Office Property For Sale

(562) 697-5000

1 13112 Hadley Street, Whittier, CA 90601



Property Details

Available	17,127 SF
Sale Price	$5,995,000
Price PSF	$350.00
Lot Size	15,246 SF
Year Built	1992
Zoning	C2UD, Whittier

Broker Information

Tyler Portman
562-762-3152

Property Description

17,127 SF two-story mixed-use, built 1992 — twelve medical/professional office suites (7,955 SF) on the ground floor, ten apartments (9× 2BR, 1× 1BR) upstairs. About 81% occupied. Asking $5,995,000. ($350/SF) — 4.4% cap in place, 5.6% stabilized with a 5% vacancy factor baked in. Vacancy, suite 108 is priced at rent the building already achieves, so the upside story is pure lease-up.



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