



12817

Hadley Street

Whittier, CA

**High Density
Residential
Development
Opportunity**



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Uptown Whittier Residential Development Site

Executive Summary

GM Properties, Inc. proudly presents... 12817 Hadley Street, Whittier, CA 90601

The subject property is a 24k square foot building on 45,867 square feet of land. One of the two parcels is located in the Uptown Whittier Specific Plan and the other parcel is located in High Density R-4 Residential zoning. Combined the properties are suitable for a residential development.

The property is currently tenant occupied on a Single-Tenant Net Lease, providing income to the buyer during entitlements.



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ABOUT Property

12817 Hadley Street



Building

The building consists of approximate 24,000 square feet that was built in 1953.

It has originally built as the YMCA of Whittier, prior to YMCA moving across the street. Since then, the building has operated as a religious facility.

Additionally there is a 1,200 square foot structure on the rear parcel.

Land

There are two (2) parcels included with the offering.

12817 Hadley Street
(APN: 8135-011-022)
22,215 SF Land
0.51 Acres

6312 Milton Avenue
(APN: 8135-011-021)
23,452 SF Land
0.54 Acres

Combined
45,667 SF Land
1.05 Acres

BUILDING PHOTOS



12817 Hadley Street

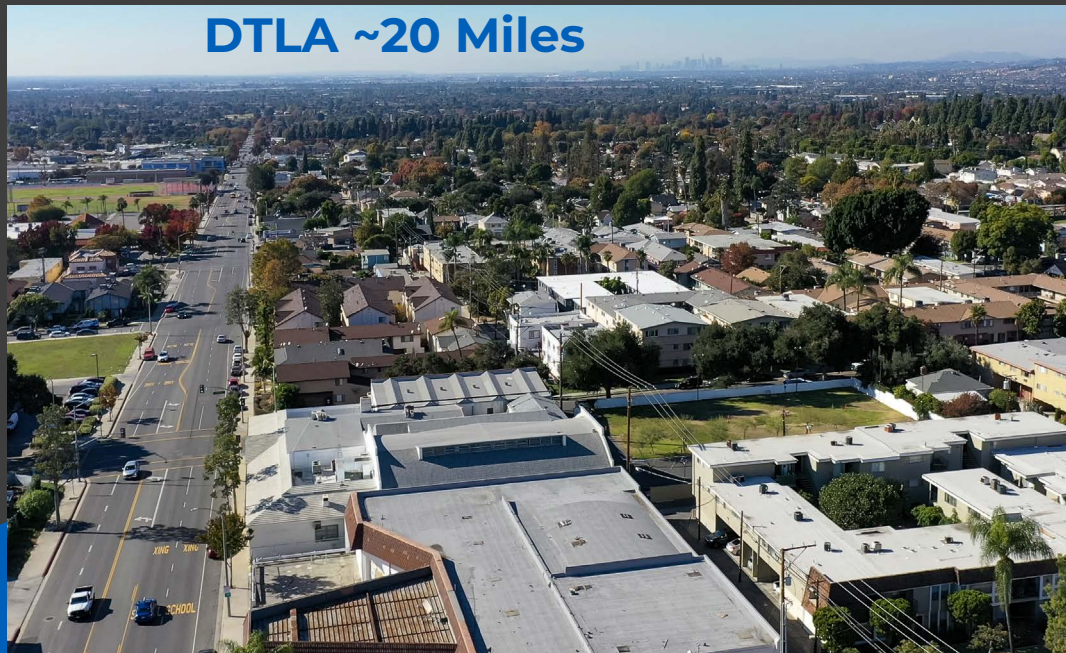
The subject property fronts Hadley Street at the signalized intersection of Hadley Street and Milton Avenue.

12817 Hadley Street

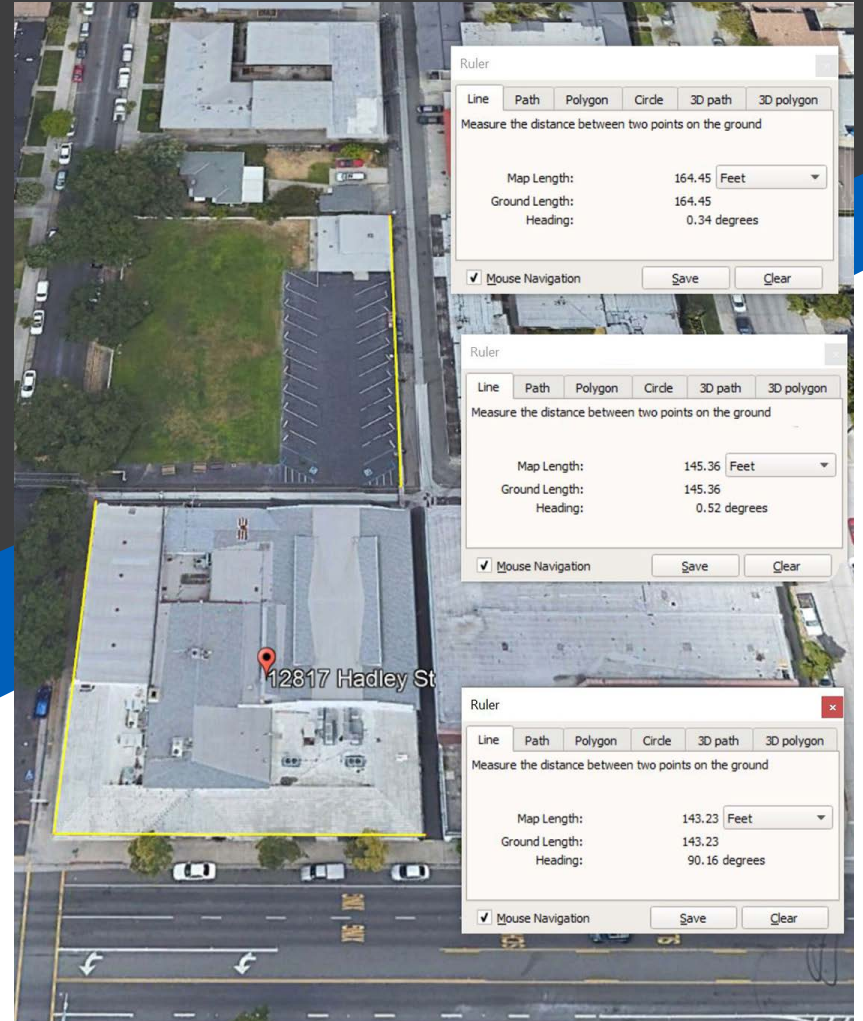
The subject property sits two (2) blocks west of Greenleaf Avenue - the main street of Uptown Whittier.

Additionally the property is across Hadley Street from the "Alpha-Beta Site", a 3.5 acre site that was awarded to a group including City Ventures in 2022 for development.





ROUGH DIMENSIONS



Alpha-Beta Site



Whittier California

Southeast Los Angeles County

Whittier, CA - Established in 1898

Whittier is a historic city dating back to the 1800's with roots in the thriving Citrus and walnut industries. Today Whittier is home to nearly 90,000 residents, a private liberal arts college (Whittier College), the main campus of PIH Health and several historical landmarks.



Location

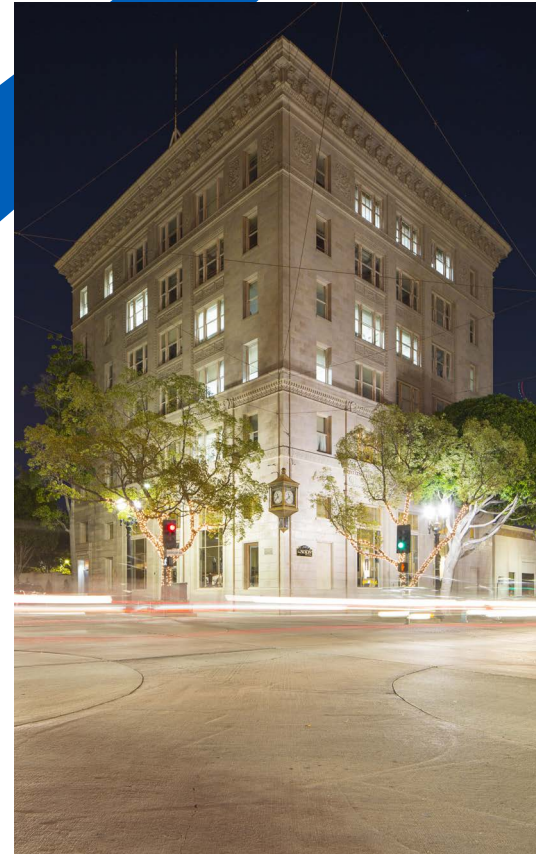
Whittier is approximately 20 miles southeast of Los Angeles, CA and borders Orange County. This central location provides ease of access to the entire Los Angeles Metro area with convenient freeway access to I-605, I-5, CA-60 and CA-91.

The area has been improving over the past several years with multiple large scale developments including the Brookfield Homes Development at The Groves, Lyric by Taylor Morrison and Amesbury by D.R. Horton.



Uptown Whittier

Uptown Whittier is the historic core of Whittier. The area, now under the jurisdiction of the Uptown Whittier Specific Plan, consists of 185 acres and 35 city blocks. The area is intended to be a walk-able shopping and restaurant destination.



Demographics

Whittier, CA

1. Population

Total Population (per 2020 Census):
1 Mile: 30,194
3 Mile: 141,357
5 Mile: 434,906

Whittier, CA and Uptown Whittier in particular is a relatively young population with an average age of 34.4.

The Average Household size is 3.36 within 5 miles.

2. Household Income

Average Household Income (2022):
1 Mile: \$93,745
3 Mile: \$110,269
5 Mile: \$110,558

Median Household Income (2022):
1 Mile: \$65,646
3 Mile: \$84,864
5 Mile: \$85,575

3. Housing Statistics

Uptown Whittier and the immediate surrounding area has been primary duplexes up to larger apartment complexes. For this reason the 1 mile radius shows approximately 63.0% of the total housing units are renter occupied.

However outside in the 3-5 mile radius, the dynamic flips and 58.7% of housing units in the 3 mile radius and 62% of the housing units in the 5 mile radius are OWNER occupied. This indicates there could be demand for owner/occupied homes in the Uptown Whittier market.

Average Home Value (2022): \$689,321

4. Growth Expectations

ESRI Data suggests growth in nearly all demographic metrics.

Average Household Income: \$132,541 (+ 20%)

Median Household Income: \$102,941 (+20%)

Average Home Value (2027): \$785,588 (+14%)

UPTOWN WHITTIER Specific Plan

The Uptown Whittier Specific Plan was established in November 2008. The plan was adopted to encourage investment and development of the Uptown area and help revitalize the area.

In the decade since, Uptown Whittier has seen a several developments that encourage a vibrant Downtown area, with many more in the pipeline. The Uptown Whittier Specific Plan can be found here: <https://www.cityofwhittier.org/government/community-development/economic-development/planning-documents/uptown-specific-plan>

WALK-ABLE

Uptown Whittier is intended to be a walk-able retail/restaurant destination that caters to shoppers and diners with a “park-ounce” system. The City of Whittier has recently completed a parking structure on Comstock Avenue.

HOUSING DEVELOPMENT

Housing development was a primary hold of the Uptown Specific Plan and in the plan some of the highest housing density in Whittier is provided. In the Uptown General zone (12817 Hadley) density can exceed 50 units per acre.

BUYER TO VERIFY



SELECT PAGES FROM THE UPTOWN WHITTIER SPECIFIC PLAN

The entire document can be found [HERE](#)

CHAPTER 4 : THE CODE
4.3 REGULATING PLAN AND ZONES

ZONING KEY

4.3.1 Introduction

A. Purpose

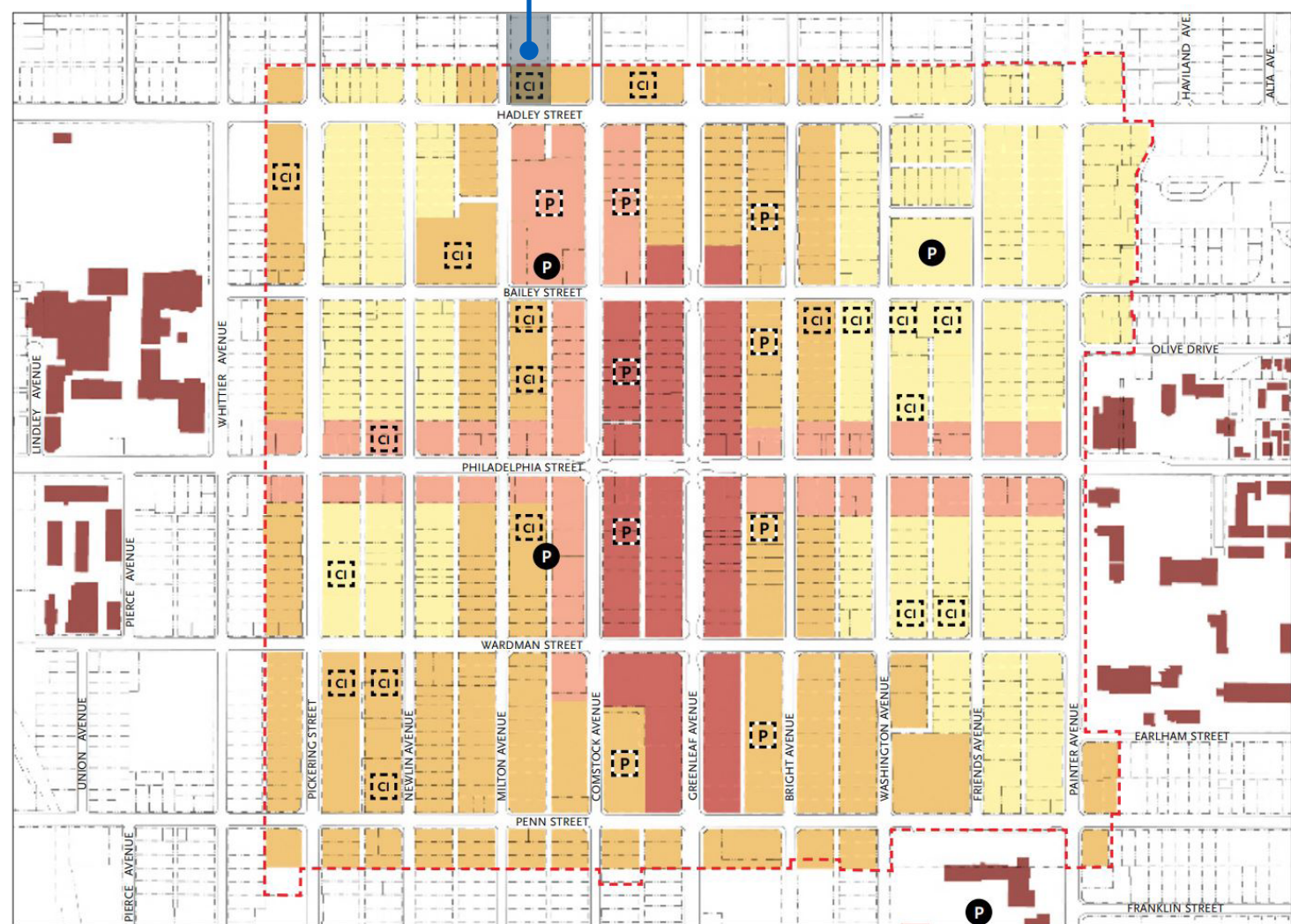
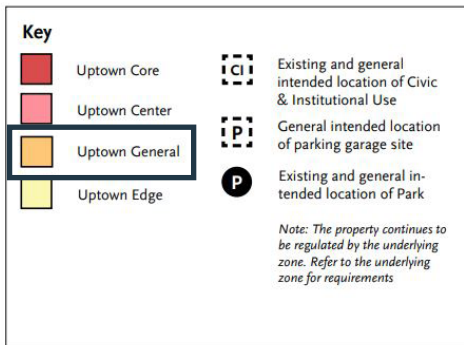
This section establishes the zones applied to property within the Specific Plan area by the Regulating Plan. The Regulating Plan divides the Specific Plan area into separate zones that are based on a transect of intensity that ranges from the most urban types of development and land use within the Specific Plan area to the least urban types, with most of the zones providing for a significant mixture of land uses within them.

This approach differs from conventional zoning maps that typically divide cities into zones that rigidly segregate residential, commercial, industrial, and institutional uses into separate areas, and thereby require residents to drive or use public transportation for nearly all daily activities. The use of zones based on development intensity (instead of land use zones) as the spatial basis for regulating development, directly reflects the functions of, and interrelationships between each part of the Specific Plan area. The zones also effectively implement the City's urban design objectives for each part of the Specific Plan area, to establish and maintain attractive distinctions between each zone. The zones of this regulating plan allocate architectural types, frontage types, and land uses within the Specific Plan area, as well as providing detailed standards for building placement, height and profile.

B. Development Code

The standards and requirements of this Specific Plan Chapter constitute the Uptown Whittier Development Code. This Development Code provides for the implementation of the Specific Plan through detailed standards for the planning and design of development proposed within the Specific Plan area.

SUBJECT PROPERTY



Regulating Plan indicating zones of varying intensities and types of development

SELECT PAGES FROM THE UPTOWN WHITTIER SPECIFIC PLAN

The entire document can be found [HERE](#)

PERMISSIBLE USES

CHAPTER 4 : THE CODE LAND USE STANDARDS

4.3.2 Allowable Land Uses and Permit Requirements

A. Allowable land uses

A lot or building within the specific plan area shall be occupied by only the land uses allowed by Table 4-1 within the zone applied to the site by the Regulating Plan. The land uses listed in Table 4-1 are defined in Section 4.10 Glossary.

1. Establishment of an allowed use

Any one or more land uses identified by Table 4-1 as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code.

2. Use not listed

A land use not listed in Table 4-1 is not allowed within the specific plan area, except as otherwise provided in following Subsection A.3. A land use that is listed in the table, but not within a particular zone, is not allowed within that zone.

3. Similar and compatible use may be allowed

The Planning Commission may determine that a proposed use not listed in Table 4-1 is allowable through the process described in the Zoning Regulations.

4. Temporary uses

Temporary uses are allowed within the specific plan area in compliance with the Temporary Use Permit requirements in Zoning Regulations Chapter 18.54 Temporary Uses.

B. Permit requirements

Table 4-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code, and any applicable requirements of the Zoning Regulations. These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Minor Conditional Use Permit, and shown as "MCUP" uses in the tables;
3. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" uses in the tables; and
4. Not allowed in particular zones, and shown as an "—" in the tables.

C. Standards for specific land uses

Where the last column in Table 4-1 ("Specific Use Regulations") includes a section number, the regulations in the referenced section of this Development Code or the Zoning Regulations apply to the use. Provisions in other sections of this Downtown Code may also apply.

LAND USE TYPE (1) (5)	PERMIT REQUIRED BY ZONE				Additional Regulations
	U-CO	U-CT	U-G	U-E	
	P Permitted Use MCUP Minor Conditional Use Permit required CUP Conditional Use Permit required — Use not allowed				
INDUSTRY					
Laboratory - Medical, analytical	—	P(2)	P(2)	—	—
Media production - Office or storefront type	P(2)	P(2)	P	—	—
Printing and publishing (6)	CUP(2) (7)	P(2)	—	P	—
Research and development	P(2)	P(2)	—	—	—
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Banquet facilities, rental halls (primary use)	CUP (2)	CUP	—	—	—
Church	CUP (10)	CUP	CUP	CUP	—
Commercial recreation facility - Indoor	CUP	CUP	—	—	—
Community assembly	CUP(2)	CUP	CUP	CUP	—
Health/fitness facility	P(2)	P	—	P	—
Library, museum	P	P	P	P	—
Live entertainment (3)	MCUP	—	—	—	—
School, public or private	CUP(2)	CUP(2)	CUP	CUP	—
Studio - Art, dance, martial arts, music, etc.	P(2)	P	CUP	—	—
Theater, cinema or performing arts (3)	CUP(2)(9)	CUP	—	—	—
RESIDENTIAL					
Dwelling - Multi-unit	P(2)(9)	P	P	P	—
Dwelling - Single dwelling	—	—	P	P	—
Home based business	P(2)	P(2)	P	P	—
Live/work	P(2)	P(2)	P	P	—
Mixed use project residential component	P(2)	P(2)	P	P	—
Residential accessory use or structure	—	—	P	P	—
Residential care facility - 7 or more clients	—	—	CUP	CUP	—
Transitional housing, rooming or boarding house	—	—	P	P	—
Second unit/accessory dwelling	—	—	P	P	—
RETAIL (6)					
Bar, tavern, night club (3)	—	—	—	—	—
General retail, except with any of the following features	P	P	P	MCUP	—
Adult businesses (3)	—	—	—	—	—
Alcoholic beverage sales: Ancillary to restaurant (3)	CUP	CUP	CUP	—	—
Auto- or motor-vehicle related sales or services	—	—	CUP	CUP	—
Drive-through facilities	—	—	—	—	—
Floor area 2,500 sf or less	P	P	P	MCUP	—
Floor area over 2,500 sf to 10,000 sf	P	P	MCUP	—	—
Floor area over 10,000 sf to 20,000 sf	CUP	CUP	CUP	—	—
Floor area over 20,000 sf	—	—	—	—	—
Operating between 12:00 am and 6:00 am	CUP	—	CUP	CUP	—
Vintage goods store	—	—	MCUP	—	—
Food market - 10,000 sf or less	P	P	P	CUP	—
Food market - More than 10,000 sf	—	MCUP	MCUP	—	—
Restaurant, café, coffee shop, except drive-through (3)	P	P	P	MCUP	—
Smoking lounges, Hookah bar establishments (3)	CUP	CUP	—	—	—

LAND USE TYPE (1) (5)	PERMIT REQUIRED BY ZONE				Additional Regulations
	U-CO	U-CT	U-G	U-E	
	P Permitted Use MCUP Minor Conditional Use Permit required CUP Conditional Use Permit required — Use not allowed				
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
ATM - Walkup	P	P	P	—	—
ATM - Drive-up or drive through	—	—	—	—	—
Bank, financial services	P	P	P	—	—
Business support service	P	P	P	—	—
Medical services - Clinic, urgent care	—	CUP	CUP	—	—
Medical services - Doctor office	P(2)	P(2)	P	—	—
Medical services - Extended care	—	—	—	CUP	—
Office - Business, service	P	P	P	—	—
Office - Government (6)	P	P	P	P	—
Office - Professional, administrative, processing (6)	P(2)	P(2)	P	P	—
Office - Professional, administrative, processing (8)	CUP	CUP	CUP	-	—
SERVICES - GENERAL					
Child day care - Large or small family day care home	—	—	P	P	—
Day care center - Child or adult	—	—	MCUP	MCUP	—
Drive-through service	—	—	—	—	—
Lodging - Bed & breakfast inn (B&B)	—	CUP	CUP	CUP	—
Lodging - Hotel	P	P	CUP	—	—
Mortuary, funeral home	—	MCUP	MCUP	—	No cremations on site
Personal services (6)	P	P	P	MCUP	—
Laundromats (self-service laundries) (6)	—	—	MCUP	MCUP	—
Personal services - Restricted	—	—	—	—	—
Wine cellar / Alcohol storage	CUP	CUP	CUP	—	—
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
Parking facility, public or commercial	P	P	P	—	—
Wireless telecommunications facility	CUP	CUP	—	—	—
Wireless telecommunications facility - stealth (4)	P	P	—	—	—
Transit station or terminal	P	P	—	—	—
Valet parking (6)	CUP	CUP	CUP	CUP	—

Key to Zone Symbols

U-CO	Uptown Core
U-CT	Uptown Center
U-G	Uptown General
U-E	Uptown Edge

Notes:

- (1) Each listed use type is defined in Section 4.10 Glossary of this Development Code
- (2) Use allowed only on second or upper floor, or 40 feet behind ground floor use.
- (3) Specific regulation of alcohol sale, live entertainment, and dance establishments shall be per the Whittier Municipal Code
- (4) Stealth - entirely within a building or structure, or completely screened by a building parapet
- (5) For historic buildings, see section E on page 4-6
- (6) In the Uptown Edge Zone, this use only allowed on properties fronting east/west streets
- (7) Commercial printing services are only allowed between Wardman and Penn
- (8) Use allowed on the ground floor if greater than 50% of the ground floor square footage or a minimum of 4,000 square feet and the total building area is 20,000 square feet or more
- (9) Use may be located on the ground floor if located within a local, state or federally designated historic landmark building. Otherwise, the use is allowed only on the second floor or upper floor, or 40 feet behind the ground floor use.
- (10) Use allowed only on a second or upper floor, or 40 feet behind ground floor use. This requirement shall not apply to an existing church use located in a one-story building that was legally established prior to the adoption of Specific Plan Amendment No. 14-001 on June 24, 2014 under City Council Resolution No. 8631.

SELECT PAGES FROM THE UPTOWN WHITTIER SPECIFIC PLAN

The entire document can be found [HERE](#)

ZONING STANDARDS

D. Urban Standards and Requirements

1. Purpose

This Chapter identifies the standards and requirements for new buildings or buildings to be modified, for each zone within the Uptown Whittier Specific Plan area to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Plan area.

2. Applicability

Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.

3. Requirements by zone

Each proposed building shall be designed according to the urban standards identified per the zone in which the property is located.

E. Land uses and historic resources

Any building/structure that is located within the Uptown Whittier Specific Plan that is deemed eligible by the City or by the State of California or is officially listed on the Local, State or National Register of Historic Places or is an official contributing resource within a designated historic district may, for historic preservation and adoptive re-use purposes, be permitted any land-use to be contained within the historic building/structure subject to the prior review and approval of a Conditional Use Permit by the Planning Commission if it is determined that the land use will:

1. Be compatible and not adversely impact the surrounding land uses;
2. Be a good adoptive re-use of the building for economic development purposes;
3. Not adversely impact the historical features of the interior and exterior of the building nor adversely affect the historic setting of the building on the property based on the recommendations of the Historic Resources Commission;
4. Comply with all applicable Secretary of the Interior's Standards for historic preservation; and
5. Will not result in the building/structure being potentially at risk for removal from any Local, State or National Register of Historic Places or eliminating its eligibility to be listed in such in the opinion of the Historic Resources Commission.

Any land use approval given under this section shall not be construed in any way as setting a precedent for other land-uses to be located within a particular district of the Specific Plan that is otherwise not permitted.

F. Hours of operation for businesses

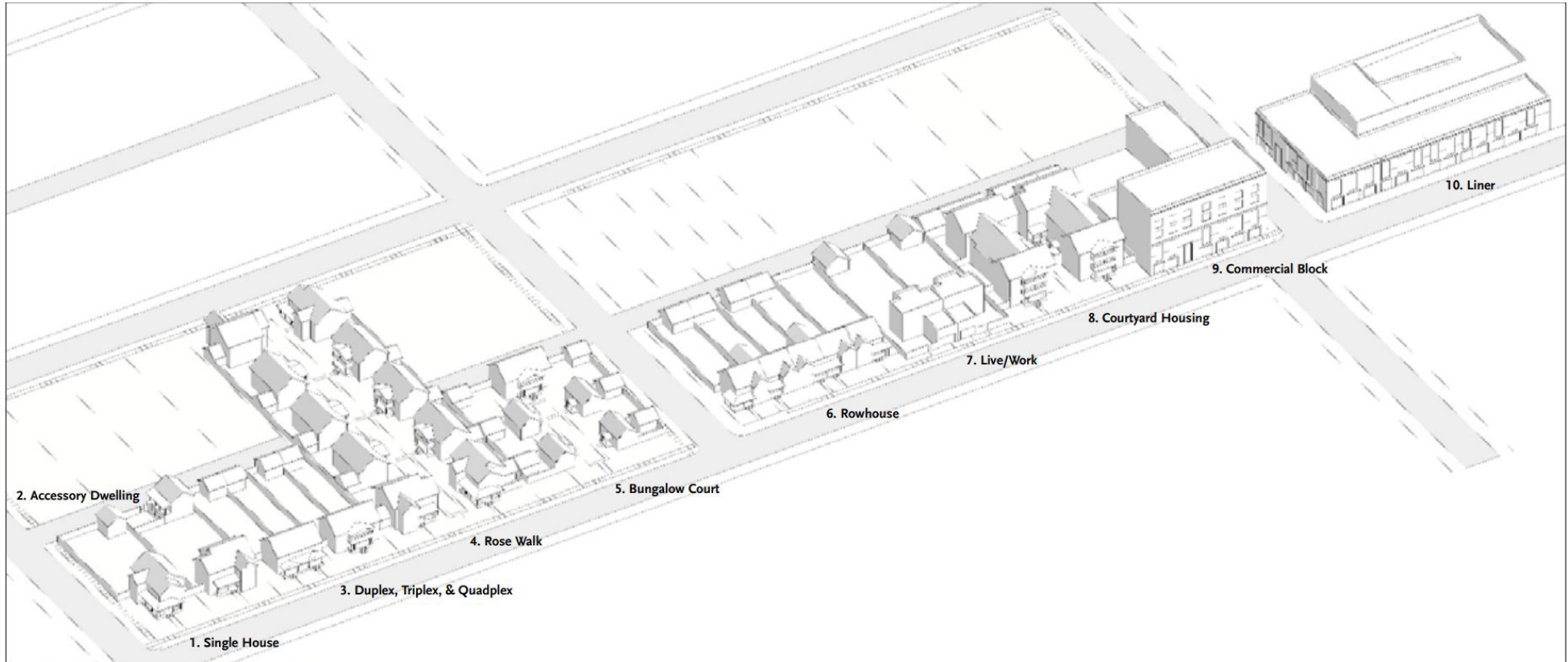
1. Businesses within the Uptown Core area are permitted to operate until 12:00 a.m.
2. Businesses within the Uptown Center area may apply for a CUP to operate after 12:00 a.m.
3. Businesses, once closed, shall not open to the public until 6:00 a.m.
4. Businesses, once closed, shall not open to the public until 6:00 a.m.
5. If businesses wish to open before 6:00 a.m. or stay open after 12:00 a.m., they may apply for a CUP.

	U-CO Uptown Core	U-CT Uptown Center	U-G Uptown General	U-E Uptown Edge																																																																																																												
Development Features																																																																																																																
Building placement	Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.																																																																																																															
Front setback	0 ft min., 0 ft max.	0 ft min., 0 ft max.	18 ft min., 25 ft max.	20 ft min., 30 ft max.																																																																																																												
Side street setback	0 ft min., 0 ft max.	0 ft min., 0 ft max.	10 ft min., 15 ft max.	10 ft min., 15 ft max.																																																																																																												
Side yard setback	0 ft min., 0 ft max.	0 ft min., 0 ft max.	6 ft min.	5 ft min.																																																																																																												
Rear setback	10 ft min.	10 ft min.	10 ft min.	15 ft min.																																																																																																												
Alley setback	0 ft min.	0 ft min.	0 ft min.	5 ft min.																																																																																																												
Building height	Maximum allowable height of structures; except where modified by standards for a specific building type.																																																																																																															
Height	2 stories min. 6 stories max.	2 stories min. 4 stories max.	3 stories max.	2 stories max. + attic																																																																																																												
Frontage types	Only the following frontage types are allowed within each zone.																																																																																																															
Allowed types	Forecourt Storefront Arcade	Stoop/dooryard Forecourt Storefront	Frontyard/Porch Stoop/Dooryard Forecourt Storefront	Frontyard/Porch Stoop/Dooryard																																																																																																												
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Accessory Dwelling	35'-60'	100'	N/A																																																																																																													
Duplex/ Triplex/ Quadplex	50'-100'	100'	10 - 20																																																																																																													
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1 Dwelling units per acre																																																																																																																

SELECT PAGES FROM THE UPTOWN WHITTIER SPECIFIC PLAN

The entire document can be found [HERE](#)

HOUSING TYPES



Three-dimensional conceptual diagram of building types and adjacencies for use in Uptown Whittier.

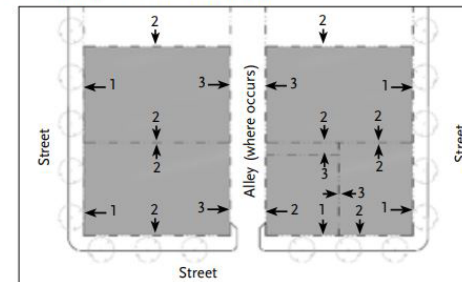
Table 4-3: Building Types Allowed by Zone

Building Type	Building Types per Zone			
	u-co	u-ct	u-g	u-e
Y = allowed; "-" = not allowed				
1. Single House	-	-	Y	Y
2. Accessory Dwelling	-	-	Y	Y
3. Duplex/Triplex/Quadplex	-	-	Y	Y
4. Rose Walk	-	-	Y	Y
5. Bungalow Court	-	-	Y	Y
6. Rowhouse	-	-	Y	Y
7. Live/Work	-	Y	Y	Y
8. Courtyard Housing	-	Y	Y	Y
9. Commercial Block	Y	Y	Y	-
10. Liner	Y	Y	-	-

Table 4-4: Lot dimensions and Density Ranges by Building Type

Building Type	Lot Width (MIN-MAX)	Lot Depth (MIN)	Density Range (dwelling units per acre)
1. Single House	35'-60'	100'	6 - 8
2. Accessory Dwelling	35'-60'	100'	not applicable
3. Duplex/Triplex/Quadplex	50'-100'	100'	10 - 20
4. Rosewalk	125'	100'	10 - 15
5. Bungalow Court	125'	125'	10 - 15
6. Rowhouse	25'-150'	100'	10 - 20
7. Live/Work	25'-150'	100'	10 - 20
8. Courtyard Housing	125'-200'	140'	25 - 40
9. Commercial Block	100'-200'	100'	50+
10. Liner	125'	100'	50+

Lot Width and Depth Determination



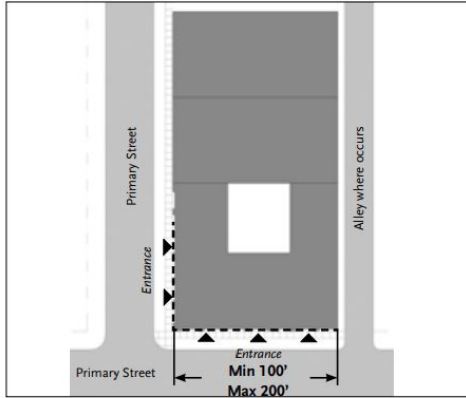
Lot width and depth shall be determined as described below.

- 1- Front (Lot Width): Principal Frontage
- 2- Side (Lot Depth)
- 3- Rear (Lot Width)

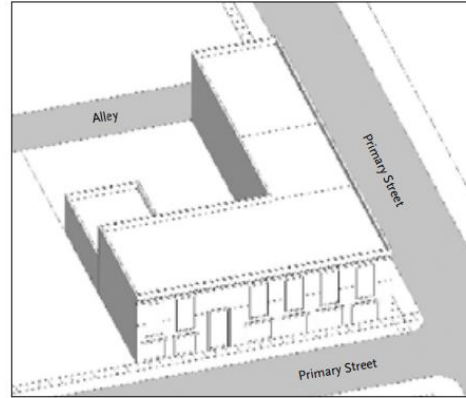
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The entire document can be found [HERE](#)

CHAPTER 4 : THE CODE 4.4 BUILDING TYPE STANDARDS



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Photo: Example of 2-story commercial building on a corner site

COMMERCIAL BLOCK



Illustrative Photo: Commercial blocks with retail uses on ground floor

4.4.9 Commercial Block

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

A. Lot Size

1. Width: Minimum: 100 ft; maximum 200 ft
2. Depth: Minimum: 100 ft

B. Access

1. Standards

- (a) The main entrance to each ground floor commercial or residential storefront is directly from the street.
- (b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- (c) Interior circulation to each dwelling is through a corridor.
- (d) Where an alley is present, parking may be accessed through the alley.
- (e) For corner lots without access to an alley, parking is accessed from the side street through the building.
- (f) Where an alley is not present, parking is accessed from the street through the building.

2. Guidelines

- (a) Elevator access should be provided between the garage, and every one of the levels of the building.

C. Parking

1. Standards

- (a) Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- (b) Dwellings have indirect access to their parking stall(s).
- (c) Services, including all utility access and above ground equipment and trash are located on alleys.
- (d) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

2. Guidelines

- (a) Parking entrances to subterranean garages and/or driveways are located as close as possible to the side or rear of each lot.

D. Open Space

1. Standards

- (a) The primary shared open space is the rear yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses.
- (b) Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
- (c) In 40 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30 foot wide courtyards.

2. Guidelines

- (a) Private patios may be provided at side yards and rear yards.

E. Landscape

1. Standards

- (a) In the front yard, there is no landscape, but the streetscape.
- (b) At least one large tree planted directly in the ground shall be provided in the rear yard.
- (c) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

2. Guidelines

- (a) Sideyard trees may be placed to create a particular sense of place.

F. Frontage

1. Standards

- (a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- (b) The applicable frontage requirements apply per Section 4.5 Frontage Types.

2. Guidelines

- (a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Store fronts, arcades and galleries are preferred.

G. Building Size and Massing

1. Standards

- (a) Target height ratios for various commercial blocks are as follows:

Table: Allowed massing by story						
Max Ratio of Each Story in % of ground floor						
	1	2	3	4	5	6
Typical	100	100	100	100	80	50
Corner lot	100	100	100	70	20	20

Max in → | Max in → | Max in → |
 "U-G" Zone "U-CT" Zone "U-CO" Zone

- (b) Each dwelling must have at least one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
- (c) Facades along frontage lines that exceed 150 feet shall incorporate a massing break in the form of a forecourt from grade through the roof for the purpose of expressing at least two primary volumes. The massing break shall be 35 feet in depth from R.O.W. and 25 feet in width as measured parallel to R.O.W.

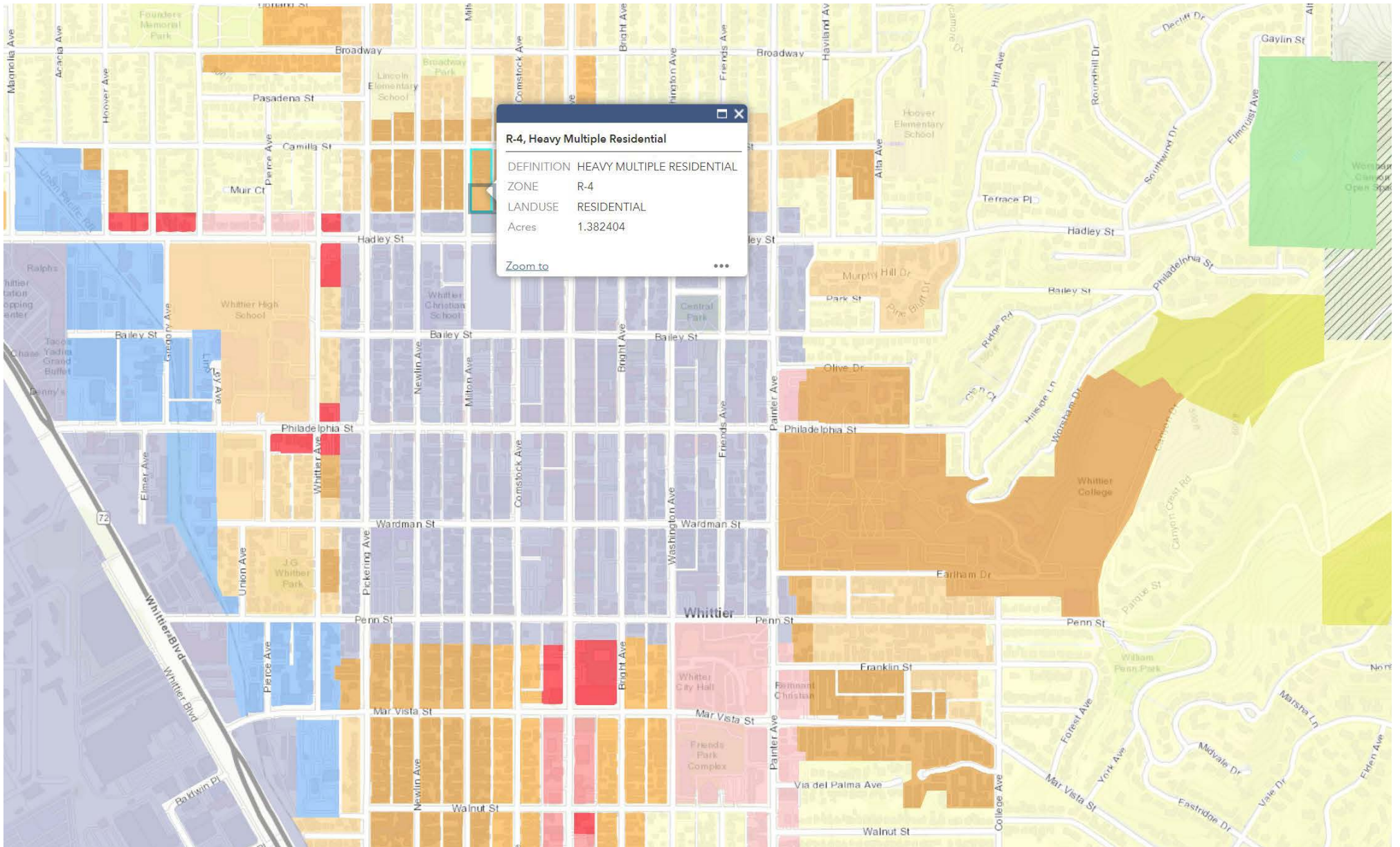
2. Guidelines

- (a) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- (b) Dwellings may be as repetitive or unique as deemed by individual designs.
- (c) Buildings may be composed of one dominant volume.

H. Accessory Dwellings

Not Allowed

REAR PARCEL - ZONED R-4 (HEAVY RESIDENTIAL)



CALVARY CHAPEL NORTH WHITTIER

Faith House Calvary Chapel was established in 2013 and moved to 12817 Hadley in 2022.



LEASE SUMMARY



Term:	Five (5) Years from April 1, 2023 to March 31, 2028
Lease Type:	AIR Single Tenant Net
Base Rent:	\$8,500 per month
OPEX:	Tenant Responsible
Annual Increases:	\$500.00 increase per month each July 1.
Options:	None

CONFIDENTIALITY Agreement

Receiving Party shall keep this Offering Memorandum confidential and shall use the Confidential Materials solely for the purpose of evaluating the suitability of the Property for purchase; (b) neither Receiving Party nor its affiliates, directors, officers, partners, employees, agents, advisors, brokers, attorneys, accountants, consultants, bankers, financial advisors or clients (collectively, "Representatives") shall make any reproduction of the Confidential Materials (other than handwritten summaries or notes) except for the express purpose of evaluating the Property for purchase; and (c) Receiving Party may disclose the Confidential Materials only to Representatives (including those of its affiliates) on a "need to know" basis only, so long as prior to receipt of any Confidential Materials, Receiving Party shall require its Representatives to agree in writing to be bound by the terms of this Agreement (which agreement shall be for the benefit of, and be enforceable by, Seller). Receiving Party shall be responsible for any breach of this Agreement by any of its Representatives.

If Seller determines that Receiving Party or any of its Representatives has defaulted under or has breached any provision of this Agreement, Seller may in its sole and absolute discretion, refuse to consider a bid from Receiving Party (or any client or affiliate of Receiving Party). This right shall be available in addition to, not in lieu of, any other legal or equitable right or remedy to which Seller is entitled on account of Receiving Party's default of any of the provisions of this Agreement, including, without limitation, the seeking of damages, an injunction to prevent breaches of this Agreement and/or an order compelling specific performance of this Agreement. Seller shall not be deemed to have waived any rights or remedies on account of its failure, delay, or forbearance in exercising any such right or remedy in a particular instance.

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