

FOR SALE

4,800 SF Whittier Retail
Available for Owner/User
Or Investment



11102-11108 WHITTIER BLVD

WHITTIER, CA | OFFERING MEMORANDUM | TYLER PORTMAN 562.762.3152

\$1,795,000

EXECUTIVE SUMMARY

4,800

SF RETAIL BUILDING

2,400

SF AVAILABLE 1/1/2027

THE OFFERING

Price	\$1,795,000
Price / SF	\$374
Building	4,800 SF 3 units
Lot	16,122 SF 0.37 AC
APN	8171-001-026
Zoning	LCC3
Year built	1977
Leased	2,400 SF through 11/30/2030
Available	2,400 SF on 1/1/2027
Proforma NNN / cap	\$110,032 / 6.13% (2027)

INVESTMENT HIGHLIGHTS

- 2026 traffic: 26,829 CPD at subject; 40,123 within ¼ mile; 19,005 on Norwalk Blvd.
- 2,400 SF available for owner/user occupancy 1/1/2027.
- In-place NNN lease with fixed annual rent steps.
- New roof and landscaping completed in 2024.
- Front parking plus a private fenced rear yard.
- Pylon and building signage. I-605 approximately 0.5 mile.



Proforma assumes lease-up of 11108 at \$2.00/SF NNN. Cap rates reflect reported NNN income divided by asking price. Taxes reassess on sale. Traffic: CoStar, 2026.

TYLER PORTMAN

562.762.3152 | tyler@gmpropertiesinc.com

PROPERTY DESCRIPTION

11102-11108 Whittier Boulevard is a 4,800 SF, three-unit retail strip on a 16,122 SF lot at a signalized corner in West Whittier–Los Nietos, an unincorporated area of Los Angeles County.

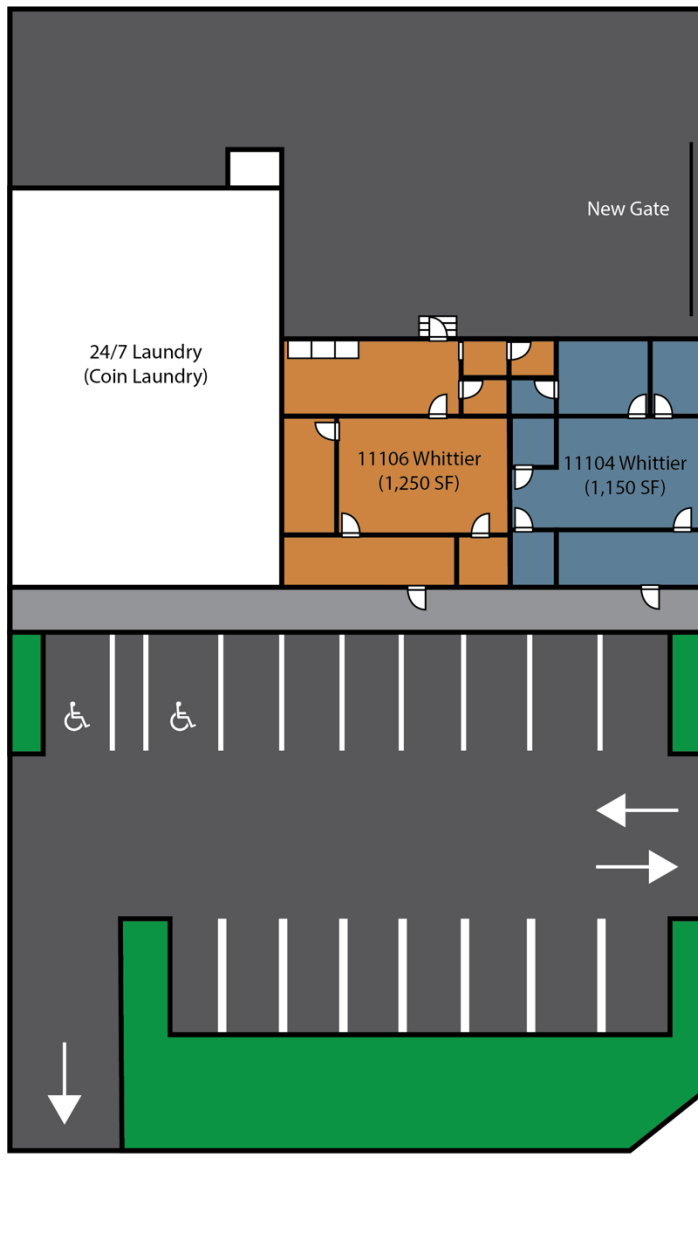
The concrete tilt-up building dates to 1977. A new roof and landscaping were completed in 2024. Front field parking, a private fenced rear yard and separate meters serve the property. Pylon and building signage provide visibility along Whittier Boulevard. CoStar 2026 traffic counts are 26,829 CPD at the subject, 40,123 within ¼ mile and 19,005 on Norwalk Blvd.

SITE & CONSTRUCTION

Building / units	4,800 SF / 3 retail units
Land area	16,122 SF / 0.37 AC
Construction	Concrete tilt-up
Year / improvements	1977 / roof + landscape 2024
Metering	Separately metered, 3 units
Parking / yard	Front field / private fenced rear
Signage	Pylon + building signs



SITE PLAN & RENT ROLL



RENT ROLL

Address	Size	Rent	Lease term
11104-11106	2,400 SF	\$1.80/SF NNN	Through 11/30/2030
11108	2,400 SF	\$2.00/SF NNN (PROFORMA)	Available 1/1/2027

11108: Coin laundry remains in occupancy through 12/31/2026. Available for occupancy 1/1/2027. Proposed rent is proforma.

FINANCIALS

Year	NNN income	Cap rate
2027	\$110,032	6.13%
2028	\$113,332	6.31%

\$1,795,000 | \$374/SF

Proforma assumes \$2.00/SF NNN at 11108 with 3% annual steps.
Cap rates use reported NNN income and asking price.

THE OPPORTUNITY — 11108 WHITTIER BLVD

01

OWNER/USER

Occupy 2,400 SF beginning 1/1/2027. The in-place lease provides \$4,326 per month to offset ownership costs.

SBA financing may offer approximately 10% down for qualified borrowers, subject to lender approval and occupancy eligibility.

SBA generally requires 51% occupancy for an existing building. The offered suite is 50% of the stated 4,800 SF. Eligibility requires lender review.

02

LEASE IT UP

Re-let 11108 at the underwriting rent of \$2.00/SF NNN with 3% annual steps.

The 2027 proforma produces \$110,032 in total NNN income at a 6.13% cap rate. Income grows to \$113,332 and a 6.31% cap rate in 2028.

Lease-up, market rent and timing are proforma assumptions. Contract rent for 11104-11106 remains in place.

03

SECOND-GEN LAUNDRY

Existing plumbed troughs, sewer, gas and electrical infrastructure, plus 500,000 BTU water heating, support a laundry operator.

The listing estimates \$300,000+ in build-out savings versus a vanilla shell. Equipped laundry space rarely reaches the market.

Savings are a listing estimate. Buyer/operator to verify condition, capacity, code compliance and equipment availability.



INCOME & EXPENSE

CONTRACT & PROFORMA INCOME

\$110,032

2027 TOTAL NNN INCOME (PROFORMA)

Suite / income	2027	2028
11104-11106 Contract	\$52,432	\$54,004
11108 PROFORMA	\$57,600	\$59,328
TOTAL	\$110,032	\$113,332

11104-11106: Fixed annual contract steps, reaching \$1.97/SF by 2029. Lease expires 11/30/2030.

11108: Proforma \$2.00/SF NNN starting 1/1/2027, with 3% annual steps.

OPERATING EXPENSES — ACTUAL

Property taxes*	\$14,815
Insurance	\$6,457
Management	\$5,365
Landscape	\$3,000
Repairs & maintenance	\$2,400
REPORTED TOTAL	\$32,037

Reported: \$0.56/SF/month

* Taxes reassess on sale. NNN leases recover the tenant's pro-rata share of applicable expenses, including taxes.

PRICING

\$1,795,000**\$374/SF****6.13%**

2027 PROFORMA CAP RATE

6.31%

2028 PROFORMA CAP RATE

In-place income continues during lease-up of 11108.

Cap rates reflect reported NNN income divided by asking price. Lease-up income is proforma.

LOCATION & DEMOGRAPHICS

26,829

2026 CPD ON WHITTIER BLVD AT THE SUBJECT

40,123

CPD WITHIN ¼ MILE

19,005

CPD ON NORWALK BLVD



MID-COUNTIES LOCATION

- West Whittier–Los Nietos, unincorporated LA County.
- Signalized corner on Whittier Boulevard.
- I-605 approximately 0.5 mile from the property.

SALES MOMENTUM & YIELD

- SE LA retail sales reached \$217M in 12 months, over 2× the prior year. Brixton bought the Quad at Whittier for \$100M in Jan. 2026.
- Limited supply: 55,925 SF delivered in two years and 5,700 SF proposed.
- Submarket caps averaged 5.6–5.8%. The subject's 6.13% proforma cap offers a premium yield.

DEMOGRAPHICS — RING DATA

Population (1 mi)	26,297
Median HH income (1 mi)	\$105,099
Average HH income (1 mi)	\$121,797
Buying power (1 mi)	\$829.8M
Buying power (3 mi)	\$4.2B
Renter households	32–41%

Source: CoStar ring demographics and 2026 traffic counts, supplied by the listing broker.

TYLER PORTMAN

562.762.3152 | tyler@gmpropertiesinc.com



SALE COMPARABLES

Address	Date	SF	Price	\$ / SF
6600 E Olympic Blvd	6/17/26	7,650	\$3,400,000	\$444
7039 Greenleaf	4/30/26	3,865	\$2,100,000	\$543
13015 Philadelphia St	12/18/25	3,653	\$1,625,000	\$445
6724 Bright	8/8/25	5,814	\$3,000,000	\$516
13501 Whittier Blvd	2/12/25	2,700	\$1,050,000	\$389
8001-8013 Greenleaf	9/10/24	5,339	\$2,600,000	\$487
MEDIAN	—	—	—	\$466
SUBJECT	—	4,800	\$1,795,000	\$374

\$374

SUBJECT PRICE / SF

\$466

MEDIAN COMP / SF

20%

BELOW COMP MEDIAN

Source: CoStar, sales through September 2026.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains selected information provided for prospective purchasers. GM Properties makes no representation or warranty as to its accuracy or completeness. Projections assume lease-up of 11108 at market rent and are not guarantees of future performance. Prospective purchasers should independently verify the property, leases, income, expenses, measurements, zoning, permitted uses and physical condition. Property taxes reassess upon sale. NNN expense recoveries remain subject to the applicable lease provisions. This memorandum is confidential and does not constitute a binding offer.