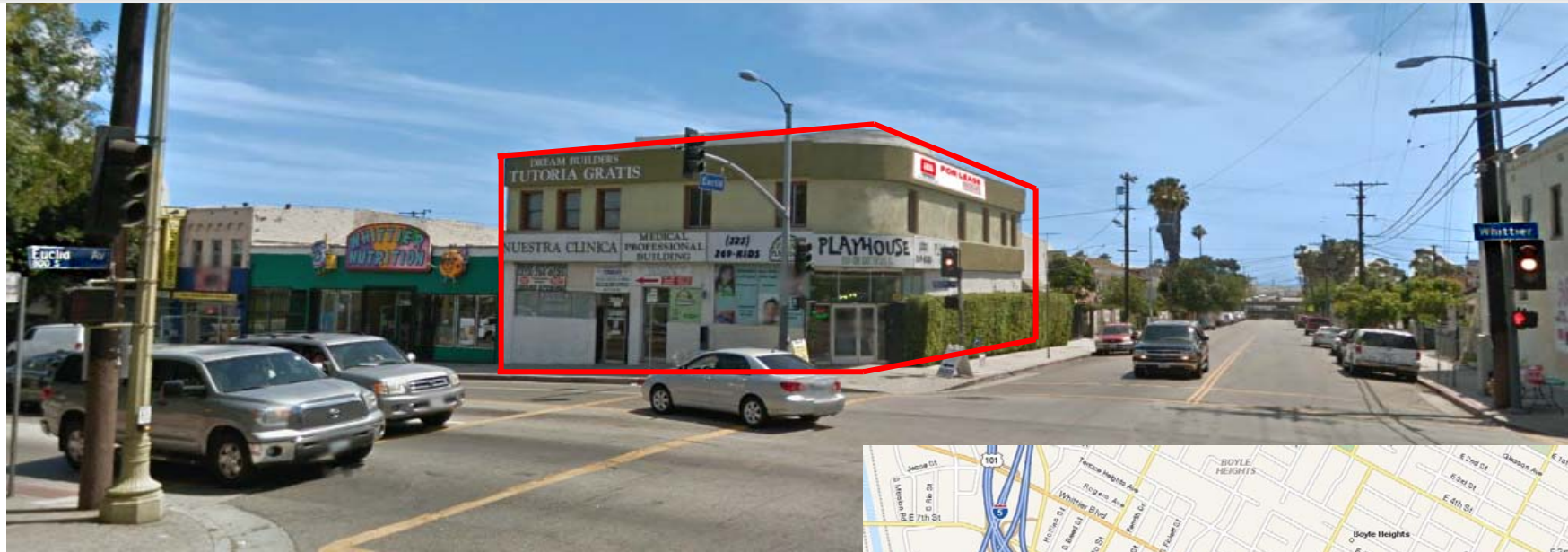


3000-3004 Whittier Boulevard, Boyle Heights CA 90023

SEC of Whittier Boulevard & Euclid Avenue In Boyle Heights CA

## BOYLE HEIGHTS-OFFICE/MEDICAL SPACE FOR LEASE



### HIGHLIGHTS

#### Features

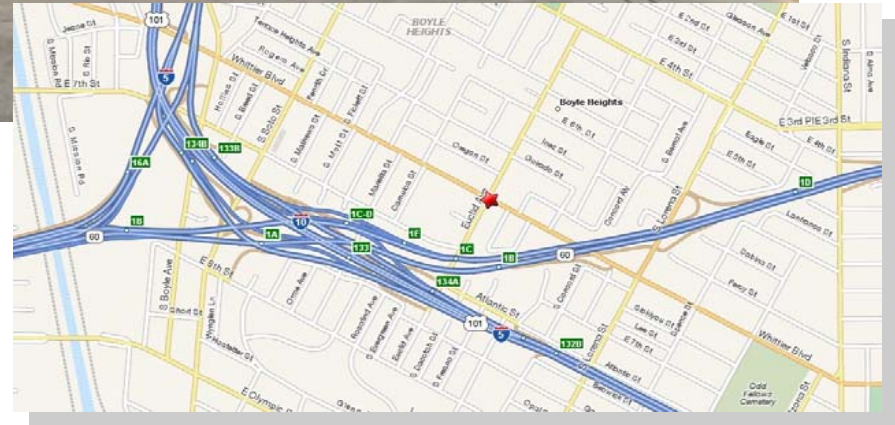
- Approx. 300-3,000 SF 2nd floor office available on prominent corner.
- Former medical clinic.
- Highly visibility on busy intersection.

#### Area Amenities

- Densely populated area - Over 1,000,000 people within a 5 mile radius.
- 8 Schools within a quarter mile
- Close proximity to the I-10, I-5, 101, and 60 freeways.

#### Demos

- 1 mile: 50,852 - Avg. HH Income: \$42,514
- 3 miles: 285,623 - Avg. HH Income: \$41,999



### EXCLUSIVE LEASING AGENTS

818.501.2212

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.