

ASSIGNMENT OF LEASE | 2,300 SF

RESTAURANT AVAILABLE

12502 Washington Blvd, Whittier CA 90602



PROPERTY HIGHLIGHTS

- + 2,300 SF Assignment of lease
- + Initial term ends 7/15/2029 with three 5-year options
- + Located in an extremely dense moderate income trade area
- + Highly visible freestanding building with surface level parking
- + Easily accessible building with proximity to Whittier Blvd (39,353 CPD)
- + Located within 1,000 feet of the PIH Health Whittier Hospital (523 beds)



VISITS

PER MONTH: 5K

PER YEAR: 56K

Please Contact

JACK FARLO

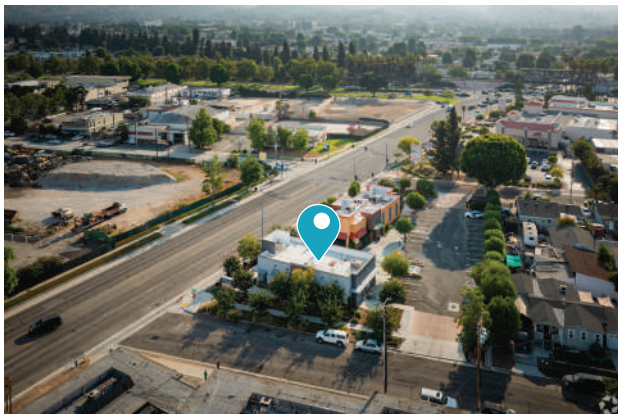
310.451.8171 X220

JFARLO@EPSTEEN.COM

BRE LIC: 02067149

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

FOUNDING
MEMBER | **CHAINLINKS**
RETAIL ADVISORS

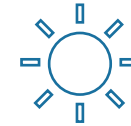


DEMOGRAPHICS:



Population

1 MILE	28,734
2 MILE	91,403
3 MILE	162,802



Daytime Population

1 MILE	15,073
2 MILE	36,817
3 MILE	68,981



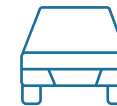
Avg. Household Income

1 MILE	\$87,320
2 MILE	\$114,240
3 MILE	\$122,341



Avg. Median Income

1 MILE	\$70,557
2 MILE	\$87,615
3 MILE	\$91,586



TRAFFIC COUNTS

Washington Blvd: 22,957 CPD
Whittier Blvd: 39,353 CPD



WALK SCORE

77

