

Retail Property For Sale

1 14249-55 Whittier Blvd., Whittier, CA 90605



Property Details

Available	5,600 SF
Sale Price	\$5,025,000
Price PSF	\$
Lot Size	15,912 SF
Year Built	2022
Zoning	WHC2(MU-1)

Broker Information

Dustin Wheelan 562-762-3120	Marcy Monaco, CPM 562-762-3154
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Jason Jamison, SIOR
562-762-3178

Property Description

This property is situated on a hard, signalized corner along Whittier Boulevard, offering excellent visibility and exposure. Amazon Go currently has a lease through 3/31/32 with a 10% increase scheduled on 4/1/27 and options to renew, however, since the building is vacant, the expectation is that the tenant will not be exercising any options. Amazon Go is widely regarded as one of the strongest credit tenants in today's market. However, prospective buyers should anticipate an interruption in income once the current term has expired, with income paused until a replacement tenant is secured. As a result, pricing reflects a higher capitalization rate to account for this future vacancy risk, despite the strength of the outgoing tenant.

