

# Whittier Corner Building

14301 E. Whittier Blvd., Whittier, CA 90605

Presented by  
Golison Development



# Whittier Corner Building

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## Property Details

Freestanding Signalized Corner Retail Building 5,400 sq ft Whittier Blvd. Signalized Corner Adjacent parking lot Very Low NNN charges...approx. \$0.15 / mo.

### Price: \$24 /SF/Year

- Signalized Corner!
- High Traffic!
- High Visibility!
- Freestanding!
- Parking lot

View the full listing here: <http://www.crelisting.net/CSV3y4A4g/?StepID=107>

Total Space Available: 5,388 SF

Rental Rate: \$24 /SF/Year

Property Type: Retail

Property Sub-type: Free Standing Bldg

Building Size: 5,400 SF

Lot Size: 14,500 SF

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## Listing space

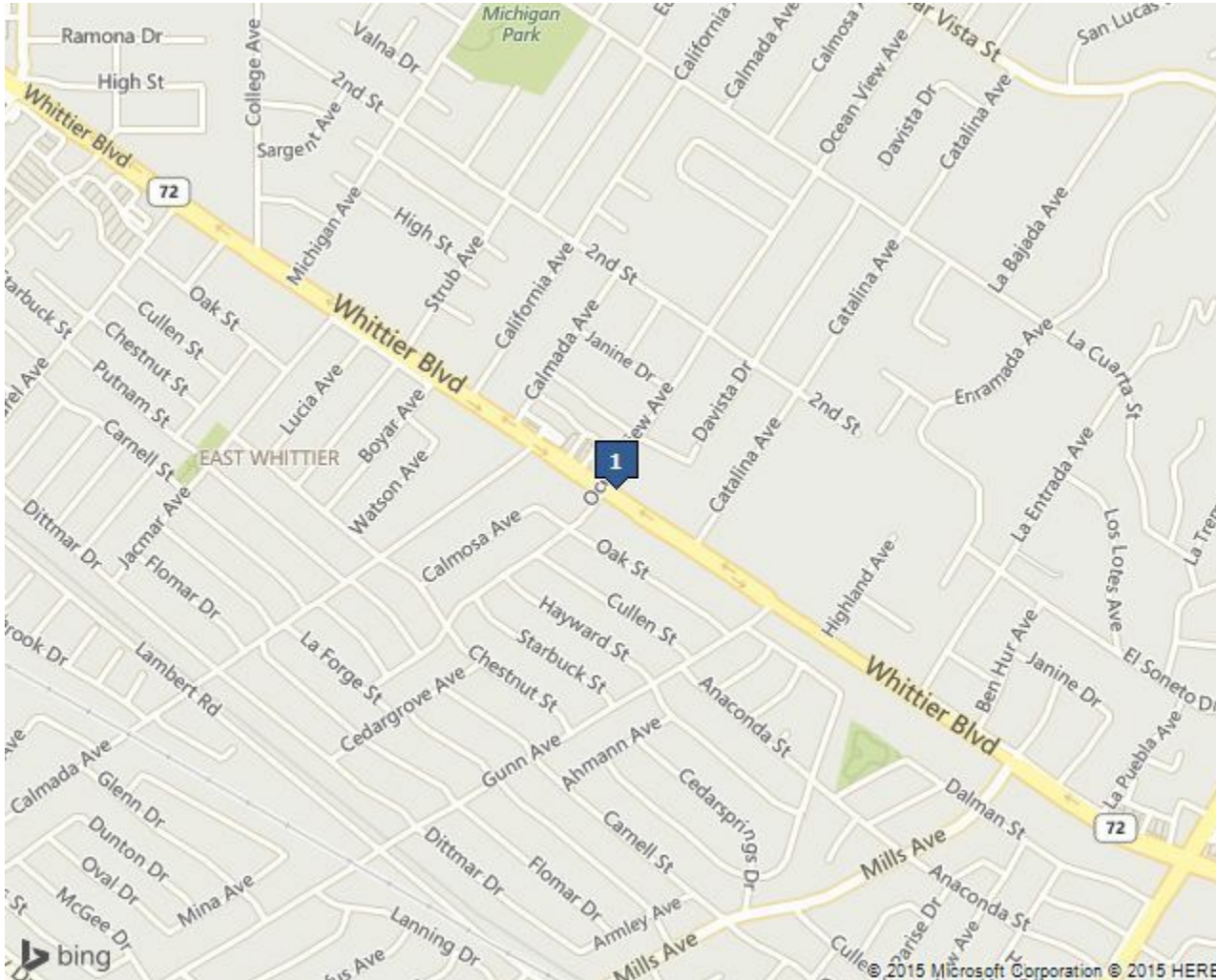
### Space 1

Space Available:	5,388 SF
Rental Rate:	\$24 /SF/Year
Space / Lot Type:	Free Standing Bldg
Additional Space / Lot Types:	Medical Office,Office Building
Lease Type:	NNN
Date Available:	Oct 2015

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## Location



### Location Description

High traffic Whittier Blvd. Signalized Corner High Visibility Identity Building Large Rooftop sign Private parking lot

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## Property Photos



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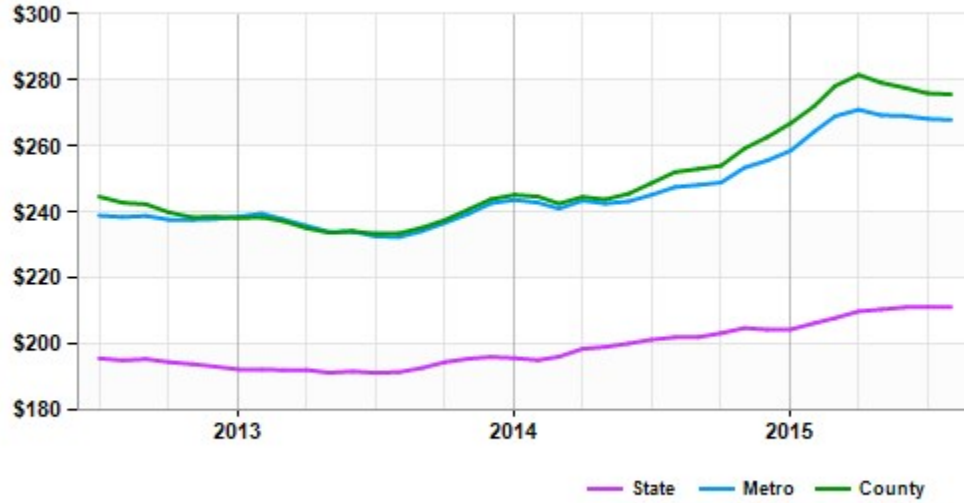


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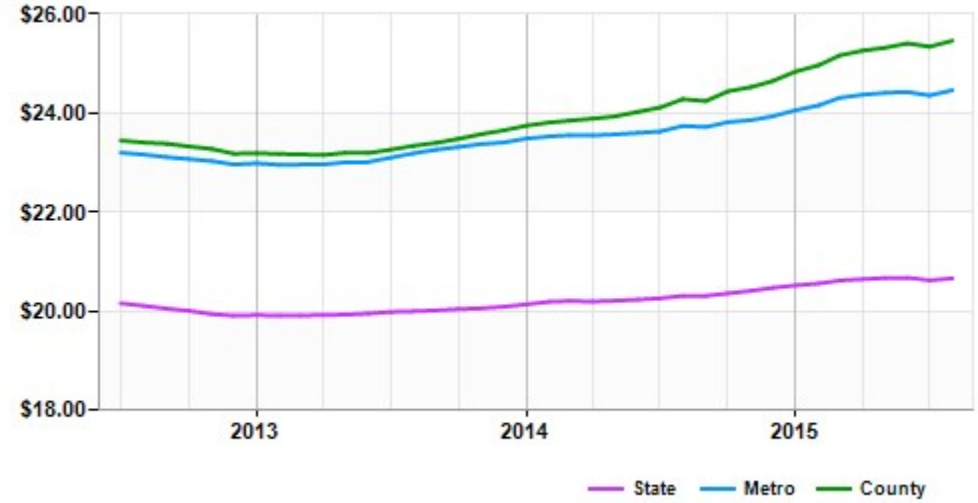
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## Market Trends

Asking Prices Retail for Sale Whittier, CA (\$/SF)



Asking Rent Retail for Lease Whittier, CA (\$/SF/Year)



		Aug 15	vs. 3 mo. prior	Y-O-Y
	State	\$211	+0.3%	+4.5%
	Metro	\$268	-0.5%	+8.2%
	County	\$276	-1.3%	+9.3%

		Aug 15	vs. 3 mo. prior	Y-O-Y
	State	\$20.66	0.0%	+1.8%
	Metro	\$24.46	+0.2%	+3.0%
	County	\$25.46	+0.6%	+4.9%



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## Demographics

Population	1-mi.	3-mi.	5-mi.
2013 Male Population	10,647	82,084	225,656
2013 Female Population	11,277	85,575	235,641
% 2013 Male Population	48.56%	48.96%	48.92%
% 2013 Female Population	51.44%	51.04%	51.08%
2013 Total Population: Adult	16,257	123,688	344,857
2013 Total Daytime Population	17,731	143,515	434,749
2013 Total Employees	5,248	47,591	169,996
2013 Total Population: Median Age	37	34	35
2013 Total Population: Adult Median Age	47	45	46
2013 Total population: Under 5 years	1,419	11,323	29,398
2013 Total population: 5 to 9 years	1,499	11,459	30,383
2013 Total population: 10 to 14 years	1,674	12,867	34,250
2013 Total population: 15 to 19 years	1,771	14,029	38,205
2013 Total population: 20 to 24 years	1,484	12,763	35,649
2013 Total population: 25 to 29 years	1,250	11,220	30,927
2013 Total population: 30 to 34 years	1,382	11,392	30,254
2013 Total population: 35 to 39 years	1,519	11,983	31,981
2013 Total population: 40 to 44 years	1,603	11,648	32,018
2013 Total population: 45 to 49 years	1,696	11,653	31,807
2013 Total population: 50 to 54 years	1,605	11,320	31,275
2013 Total population: 55 to 59 years	1,464	9,566	26,889

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2013 Total population: 60 to 64 years	971	7,327	21,607
2013 Total population: 65 to 69 years	732	5,323	16,370
2013 Total population: 70 to 74 years	520	4,176	12,998
2013 Total population: 75 to 79 years	406	3,440	10,509
2013 Total population: 80 to 84 years	432	3,066	8,747
2013 Total population: 85 years and over	497	3,104	8,030
% 2013 Total population: Under 5 years	6.47%	6.75%	6.37%
% 2013 Total population: 5 to 9 years	6.84%	6.83%	6.59%
% 2013 Total population: 10 to 14 years	7.64%	7.67%	7.42%
% 2013 Total population: 15 to 19 years	8.08%	8.37%	8.28%
% 2013 Total population: 20 to 24 years	6.77%	7.61%	7.73%
% 2013 Total population: 25 to 29 years	5.70%	6.69%	6.70%
% 2013 Total population: 30 to 34 years	6.30%	6.79%	6.56%
% 2013 Total population: 35 to 39 years	6.93%	7.15%	6.93%
% 2013 Total population: 40 to 44 years	7.31%	6.95%	6.94%
% 2013 Total population: 45 to 49 years	7.74%	6.95%	6.90%
% 2013 Total population: 50 to 54 years	7.32%	6.75%	6.78%
% 2013 Total population: 55 to 59 years	6.68%	5.71%	5.83%
% 2013 Total population: 60 to 64 years	4.43%	4.37%	4.68%
% 2013 Total population: 65 to 69 years	3.34%	3.17%	3.55%
% 2013 Total population: 70 to 74 years	2.37%	2.49%	2.82%

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## Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2013 Total population: 75 to 79 years	1.85%	2.05%	2.28%
% 2013 Total population: 80 to 84 years	1.97%	1.83%	1.90%
% 2013 Total population: 85 years and over	2.27%	1.85%	1.74%
2013 White alone	15,022	104,581	265,271
2013 Black or African American alone	229	2,449	8,569
2013 American Indian and Alaska Native alone	275	1,970	4,977
2013 Asian alone	693	8,879	49,545
2013 Native Hawaiian and OPI alone	24	293	887
2013 Some Other Race alone	4,756	42,320	113,169
2013 Two or More Races alone	925	7,167	18,879
2013 Hispanic	14,011	112,527	300,409
2013 Not Hispanic	7,913	55,132	160,888
% 2013 White alone	68.52%	62.38%	57.51%
% 2013 Black or African American alone	1.04%	1.46%	1.86%
% 2013 American Indian and Alaska Native alone	1.25%	1.18%	1.08%
% 2013 Asian alone	3.16%	5.30%	10.74%
% 2013 Native Hawaiian and OPI alone	0.11%	0.17%	0.19%
% 2013 Some Other Race alone	21.69%	25.24%	24.53%
% 2013 Two or More Races alone	4.22%	4.27%	4.09%
% 2013 Hispanic	63.91%	67.12%	65.12%
% 2013 Not Hispanic	36.09%	32.88%	34.88%

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<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Not Hispanic: White alone	9,018	55,529	129,833
2000 Not Hispanic: Black or African American alone	134	1,791	7,215
2000 Not Hispanic: American Indian and Alaska Native alone	72	571	1,540
2000 Not Hispanic: Asian alone	509	7,077	40,520
2000 Not Hispanic: Native Hawaiian and OPI alone	9	203	666
2000 Not Hispanic: Some Other Race alone	19	206	584
2000 Not Hispanic: Two or More Races	342	2,578	6,820
% 2000 Not Hispanic: White alone	44.23%	34.62%	29.37%
% 2000 Not Hispanic: Black or African American alone	0.66%	1.12%	1.63%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.35%	0.36%	0.35%
% 2000 Not Hispanic: Asian alone	2.50%	4.41%	9.17%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.04%	0.13%	0.15%
% 2000 Not Hispanic: Some Other Race alone	0.09%	0.13%	0.13%
% 2000 Not Hispanic: Two or More Races	1.68%	1.61%	1.54%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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<b>Population Change (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Total Population	21,924	167,659	461,297
2013 Households	6,896	50,106	133,771
Population Change 2010-2013	540	3,817	10,342
Household Change 2010-2013	60	150	574
% Population Change 2010-2013	2.53%	2.33%	2.29%
% Household Change 2010-2013	0.88%	0.30%	0.43%
Population Change 2000-2013	1,533	7,251	19,187
Household Change 2000-2013	114	423	1,611
% Population Change 2000 to 2013	7.52%	4.52%	4.34%
% Household Change 2000 to 2013	1.68%	0.85%	1.22%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	6,927	50,825	135,137
2000 Occupied Housing Units	6,782	49,684	132,158
2000 Owner Occupied Housing Units	5,222	30,890	89,445
2000 Renter Occupied Housing Units	1,560	18,794	42,713
2000 Vacant Housings Units	146	1,142	2,981
% 2000 Occupied Housing Units	97.91%	97.76%	97.80%

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<b>Housing (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2000 Owner occupied housing units	77.00%	62.17%	67.68%
% 2000 Renter occupied housing units	23.00%	37.83%	32.32%
% 2000 Vacant housing units	2.11%	2.25%	2.21%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Household Income: Median	\$80,841	\$67,427	\$67,775
2013 Household Income: Average	\$96,194	\$80,586	\$80,695
2013 Per Capita Income	\$30,357	\$24,422	\$23,766
2013 Household income: Less than \$10,000	289	1,937	5,003
2013 Household income: \$10,000 to \$14,999	261	2,174	5,549
2013 Household income: \$15,000 to \$19,999	219	1,744	5,100
2013 Household income: \$20,000 to \$24,999	165	2,022	5,391
2013 Household income: \$25,000 to \$29,999	305	2,002	5,244
2013 Household income: \$30,000 to \$34,999	183	2,192	5,397
2013 Household income: \$35,000 to \$39,999	191	2,067	5,492
2013 Household income: \$40,000 to \$44,999	253	2,280	5,876
2013 Household income: \$45,000 to \$49,999	185	1,716	5,292
2013 Household income: \$50,000 to \$59,999	484	4,200	10,911
2013 Household income: \$60,000 to \$74,999	741	5,491	14,719
2013 Household income: \$75,000 to \$99,999	736	6,995	19,860
2013 Household income: \$100,000 to \$124,999	1,040	6,020	15,834
2013 Household income: \$125,000 to \$149,999	472	3,726	8,990
2013 Household income: \$150,000 to \$199,999	745	3,274	8,853

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<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Household income: \$200,000 or more	627	2,266	6,260
% 2013 Household income: Less than \$10,000	4.19%	3.87%	3.74%
% 2013 Household income: \$10,000 to \$14,999	3.78%	4.34%	4.15%
% 2013 Household income: \$15,000 to \$19,999	3.18%	3.48%	3.81%
% 2013 Household income: \$20,000 to \$24,999	2.39%	4.04%	4.03%
% 2013 Household income: \$25,000 to \$29,999	4.42%	4.00%	3.92%
% 2013 Household income: \$30,000 to \$34,999	2.65%	4.37%	4.03%
% 2013 Household income: \$35,000 to \$39,999	2.77%	4.13%	4.11%
% 2013 Household income: \$40,000 to \$44,999	3.67%	4.55%	4.39%
% 2013 Household income: \$45,000 to \$49,999	2.68%	3.42%	3.96%
% 2013 Household income: \$50,000 to \$59,999	7.02%	8.38%	8.16%
% 2013 Household income: \$60,000 to \$74,999	10.75%	10.96%	11.00%
% 2013 Household income: \$75,000 to \$99,999	10.67%	13.96%	14.85%
% 2013 Household income: \$100,000 to \$124,999	15.08%	12.01%	11.84%
% 2013 Household income: \$125,000 to \$149,999	6.84%	7.44%	6.72%
% 2013 Household income: \$150,000 to \$199,999	10.80%	6.53%	6.62%
% 2013 Household income: \$200,000 or more	9.09%	4.52%	4.68%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Childrens/Infants clothing stores	\$2,227,916	\$15,495,261	\$41,424,689
2013 Jewelry stores	\$1,372,869	\$9,247,687	\$24,000,048
2013 Mens clothing stores	\$2,022,769	\$14,592,769	\$39,337,329
2013 Shoe stores	\$2,170,911	\$14,811,724	\$40,740,509

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Womens clothing stores	\$3,635,228	\$23,598,634	\$63,510,886
2013 Automobile dealers	\$23,581,055	\$169,229,441	\$448,111,183
2013 Automotive parts and accessories stores	\$4,480,768	\$35,433,719	\$95,299,972
2013 Other motor vehicle dealers	\$1,203,253	\$9,963,467	\$28,338,867
2013 Tire dealers	\$2,218,198	\$17,384,401	\$46,944,450
2013 Hardware stores	\$28,175	\$248,738	\$702,197
2013 Home centers	\$561,178	\$4,140,595	\$10,452,444
2013 Nursery and garden centers	\$685,922	\$5,134,149	\$13,014,741
2013 Outdoor power equipment stores	\$622,693	\$4,653,410	\$12,272,036
2013 Paint andwallpaper stores	\$35,088	\$283,107	\$760,591
2013 Appliance, television, and other electronics stores	\$3,925,976	\$29,131,712	\$75,879,379
2013 Camera andphotographic supplies stores	\$379,949	\$2,913,198	\$7,903,573
2013 Computer andsoftware stores	\$8,825,370	\$65,936,456	\$175,374,547
2013 Beer, wine, and liquor stores	\$1,728,654	\$11,675,559	\$30,573,226
2013 Convenience stores	\$7,329,604	\$51,640,096	\$137,363,959
2013 Restaurant Expenditures	\$7,724,883	\$55,341,090	\$149,134,562
2013 Supermarkets and other grocery (except convenience) stores	\$26,349,226	\$189,096,731	\$507,738,294
2013 Furniture stores	\$2,548,493	\$19,068,041	\$49,156,391
2013 Home furnishings stores	\$7,111,252	\$52,481,991	\$137,264,570
2013 General merchandise stores	\$35,149,407	\$249,956,108	\$662,361,750
2013 Gasoline stations with convenience stores	\$21,970,968	\$158,180,805	\$425,369,494



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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2013 Other gasoline stations	\$15,372,395	\$112,111,950	\$302,468,150
2013 Department stores (excl leased depts)	\$33,776,538	\$240,708,420	\$638,361,702
2013 General merchandise stores	\$35,149,407	\$249,956,108	\$662,361,750
2013 Other health and personal care stores	\$2,303,651	\$16,324,253	\$43,623,144
2013 Pharmacies and drug stores	\$7,143,377	\$51,014,185	\$135,796,841
2013 Pet and pet supplies stores	\$2,023,014	\$14,477,056	\$37,898,421
2013 Book, periodical, and music stores	\$621,363	\$4,558,408	\$11,641,527
2013 Hobby, toy, and game stores	\$824,740	\$5,848,974	\$15,207,845
2013 Musical instrument and supplies stores	\$131,951	\$976,239	\$2,723,029
2013 Sewing, needlework, and piece goods stores	\$262,874	\$1,937,065	\$5,026,983
2013 Sporting goods stores	\$638,902	\$4,663,930	\$12,805,672

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## Broker Profile

[properties@golison.com](mailto:properties@golison.com)  
(562) 434-3000

### Mark Golison

#### Golison Development

5937 Naples Plaza  
Long Beach, CA 90803

**Current Occupation:** Partner

**Website:** <http://golison.com>