

FOR LEASE

Build to Suit
or Ground Lease

La Mirada Blvd. at Mulberry
14965 Mulberry Dr.
Whittier, CA 90604

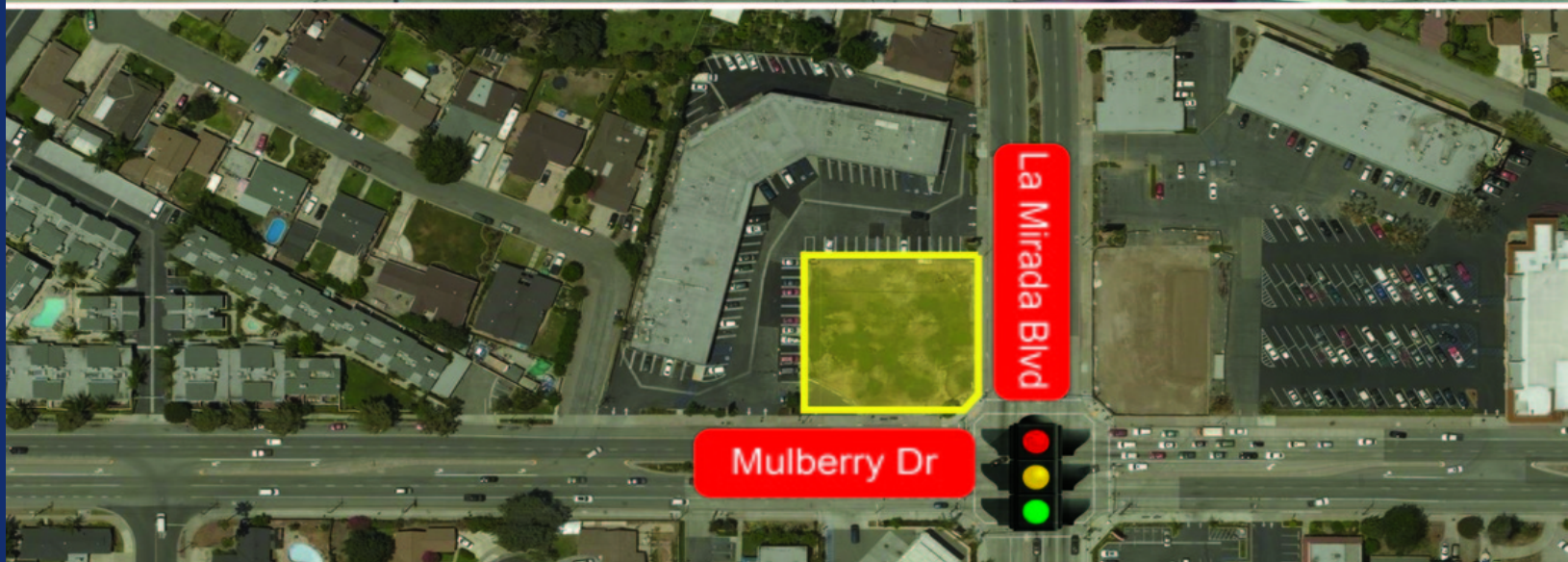
AVAILABLE:

0.53 AC
23,000 SF
Utilities to Site

Exclusive Agent:

TRAVIS DUNN

Senior Vice President
CA RE License #01390592
949.627.9128
tdunn@svn.com



PROPERTY HIGHLIGHTS:

The project is located on a high traffic retail corridor on the NWC signalized intersection of La Mirada Blvd. & Mulberry Dr. Over 20,000 cars per day travel along Mulberry Dr. and La Mirada Blvd. Parking is well distributed throughout the project, making for easy drive-up access for tenants and visitors.

DEMOGRAPHICS - 2016:

	1 Mile	3 Miles
Population:	30,533	190,188
Median HH Income:	\$76,788	\$76,390
Median Age:	36.9	37.4

TRAFFIC COUNT (CoStar)

La Mirada Blvd.:	19,596 VPD
Mulberry Dr.:	20,830 VPD