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FOR LEASE

**12560 WHITTIER BLVD,  
WHITTIER**

SWC Whittier Blvd + Santa Fe Springs Rd

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## 12560 WHITTIER BLVD, WHITTIER

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- Featuring a 11,840 SF building on a spacious 3-acre lot in a bustling commercial district, this property boasts excellent visibility with 250 ft of frontage along Whittier Blvd.
- The site is strategically situated near a vibrant retail hub, with nearby tenants including Shoe City, Home Depot, Vallarta, Michael's and a variety of dining options.
- Positioned at a key intersection with significant traffic flow, the area experiences nearly 45,000 vehicles per day.
- The surrounding neighborhood is densely populated, with over 161,600 residents within a 3-mile radius, complemented by a robust daytime workforce of approximately 23,200 employees in the vicinity.



**SITE**  
**11,840 SF**

**WASHINGTON BLVD – 22,291 CPD**

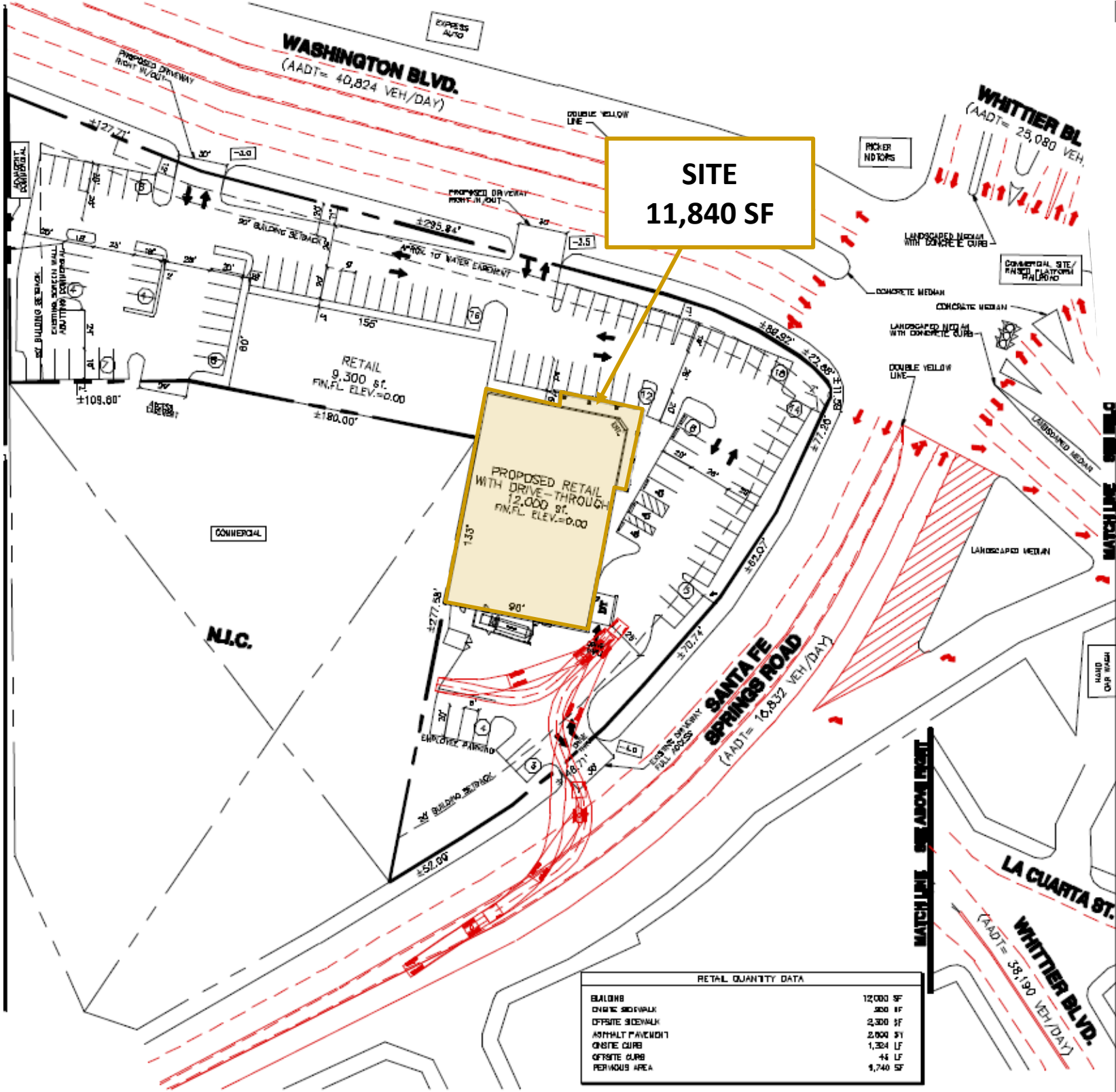
**WHITTIER BLVD – 40,000 CPD**

**SHOE CITY**

**SANTA FE SPRINGS RD – 14,941 CPD**

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# SITE PLAN



**SITE  
11,840 SF**

RETAIL QUANTITY DATA

BUILDING	12,000 SF
DRIVE SIDEWALK	300 SF
OFFSITE SIDEWALK	2,300 SF
ASPHALT PAVEDION	2,000 SF
ON-SITE CURB	1,304 LF
OFF-SITE CURB	44 LF
PERVIOUS AREA	9,740 SF

# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2024

12560 WHITTIER BLVD | WHITTIER, C A

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated Population	30,059	161,676	442,244
Estimated Population (2029)	29,505	157,181	430,830
<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Number of Households	10,101	50,317	135,263
<b>AVERAGE HH INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated Average HH Income	\$91,634	\$116,627	\$122,652
Estimated Average HH Income (2029)	\$108,740	\$138,557	\$145,591
<b>MEDIAN HH INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated Median HH Income	\$68,105	\$91,521	\$95,908
Estimated Median HH Income (2029)	\$80,096	\$107,667	\$111,439
<b>PER CAPITA INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated Per Capita Income	\$30,712	\$36,439	\$37,542
Estimated Per Capita Income (2029)	\$37,514	\$44,556	\$45,841

## LEASING:



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