

# Retail Property For Sale

**1** 14043 Whittier Blvd, Whittier,, CA 90605



## Property Details

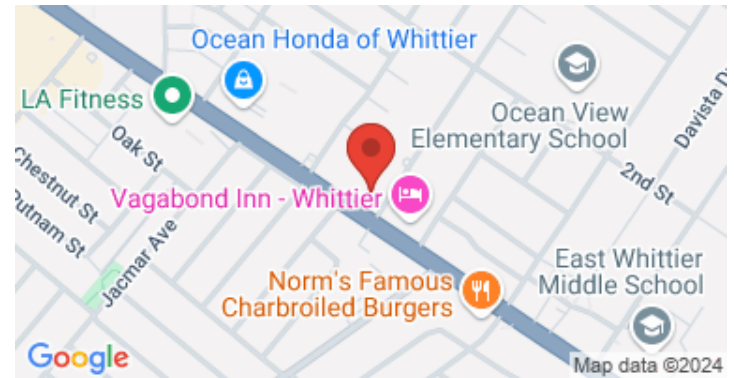
Available	6,779 SF
Sale Price	\$
Price PSF	\$
Lot Size	1 Acres
Year Built	1974
Zoning	Whittier has recently rezoned the property Mixed Use - 1, allowing for more residential uses. Property is legal non-conforming as built.

## Broker Information

Tyler Portman 562-762-3152	Dustin Wheelan 562-762-3120
Ben Greer, CCIM 562-762-3104	

## Property Description

GM Properties, Inc. proudly presents 14043 Whittier Boulevard, Whittier, CA 90605. This 6,779 square foot commercial building is available for the first time in over 50 years. The property was purpose built as a motorsports dealership in 1974. The building features a 3,000 square foot retail showroom, an 800 square foot parts room and a 2,200 square foot repair shop. There is a 4,600 square foot fenced and paved yard plus an additional 10,000 square feet of unpaved, fenced yard behind. The site offers abundant customer parking, two huge monument signs (grandfathered in) and is located on the soft corner of Whittier Boulevard and California Avenue. Situated on 0.95 acres of land, 14043 Whittier Boulevard is a premier retail and/or development opportunity. The property is offered free and clear of existing debt and leases providing investors or owner/users flexibility to use or redevelop the property. The subject property is located in Whittier, CA, which is approximately 30 minutes southeast of Downtown Los Angeles. On the east edge of Los Angeles County, Whittier, CA is also convenient to Orange, San Bernardino and Riverside counties. Whittier is centrally located within the LA basin. Whittier, CA features a desirable demographics set with nearly 100,000 people and an average household income approaching



\$150,000 per year. Within a 30 minute drive, there are more than 3,000,000 people providing a strong customer base for businesses at 14043 Whittier Boulevard.