



FOR LEASE



OFFICE



6,650 SF



6125 E. Whittier Blvd.

Los Angeles, California 90022

Property Highlights

- Turnkey Operation
- Parking on Site
- Signalized Intersection
- Built in Clientele
- Great Street Visibility
- Located on Major East LA Arterial
- Bus Stop Nearby
- Excellent Condition

Property Description

Former Medical Clinic For Lease

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available SF:	6,650 SF
Lot Size:	Approx. 17,000 SF
Building Size:	6,650 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,549	9,570	18,809
Total Population	13,316	35,686	67,358
Average HH Income	\$45,369	\$51,883	\$53,908



KW COMMERCIAL
 10960 Wilshire Blvd.,
 Suite 100
 Los Angeles, CA 90024

DAVID YASHAR
 Director
 O: 310.724.8043
 dyashar@kw.com
 CA #01102638

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



FOR LEASE



OFFICE



6,650 SF



KW COMMERCIAL
10960 Wilshire Blvd.,
Suite 100
Los Angeles, CA 90024

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



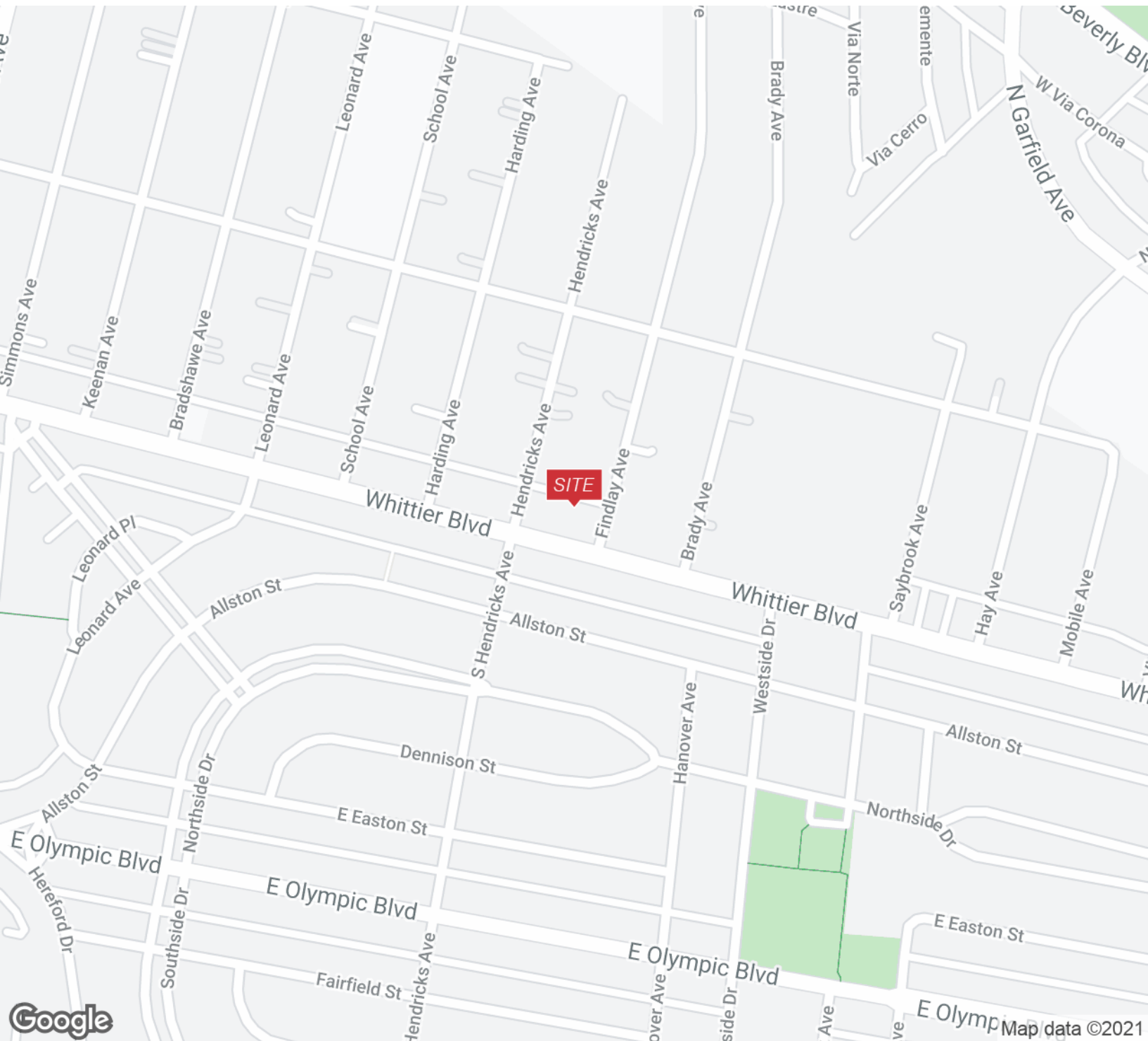
FOR LEASE



OFFICE



6,650 SF



KW COMMERCIAL
10960 Wilshire Blvd.,
Suite 100
Los Angeles, CA 90024

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



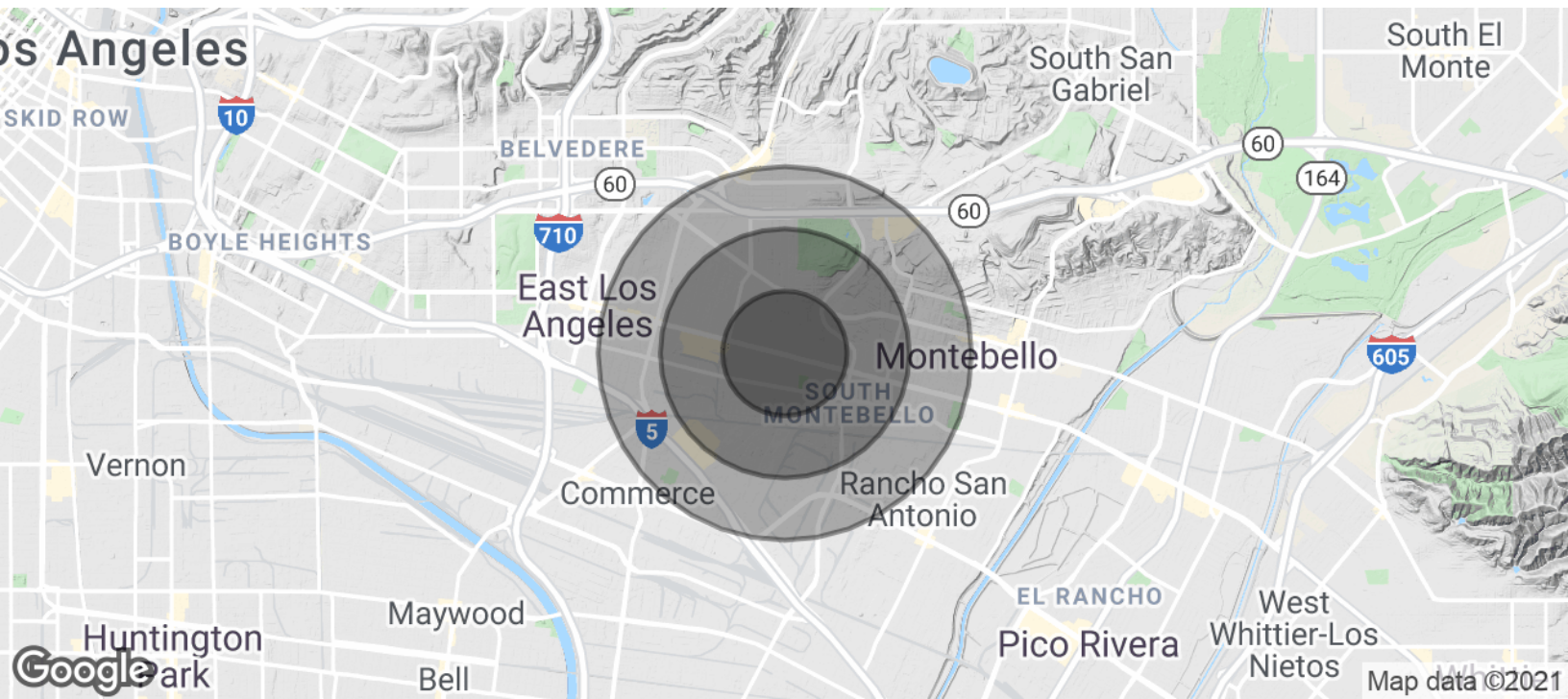
FOR LEASE



OFFICE



6,650 SF



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	13,316	35,686	67,358
Average age	28.6	29.8	31.1
Average age (Male)	28.4	29.3	30.5
Average age (Female)	29.3	30.9	32.0

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total households	3,549	9,570	18,809
# of persons per HH	3.8	3.7	3.6
Average HH income	\$45,369	\$51,883	\$53,908
Average house value	\$367,325	\$395,171	\$425,401

* Demographic data derived from 2010 US Census

KW COMMERCIAL
10960 Wilshire Blvd.,
Suite 100
Los Angeles, CA 90024

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com