

## EXCLUSIVE OFFICE OFFERING

**Paul Kott Realtors, Inc.**  
RETAIL · OFFICE · INDUSTRIAL · INVESTMENT

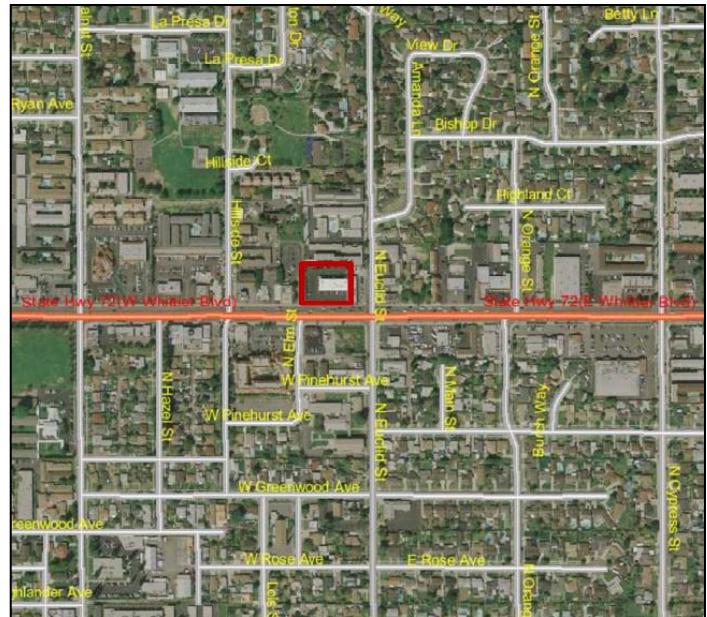
**CLOSED**

**Whittier Plaza**  
**121 West Whittier Boulevard**  
**La Habra, CA**



### INVESTMENT OPPORTUNITY

- ◆ PRICE: \$810,000
- ◆ GROSS SQUARE FEET: 11,685
- ◆ PRICE PER GROSS SQUARE FOOT: \$69.32
- ◆ RENTABLE SQUARE FEET: 10,166
- ◆ PRICE PER RENTABLE SQUARE FOOT: \$79.68
- ◆ YEAR BUILT: 1964
- ◆ CAP RATE - CURRENT: 3.02%
- ◆ CAP RATE - PRO FORMA: 11.15%



### INVESTMENT HIGHLIGHTS

- ◆ Medical Use Permitted - 5:1 Parking Ratio - More Than Most Competing Buildings in the Area
- ◆ High Traffic Counts on Whittier Boulevard 72,000 Cars Per Day
- ◆ Building is Elevator-Served; Few Two-Story Office Buildings in this Area Offer Elevator Service
- ◆ Property Located Just One Parcel Off Signalized Corner of Euclid Street and Whittier Boulevard
- ◆ New Roof and Carpeting
- ◆ Executive Suites Available on Second Floor with View

Sold by:

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