

**RETAIL SPACE  
AVAILABLE  
FOR LEASE  
WHITTIER, CA**

**12560 WHITTIER BLVD.  
SWC WASHINGTON BLVD. & WHITTIER BLVD.**



**AREA RETAILERS & COMPANIES:**



**PROPERTY INFORMATION**

**SPACE AVAILABLE:** 11,840 SF + DRIVE THRU  
**TERM THROUGH:** 01/31/2027

**NEIGHBORING TENANTS:** SHOE CITY, HOME DEPOT, SMART & FINAL XTRA, SUBWAY, POPEYE'S, STARBUCKS.

**SIGNAGE AVAILABLE:** PROMINENT POSITIONS ON PYLON(S) AND MONUMENT

**ATTRIBUTES:**

- LOCATED AT A BUSY SIGNALIZED INTERSECTION
- DIRECTLY ACROSS FROM PIH HEALTH REGIONAL HOSPITAL
- EXCELLENT VISIBILITY
- STRONG RETAIL TRADE AREA & HIGH DAYTIME POPULATION

**FOR MORE INFORMATION PLEASE CONTACT**

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**DEMOGRAPHICS (ESRI 2017)**

**POPULATION**

1 Mile:	30,647
3 Mile:	166,416
5 Mile:	469,157

**DAYTIME POPULATION**

1 Mile:	21,253
3 Mile:	65,313
5 Mile:	162,678

**ESTIMATED AVG. HH INCOME**

1 Mile:	\$64,067
3 Mile:	\$82,707
5 Mile:	\$84,908

**ESTIMATED TRAFFIC COUNTS**

28,000 CPD – WHITTIER BLVD.  
22,291 CPD – WASHINGTON BLVD.



**SPRINGSTEAD & ASSOCIATES, INC.**

3300 IRVINE AVE. STE 250

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[WWW.SPRINGSTEAD-ASSOCIATES.COM](http://WWW.SPRINGSTEAD-ASSOCIATES.COM)

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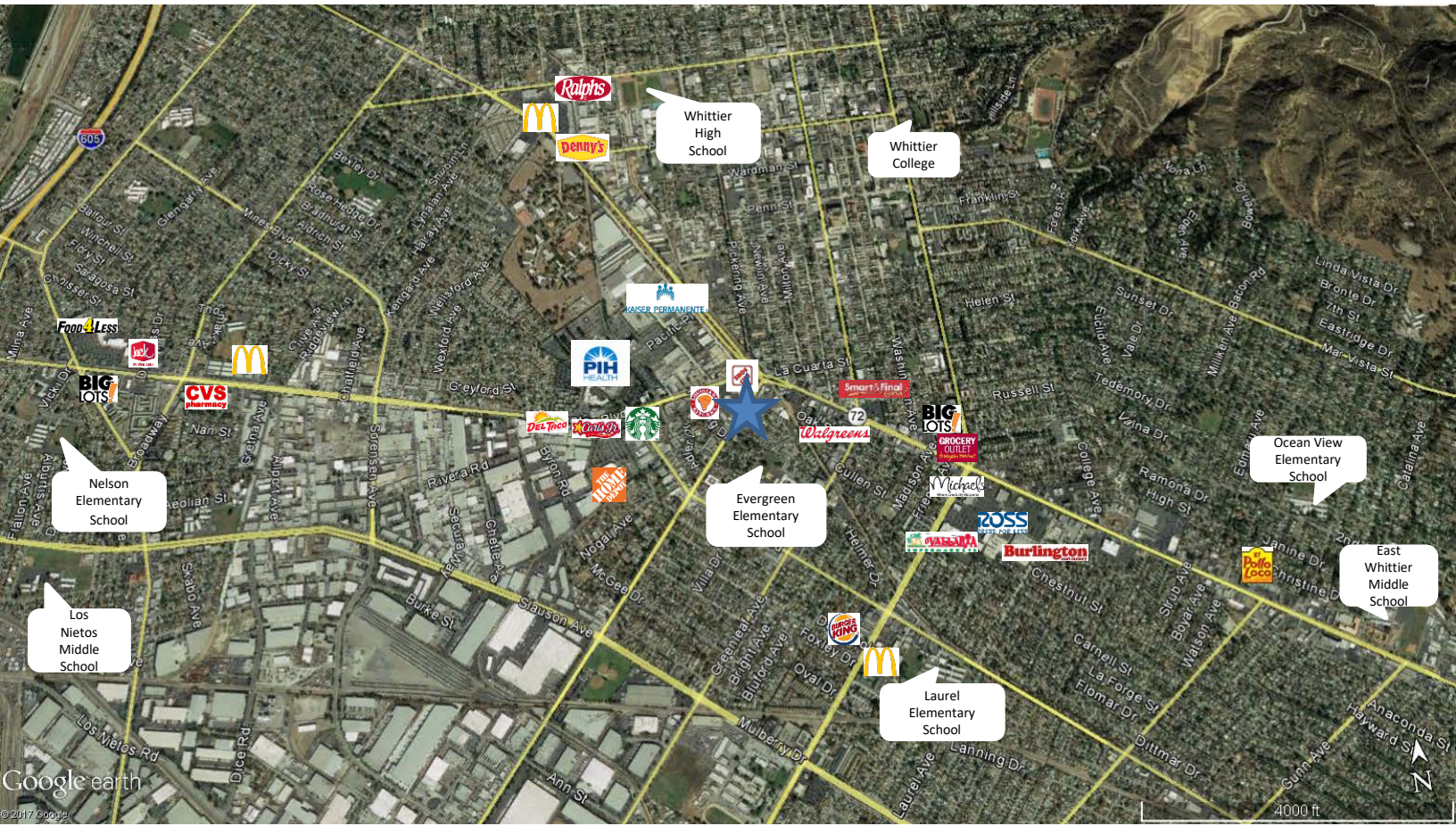
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