

AVAILABLE

**12823 HADLEY STREET
WHITTIER, CA**



VENTURE PACIFIC COMMERCIAL SERVICES

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All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

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DESCRIPTION

EXCELLENT RETAIL OR RETAIL DEVELOPMENT OPPORTUNITY!!! This large 19,611 square foot retail building is located on a 20,848 square foot corner lot at the intersection of Hadley Street and Comstock Avenue. This property is located in the highly desirable Uptown District of the City of Whittier with convenient access to Interstate 605. Situated on a high traffic, main transportation corridor through uptown Whittier, this location boasts numerous retail and professional businesses including adjacent national retailer Rite-Aid. Formerly used as a gas station, the property is zoned for Uptown General development and can support a wide variety of uses including but not limited to general retailers, restaurants, banking/financial services, healthcare offices, parking facilities, and more! Site Plans are available for the redevelopment of this location which include a multi-tenant retail building. Opportunities like this rarely come available in Uptown Whittier!

PROPERTY SPECIFICS

APN:	8135-011-020
Property Type:	Retail/Retail Development
Zoning:	WHC2UD
Building SF:	19,611 Square Feet
Lot Size:	20,848 Square Feet
Traffic Count:	15,775 Cars Per Day
Alley Access:	Yes
Grade Level Roll Up Doors:	12 ft X 20 ft 18 ft X 10 ft 10 ft X 10 ft 12 ft X 12 ft

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MAPS



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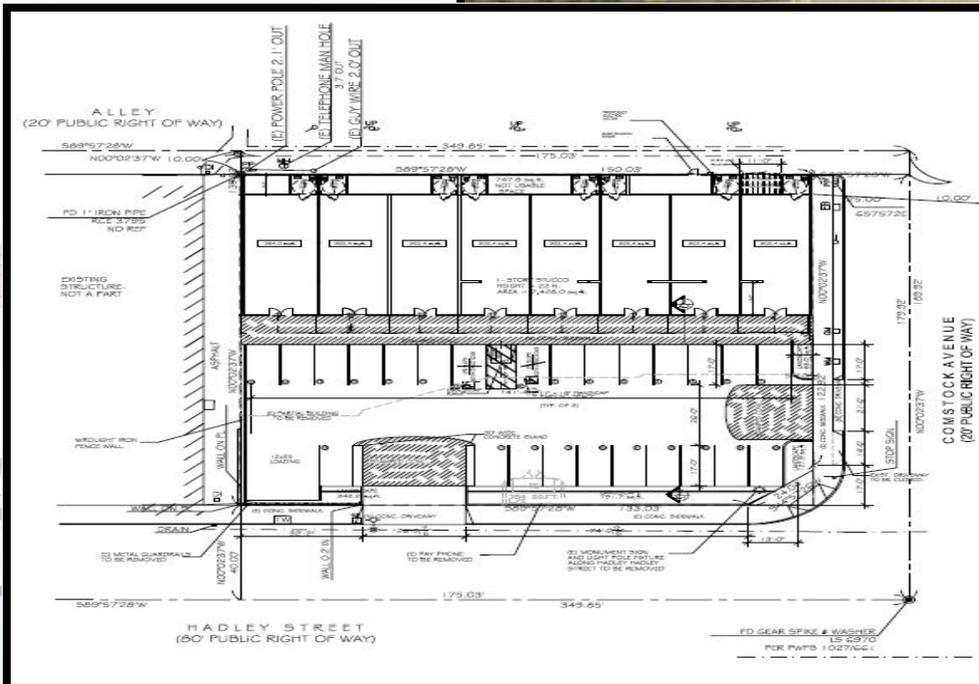
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BIRD'S EYE VIEW



DEVELOPMENT PLANS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	30,150	140,158	433,049
HOUSE HOLD INCOME	\$61,618	\$72,415	\$76,104

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