

Building On A Major Commercial Thoroughfare

13305 IMPERIAL HWY., WHITTIER, CA 90605



- 8,500 +/- SF (PER SELLER) of Improvements.
- 2 Parcels totaling 27,720 +/- SF (PER TITLE) of LCM1-B1 Zoned lot.
- Property is currently being operated as a Cultural/Educational Center & COVID Testing Site.
- Property will be Delivered VACANT at the close of Escrow!
- Good Frontage with approx. 97 FEET along a major commercial Thoroughfare with a Daily Car Traffic Count of Over 20,000 Cars Per Day!
- LOCATED IN THE UNINCORPORATED AREA OF SOUTH WHITTIER, CA!!!
- Easy access to the 5 freeway.
- Excellent Opportunity for an Owner/User, Developer, or an Investor with Tenant(s) in mind.
- Current Zoning By Right Allows for: Self-Storage, Warehouse, Truck Storage, to name a few.
- Plenty of on-site parking.
- Good Demographics with approx. 20,000 people residing within a 1-mile radius and approx. 200,000 people residing within a 3-mile radius of the subject property.

KW COMMERCIAL

23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

DAVID YASHAR

Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

SAM ALISHAHI

Agent
(310) 826-8200
Samkw310@gmail.com
DRE# 01964365

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PRESENTED BY:

KW COMMERCIAL
23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

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

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Property Description



OFFERING SUMMARY

ASKING PRICE:	\$2,895,000
BUILDING SIZE:	8,500 SF
PRICE / SF:	\$340.59
LOT SIZE:	27,720 SF
PRICE / SF (LOT):	\$104.44
ZONING:	M-1-BE-IP
APN:	8026-039-017; 018

PROPERTY OVERVIEW

KW Commercial is pleased to present this freestanding Building within the UNINCORPORATED AREA OF SOUTH WHITTIER, CA. The Building totals approximately 8,500 SF (PER SELLER) and sits on 2 parcels totaling approx. 27,720 +/- SF (PER TITLE) of LCM1-B1 zoned lot. The lot is mid-block and provides good frontage with approximately 97 Feet along Imperial Hwy. which is considered a major commercial thoroughfare within the city of Whittier & has great car traffic count totaling approximately 20,000 cars per day.

The site is currently occupied by a Cultural/Educational Center & Covid Testing Site, but will be delivered vacant at the close of escrow.

The subject property also allows for future development opportunities. It currently allows for Self-Storage, Warehouse, Truck Storage, just to name a few options. (additional information on pg. 4-6. BUYER TO DO THEIR OWN DUE DILIGENCE)

The site has plenty of on-site parking in the front & rear of the building accessible via Imperial Highway.

This offering will attract an owner/user, a developer, or an investor with tenant(s) in mind, who would like to take advantage of this freestanding retail building on a major commercial thoroughfare within an UNINCORPORATED AREA OF SOUTH WHITTIER.

LOCATION OVERVIEW

This offering is located along the north side of Imperial Hwy., between Leffingwell & Carmenita Rd..

The site sits across the street from a shopping center with tenants such as Starbucks & 24hr Fitness.

It is easily accessible, being less than 2 miles from the 5 Freeway.

The location provides good demographics with approx. 20,000 people residing within a 1-mile radius and approx. 200,000 people residing within a 3-mile radius.

Development Opportunity

Reference: Preliminary Due Diligence Memorandum 13305 Imperial Highway, Whittier, CA 90605



PROJECT SITE INFORMATION

- **APN:** 8026-039-018, -017
- **Area:** South Whittier – Sunshine Acres: Los Angeles County
- **Zone:** M-1-BE-IP (Light Manufacturing, Industrial Preservation Combining Zone)
- **Lot SF:** 26,626 SF
- **Year Built:** 1956

Development Opportunity

DEVELOPMENT STANDARDS

- **Zoning:** M-1-BE-IP
- **Permitted Uses:**
 - Warehouses, including storage warehouses *SRP*
 - Bus Storage *SRP (Ministerial Site Plan Review) *
 - Furniture and household goods, transfer and storage *SRP*
 - Truck Storage *SRP*
 - Mobile Home Park *CUP*
- **Height:** No greater than 13 times the buildable area of the lot
- **Parking:** 1 space per 500 SF for industrial, warehouse (must be 80% of the structure) = 1 space per 1,000 SF, and office (within industrial building) = 1 space per 400 SF)
- **Setbacks:** 0 feet for building and 3 feet for outdoor storage fences over 10 feet high
- **Floor Area Ratio:** 1:1
- **Proposed Total Buildable Area:** 26,626 square foot building

IP (INDUSTRIAL PRESERVATION ZONE)

Zone (-)IP is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. The combining zone serves to expressly prohibit uses that do not align with the purpose of this zone.

FOR ADDITIONAL INFORMATION CONTACT:

Kevin Kohan
Principal Planner
Elevated Entitlements
Office: (805) 232-4383
Cell: (805) 203-3151
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 91360
Kevin@elvted.com
www.ElevatedEntitlements.com

Development Opportunity



LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

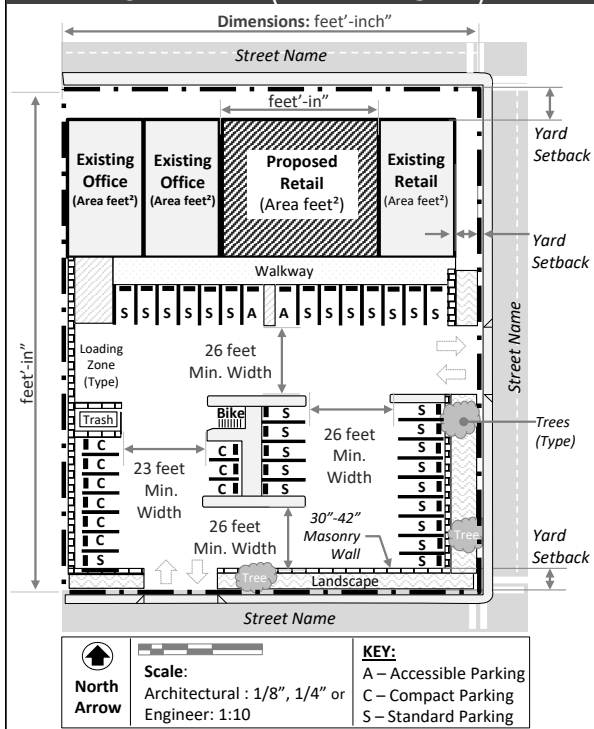
DEVELOPMENT STANDARDS COMMERCIAL AND INDUSTRIAL PROJECTS

Note: Properties located in a Community Standards District (CSD) may be subject to different standards.

Prior to submittal, consult with Regional Planning to determine:

1. If the proposed project is consistent with the General Plan;
2. The zoning of the property and if the zoning allows the project;
3. If the project complies with the maximum floor area ratio (FAR);
4. If the project is subject to special requirements;
5. If the project is subject to previously approved conditions;
6. If there are any proposed street or alley widenings or dedications that will impact the project and if the project is eligible for a Public Works dedication waiver.

SITE PLAN (EXAMPLE ONLY)

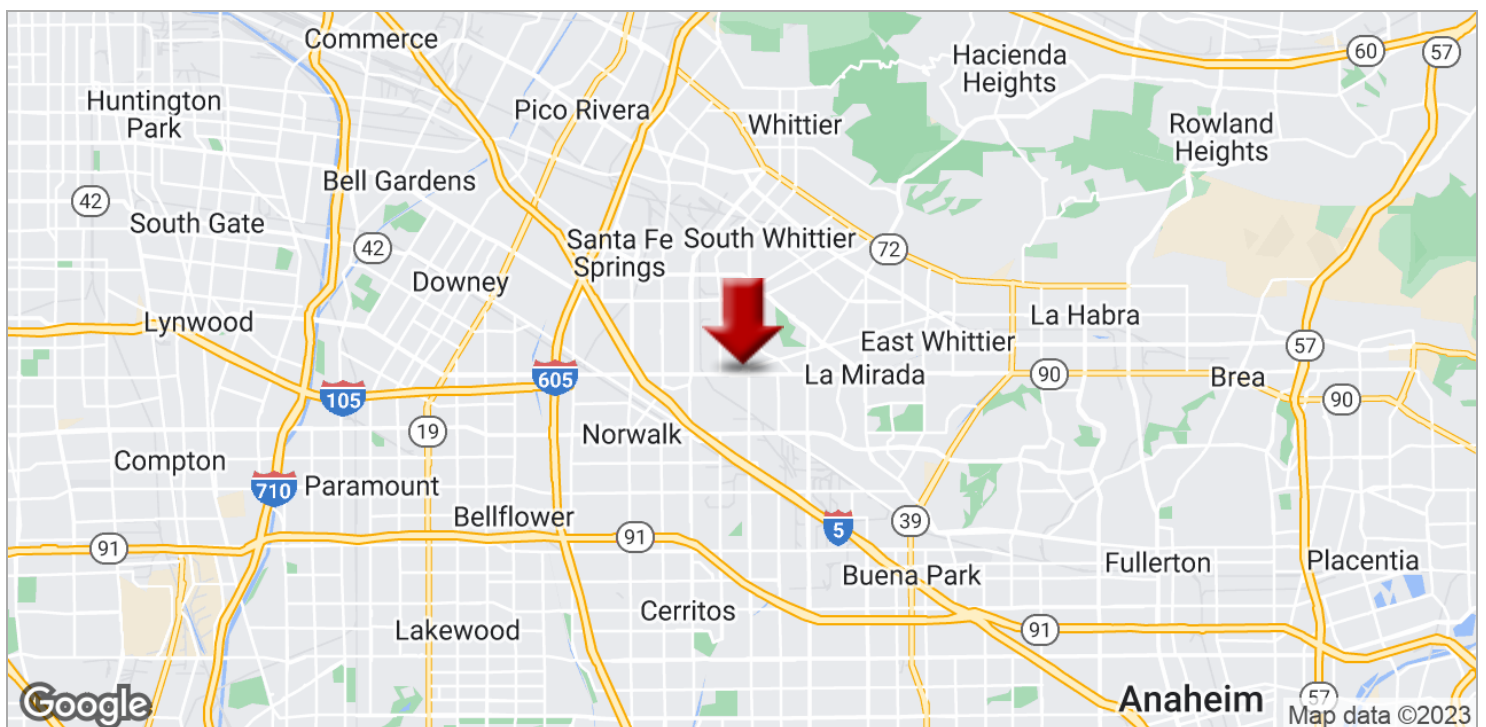
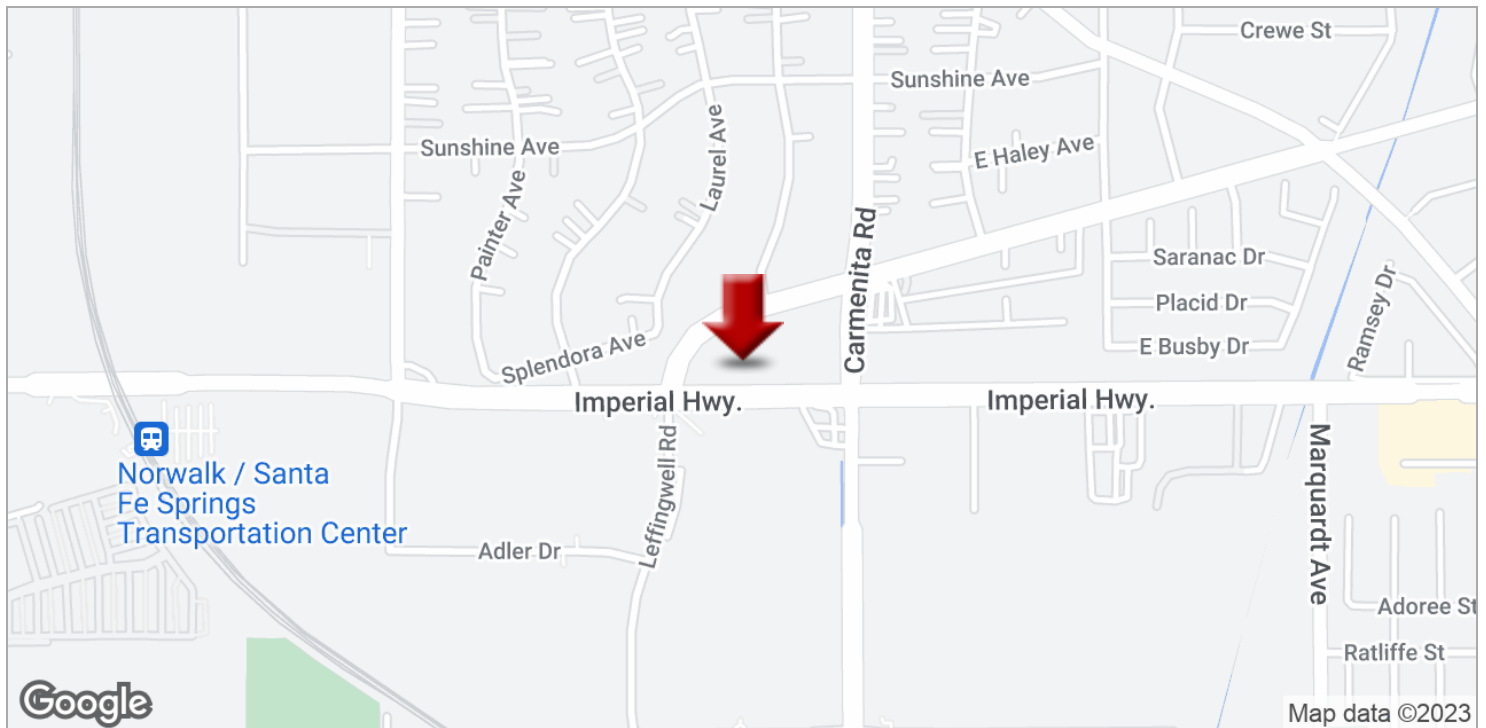


Zones	Maximum Building Height	Minimum Yard Setbacks (F/S/R)	Maximum Lot Coverage (net)	Minimum Required Landscaping	Wall & Fence Height
COMMERCIAL					
C-1 C-H	35 feet	20 feet setback from a major or secondary highway	90% of entire lot	10% of entire lot	30-42 inch masonry wall required between parking area and street (if applicable) 6 feet masonry wall required adjacent to any residential or agricultural use
C-2	35 feet	0 feet / 0 feet / 0 feet			
C-3 C-M	13x buildable area 65 feet 75 feet with a CUP	0 feet / 0 feet / 0 feet 30 feet minimum for side and rear yards that abut a lot located within a Residential or Agricultural Zone			
C-R	13x buildable area	0 feet / 0 feet / 0 feet	N/A	N/A	
INDUSTRIAL					
M-1 M-1.5 M-2 M-3 M-4	13x buildable area	0 feet / 0 feet / 0 feet 3 feet setback for outdoor storage fences 10+ feet tall		2% of parking area only (if applicable) 1 square foot per each linear foot of outdoor storage fencing	Same as Commercial (if applicable) 8 feet – 15 feet tall solid fence or wall surrounding outdoor storage
Floor Area Ratio (FAR) Requirements: Please refer to the General Plan, CSD or Specific Plan. To calculate FAR measure to centerline of street and utilize the net area of the property. (Most Common) CG, IL & IH: 1.0 CM, C-MJ & MU: 3.0					
TREE PLANTING					
<ol style="list-style-type: none"> 1. For projects that are non-residential or mixed-use, a minimum of three trees shall be planted for every 10,000 square feet of developed lot area 2. A Tree Shade Plan meeting the specifications set forth in the Tree Planting Guide is required. For those projects, the amount of trees required on that shade plan shall anticipate a minimum of 50 percent shade coverage of the uncovered parking area within 15 years of planting the required trees. Please refer to planning.lacounty.gov/tree for requirements. 					

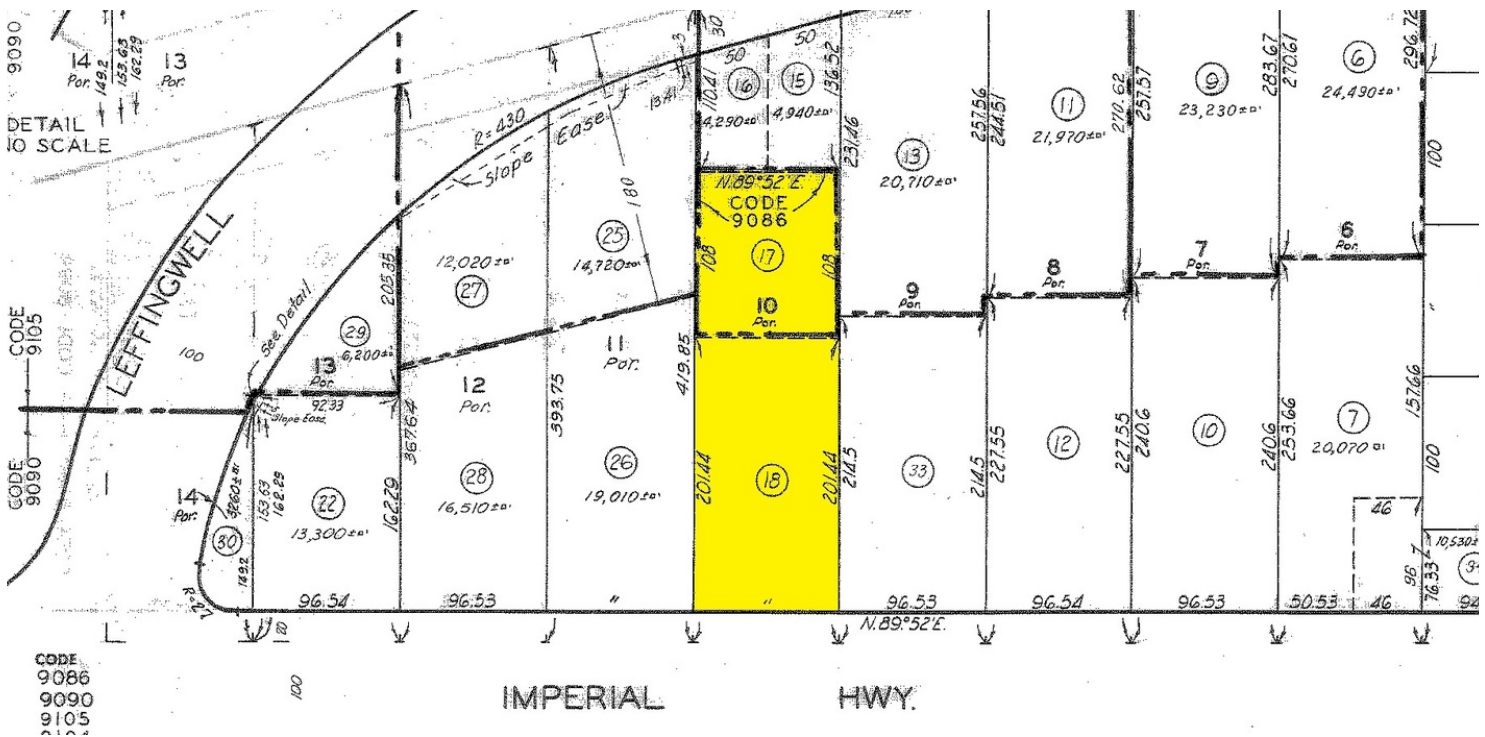
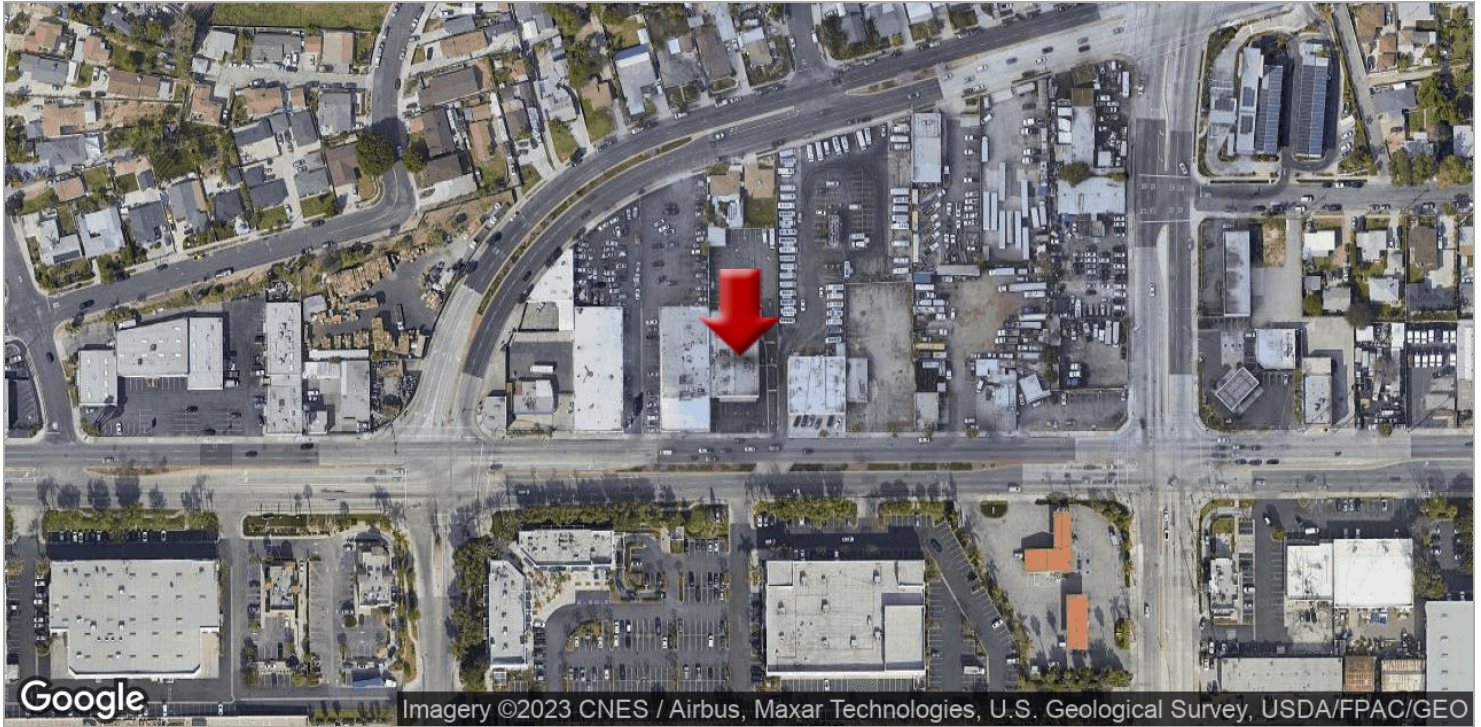
Additional Photos



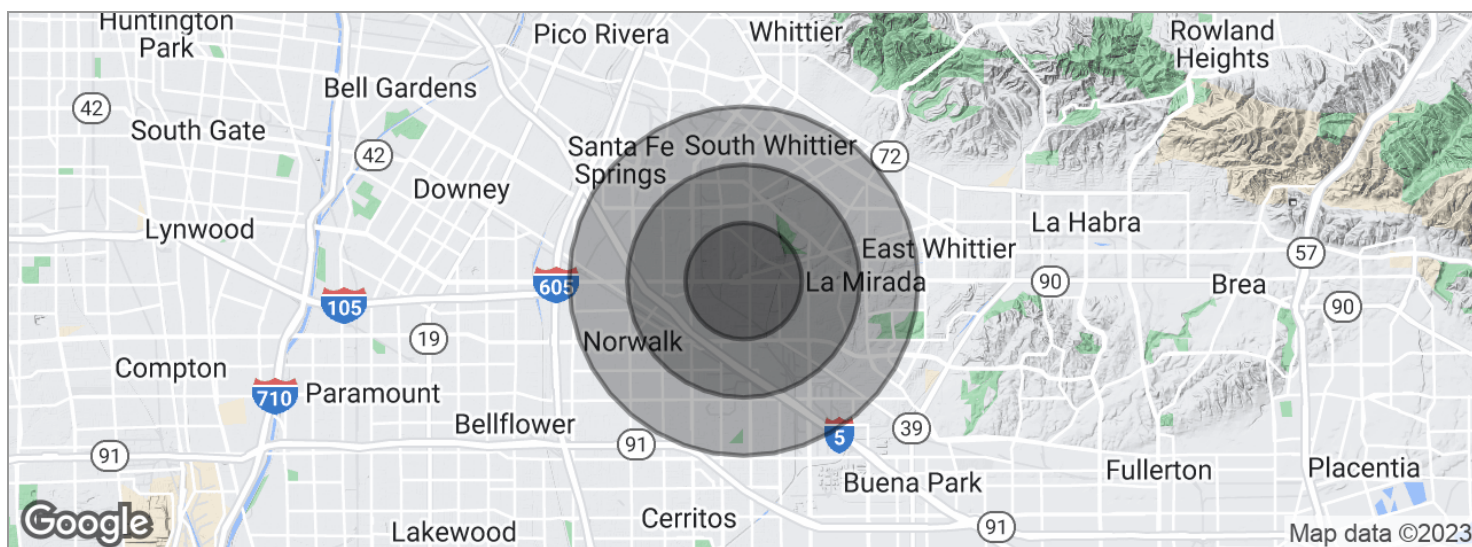
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,899	79,479	194,275
Median age	30.5	32.4	33.0
Median age (male)	29.7	31.0	31.4
Median age (Female)	31.6	34.0	34.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,659	20,862	52,071
# of persons per HH	4.1	3.8	3.7
Average HH income	\$66,808	\$69,283	\$74,775
Average house value	\$406,793	\$407,638	\$433,380
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	80.4%	72.0%	65.5%
RACE (%)	1 MILE	2 MILES	3 MILES
White	46.5%	51.3%	50.6%
Black	2.8%	2.8%	2.7%
Asian	4.6%	8.1%	12.8%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.3%	0.7%	0.7%
Other	44.0%	34.6%	30.1%

* Demographic data derived from 2020 ACS - US Census