

SMOKE SHOP FOR LEASE

15010 Mulberry Dr, Whittier, CA 90604

Retail
Leasing Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



Myles Bazoian

Associate

(424) 365-9077

myles.bazoian@matthews.com

License No. 02324779 (CA)



Kevin Bettinger

Associate Vice President

(310) 579-9692

kevin.bettinger@matthews.com

License No. 02168242 (CA)



Erik Vogelzang

Market Leader

(424) 269-2947

Erik.Vogelzang@matthews.com

License No. 01995114 (CA)

David Harrington

Broker of Record

Broker Lic No. 01320460 (CA)

Firm Lic No. 02168060 (CA)

MATTHEWS™



PROPERTY HIGHLIGHTS

\$2.15

Asking Base Rent

\$1.00

NNN

Property Highlights

- **Situated within a well-maintained**, modern retail center constructed in 2009, this property offers outstanding street presence, strong co-tenancy synergy, and excellent exposure to passing traffic. The center is enhanced by a prominent monument sign, providing tenants with high-visibility branding opportunities along a heavily traveled corridor.
- **Strategically positioned at a signalized intersection with traffic counts** exceeding 53,600 vehicles per day, the location benefits from exceptional accessibility, continuous daytime exposure, and strong consumer visibility from multiple directions. This high-traffic setting makes the space ideal for businesses seeking maximum brand awareness and customer convenience.
- **The flexible retail layout is well-suited for a variety** of neighborhood-serving and specialty retail concepts, including boutique retail, juice and smoothie bars, Boba tea shops, quick-service food concepts, pawn shops, specialty service retailers, and other experiential businesses looking to capitalize on strong local demographics and steady traffic flow.
- **Customers and employees benefit from 37 shared on-site** parking spaces, offering convenient access and accommodating consistent customer turnover throughout the day. The center's parking configuration supports ease of ingress and egress for both quick-stop visits and longer customer dwell times.
- **Located adjacent to Hillview Middle School**, the property enjoys added pedestrian activity and consistent foot traffic generated by students, parents, faculty, and nearby residents. This proximity creates a built-in customer base and presents an excellent opportunity for businesses catering to younger demographics, after-school traffic, and daily convenience-oriented consumers.





Smart & Final.

Whittier Hospital Medical Center
±178 Beds

GROCERY OUTLET
Bargain Market

Friendly Hills
Golf Course

La Serna High School
±2,410 Students

DUNKIN'

amazon go

TRADER JOE'S

Whittier Blvd ±43,800 VPD

Quad at Whittier
Michaels **Marshalls**
RITE AID **TJ-maxx**
petco **five BELOW**
Staples **ROSS**
DOLLAR TREE **DRESS FOR LESS**

Ralphs

MATTRESS FIRM
HomeGoods
amazon fresh



BevMo!

Mulberry Dr ±30,900 VPD

STARBUCKS

SPROUTS
FARMERS MARKET

Food 4 Less
dd's DISCOUNTS

Smart & Final.

California High School
±2,869 Students

Subject Property

Whittwood Town Center
IHOP **24 HOUR FITNESS**
CVS pharmacy
Chick-fil-A **OLD NAVY**
KOHL'S **target**
the Habit BURGER GRILL **sears HOME SERVICES**
PET SMART **VONS** **JCPenney**

HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices

Ceres Elementary School
±492 Students



Hillview Middle School
±629 Students

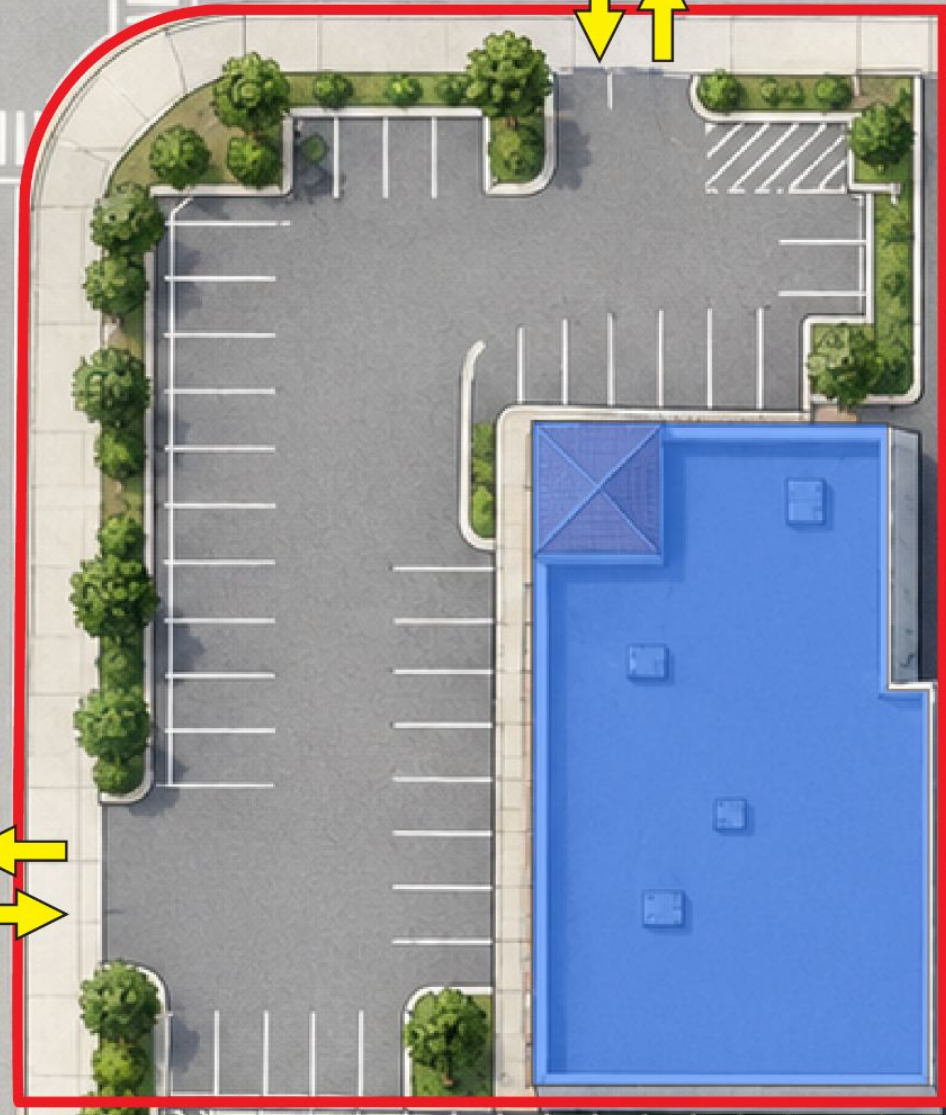
Candlewood Country Club
Golf Course



Mulberry Dr ± 30,900 VPD



La Mirada Blvd ± 22,700 VPD



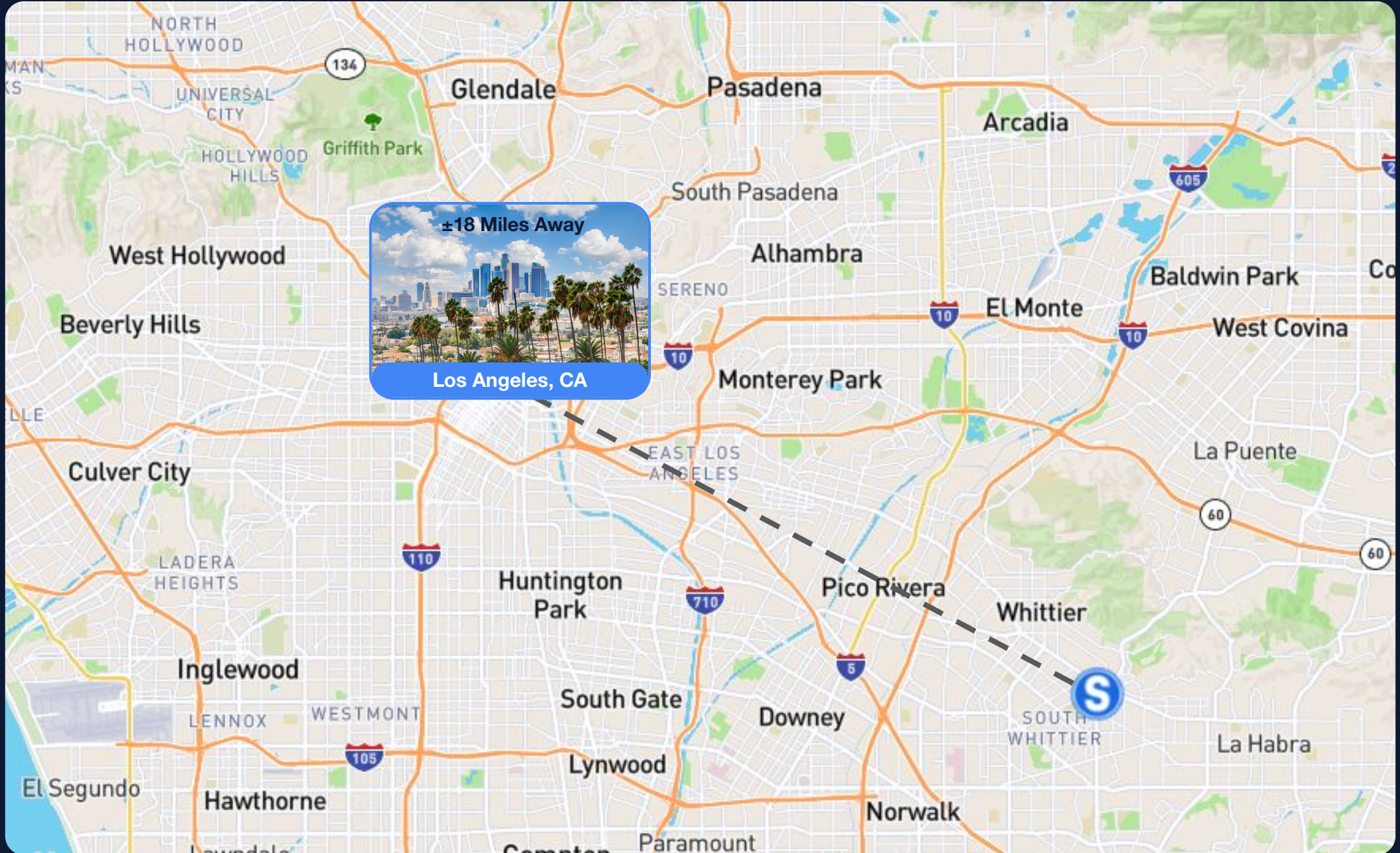
PROPERTY PHOTOS



MARKET OVERVIEW

Mulberry Plaza

15010 Mulberry Dr, Whittier, CA 90604



WHITTIER, CA

85,000
Total Population

43,000
Employed Population

\$104,000
Median HH Income



Local Market Overview

Whittier's retail market continues to benefit from the city's established residential base, strong neighborhood demographics, and central location within Southeast Los Angeles County. The community supports a healthy mix of national retailers, regional operators, restaurants, and locally owned businesses across a variety of shopping districts and commercial corridors.

Major retail hubs throughout the city include Whittwood Town Center, Whittier Marketplace, The Quad, Friendly Hills Marketplace, and the historic Uptown Whittier district. These centers provide a combination of grocery-anchored retail, dining, entertainment, service-oriented businesses, and national big-box tenants that continue to drive consistent consumer traffic. Retail demand in Whittier remains relatively stable compared to many surrounding markets, supported by dense residential neighborhoods and steady daytime consumer activity. Grocery-anchored centers and convenience-based retail continue to perform particularly well as consumers prioritize accessibility and daily-needs shopping.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	29,700	178,453	447,140

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,459	56,736	141,869

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$142,107	\$142,170	\$143,118

LOS ANGELES, CA MSA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

Total Population
3,870,000

Annual Visitors
50 Million

Tourism Economic Impact
\$45 Billion

GDP
\$1.5 Trillion



TRANSPORTATION

The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation’s largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world’s busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.



Port Cargo Volume
10.3 million TEUs



Airport Economic Impact
\$126.6 Billion



Logistics Employment
205,700



Annual Ridership
76.59 million

The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.



MATTHEWS™

EXCLUSIVELY LISTED BY



Myles Bazoian

Associate

(424) 365-9077

myles.bazoian@matthews.com

License No. 02324779 (CA)



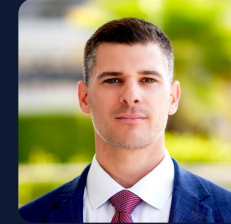
Kevin Bettinger

Associate Vice President

(310) 579-9692

kevin.bettinger@matthews.com

License No. 02168242 (CA)



Erik Vogelzang

Market Leader

(424) 269-2947

Erik.Vogelzang@matthews.com

License No. 01995114 (CA)

David Harrington | Broker of Record | Broker Lic No. 01320460 (CA) | Firm Lic No. 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of **15010 Mulberry Dr, Whittier, CA 90604** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.