one of the many restaurants including In-N-Out, Frisco's Carhop, Chick-Fil-A and Original Pancake House. In addition, there is a strong presence of medical office which contributes to the strong daytime population.



SIZE
39,200 SF
5,005 SF Pad



AVAILABILITY
Summer 2024



CARS PER DAY
44,500
on Whittier Blvd



VISIBILITY
Signalized Intersection



Former 99 Cent Only
39,000 SF
~ 20,000 SF Floor Plate
 15345 E Whittier Blvd.



Whittier Blvd

Cars per day - 44,500

5,005 SF
3,624 SF ground floor
1,381 SF built out on
2nd floor



Former Pacific Western Bank

15335 E Whittier Blvd.



2nd Gen. Bank



2 Floors
3,624 SF Floorplate



Existing Drive-
Thru



High Identity
Monument and
Building Signage

MARKET OVERVIEW

| | 1 MILES | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 17,825 | 174,478 | 421,949 |
| DAYTIME POPULATION | 16,601 | 137,419 | 394,503 |
| AVERAGE HOUSEHOLD INCOME | \$148,766 | \$125,254 | \$125,373 |
| MEDIAN HOME VALUE | \$733,726 | \$698,736 | \$717,624 |
| MEDIAN AGE | 40.3 | 37.8 | 37.9 |
| TOTAL CONSUMER SPENDING | \$473M | \$3.9B | \$9.4B |

Pleasantville

Prosperous domesticity best describes the settled denizens of *Pleasantville*. These slightly older couples move less, have already transitioned to empty nesters or many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth than the national average. Education: 66% college educated, 37% with a bachelor's degree or higher. Not cost-conscious, these consumers are willing to spend more for quality and brands they like.

Top Tier

The residents of the wealthiest Tapestry market, *Top Tier*, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. *Top Tier* is a highly educated, successful consumer market - more than one in three residents has a postgraduate degree.

City Lights

City Lights is a densely populated urban market. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married- couple families, with and without children. A blend of owners and renters, single-family homes and townhomes, midrise and high-rise apartments, these neighborhoods are racially and ethnically diverse. Many residents have completed some college or have a degree, and they earn a good income in professional and service occupations.



**LOCATED IN
THE HEART
OF WHITTIER**



**ADJACENT
TO MAJOR
ANCHOR
SHOPPING**



**- TARGET
- VONS
- KOHL'S
- OLD NAVY
- PETSMART
- BEVMO
... AND MORE!**



Get in Contact!



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