



14034

Whittier  
Boulevard

FOR SALE



---

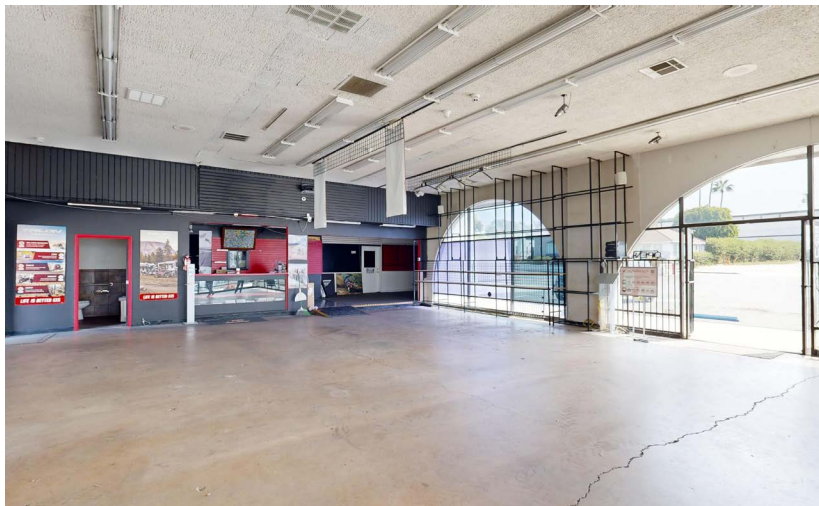
# 14043 WHITTIER



Turn-Key  
Motorsports  
Dealership

6,799 SF on 0.95 Acres

Asking Price:  
\$2,500,000



\$367.70/Bldg SF  
\$60.48/Land SF



## Exclusively Listed By:

Tyler Portman  
(562) 762-3152  
tyler@gmpropertiesinc.com  
Lic. 01919110

Dustin Wheelan  
(562) 762-3120  
dustin@gmpropertiesinc.com  
Lic. 01444728

Ben Greer, CCIM  
(562) 762-3104  
ben@gmpropertiesinc.com  
Lic. 01487384

---

# Executive Summary

**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.



---

# Excellent Visibility

on Whittier Boulevard



Whittier Boulevard is the major east/west thoroughfare connecting Whittier to Los Angeles in the west and to Orange County (La Habra/Brea) to the east. 14043 offers **TWO monument/pylon signs for unparalleled visibility.**

"The Boulevard" is home to all of the major shopping destinations in Whittier, including:

- The Quad (0.5 miles west) – Burlington, Vallarta, Rite Aid, Staples, Petco & Michael's
- Whittwood Town Center (2 miles east) – Target, Kohl's, Vons, CVS & Old Navy
- Whittier Marketplace (2.5 miles west) – Ralph's, AutoZone, Chase, & McDonald's

Additional Whittier Boulevard nearby retailers include:

- |                      |                       |                  |
|----------------------|-----------------------|------------------|
| • Trader Joe's       | • Starbucks           | • US Bank        |
| • Amazon Fresh       | • Dunkin'             | • Olive Garden   |
| • Amazon Go          | • O'Reilly Auto Parts | • Grocery Outlet |
| • BevMo              | • LA Fitness          | • KFC            |
| • Buffalo Wild Wings | • Jack in the Box     | • Taco Bell      |



**High Traffic Location**  
~50k Cars per Day on  
Whittier Boulevard



# Port of Long Beach

## Santa Fe Springs



**50K Cars Per Day**



**Downtown LA**

**PIH Hospital**

**Grocery Outlet**

**The Quad**

**LA Fitness**

**Starbucks**

**Ocean Honda**

**O'Reilly Auto Parts**

**14043 Whittier**

Photo & Text:





**Whittwood  
Town Center**

**La Habra**

**Dunkin'**





**Orange County**

**La Mirada**

**50K Cars Per Day**

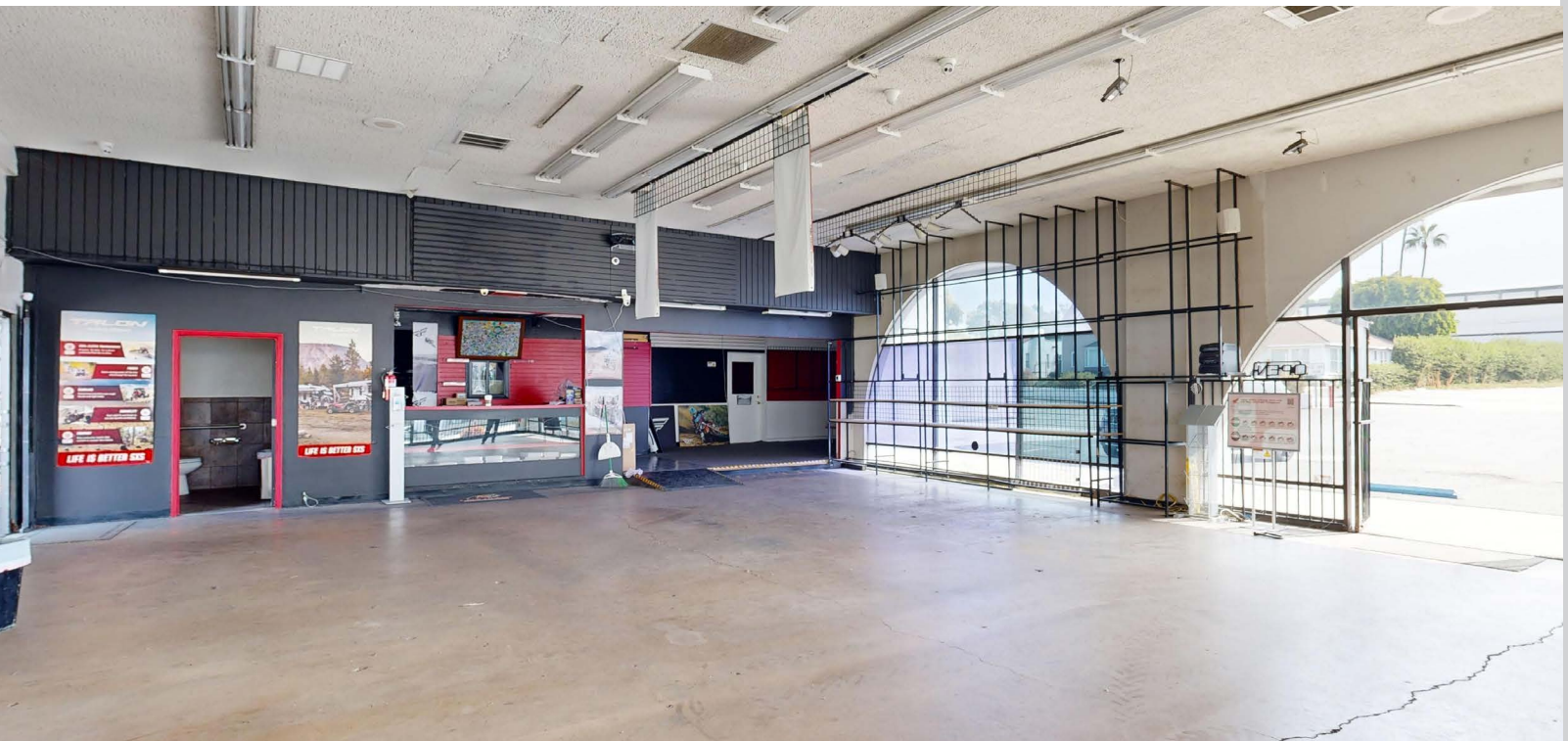
**14043 Whittier**

Photo & Text:



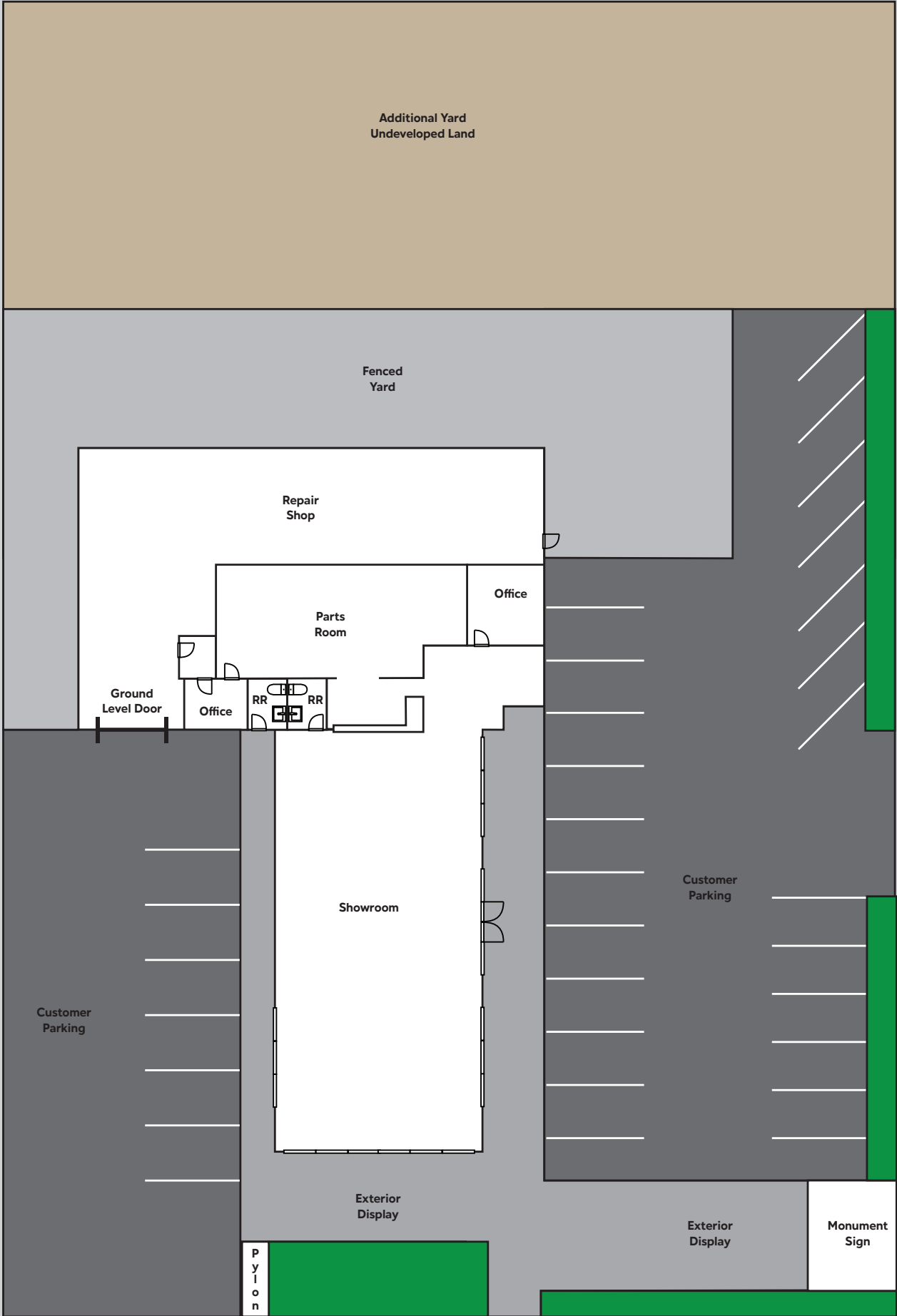


Repair Shop



Showroom







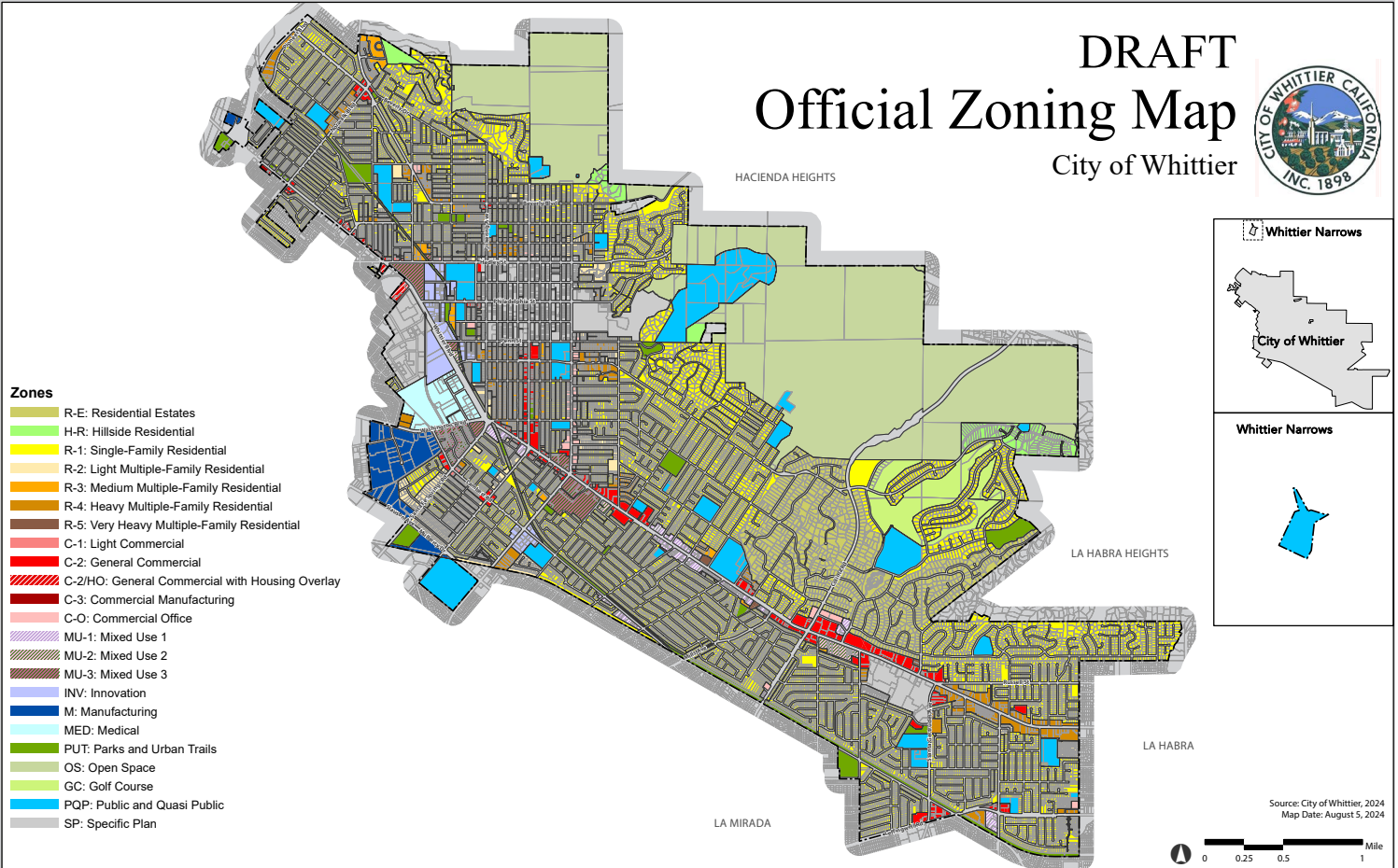


# Development **Opportunity**



# DRAFT Official Zoning Map

City of Whittier



**Z**oning has been proposed to change this section of Whittier Boulevard to Mixed-Use 1 (MU1). The proposed zoning allows for multi-family residential uses, by right, as well as limited retail uses, office, medical and professional.

Please contact the City of Whittier Planning Department for further details.



# DEMOGRAPHICS

The property features a strong and dense demographics set with 433k people in a 5 mile radius and an average annual household income of \$125,848. The immediate area exceeds the broader demographics with an average household income of \$133,953 per year.

The surrounding area is primarily owner/occupied housing with approximately 66% of the housing units owner occupied.

Further benefits for businesses come from the central location, providing access to more than 3 million people within a 30 minute drive.

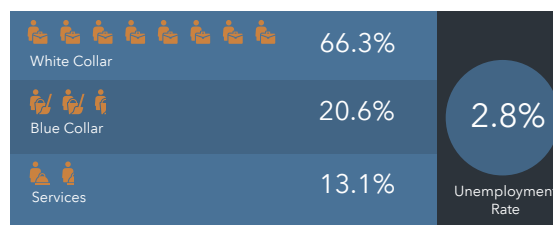
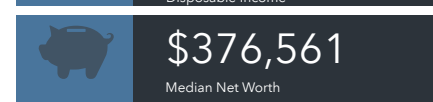
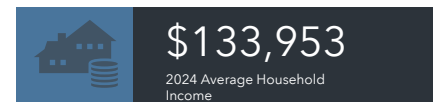
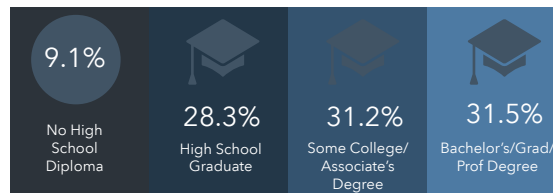
Finally, Whittier boasts an unemployment rate that is just 2.8%, 32% below the national averages.

## DEMOGRAPHIC PROFILE

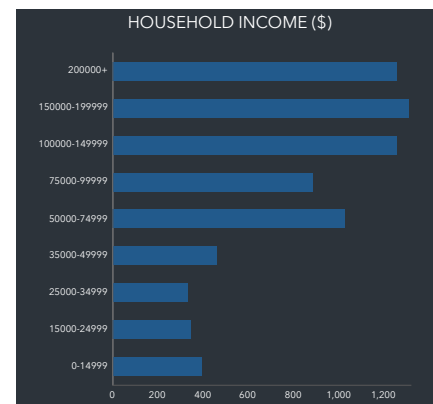
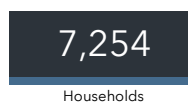
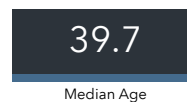
14043 Whittier Blvd, Whittier, California, 90605  
Ring of 1 mile

Whittier

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).  
© 2024 Esri



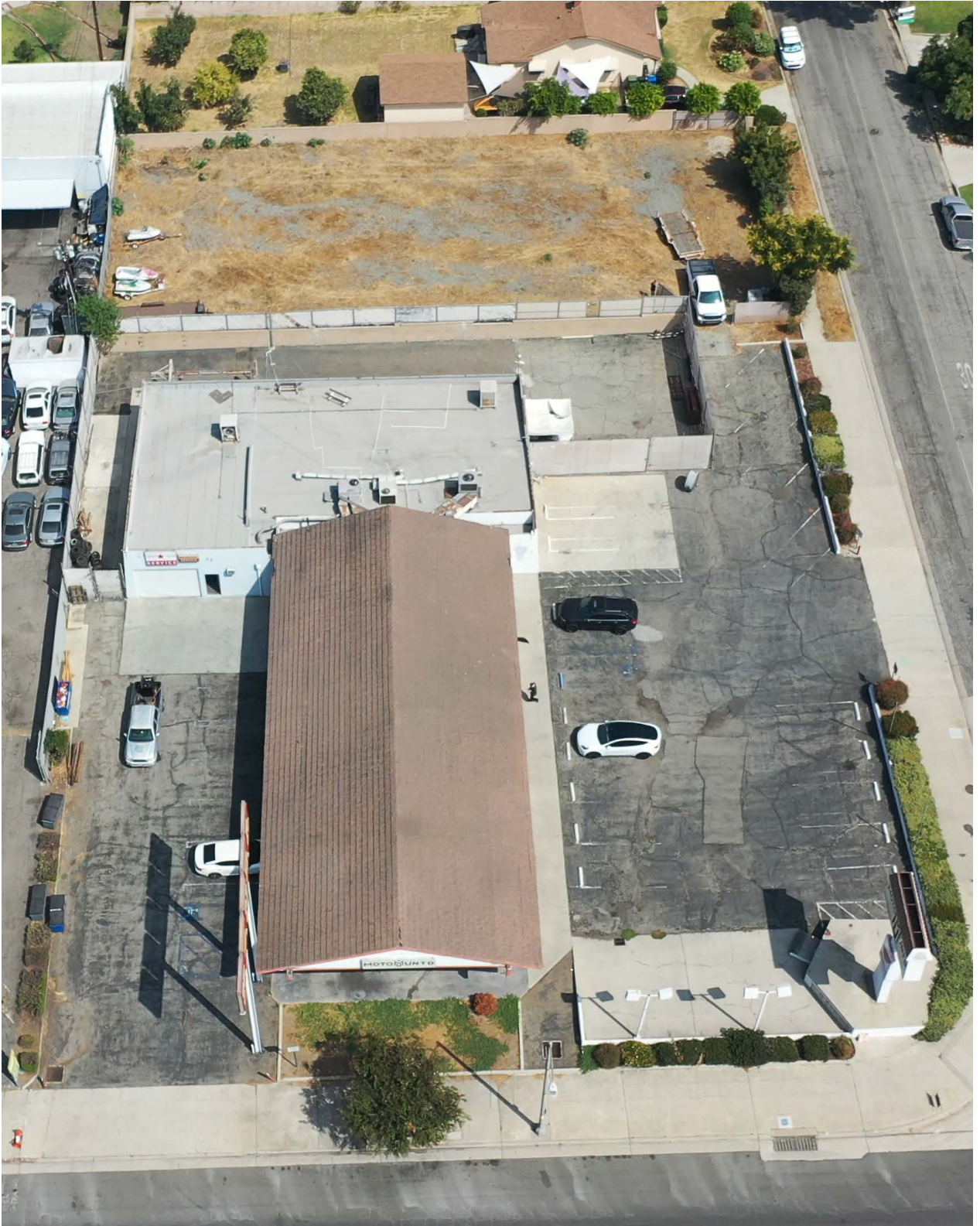
### KEY FACTS















## **TYLER PORTMAN**

Vice President

O: (562) 762-3152

C: (562) 708-8994

tyler@gmpropertiesinc.com

Lic. 01919110



## **DUSTIN WHEELAN**

Vice President

O: (562) 762-3120

C: (626)221-6578

dustin@gmpropertiesinc.com

Lic. 01444728



## **BEN GREER, CCIM**

Vice President

O: (562) 762-3104

C: (562)964-9225

ben@gmpropertiesinc.com

Lic. 01487384

**GM PROPERTIES, INC. | 13305 PENN STREET, SUITE 200, WHITTIER, CA | Lic. 01238514**

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, Prospective Buyers and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence of the books, records, files and documents that constitute reliable sources of the information described herein.