

OFFERING MEMORANDUM

LOREM IPSUM DOLOR SIT

13215 Penn St,
Whittier, CA

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CONFIDENTIALITY AGREEMENT

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EXECUTIVE SUMMARY

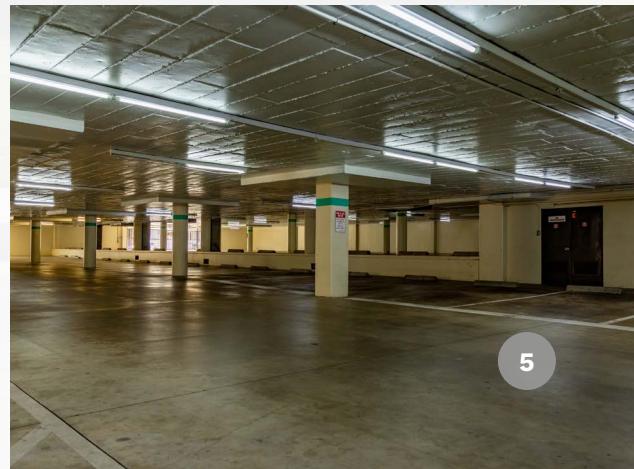
Property address:	13215 E. PENN ST, Whittier CA 90602
Building name:	WHITTIER SQUARE
Property Type:	Class B Office
Stories:	7 Story office Building
Building sqft :	82,500
Lot size:	86,684sqft / 1.99 Acres
Year Built:	1963
Construction Type:	Steel
APN:	8139-035-012
Typical Floor Size:	12,492 sqft
Parking:	4.00/1,000 sqft
Walk Score®:	Walker's Paradise (94)
Building Occupancy:	92%

BUILDING FEATURES:

- Penthouse Terrace with breathtaking Mountain & City Views
- Upside potential for rents
- Opportunity for additional development
- Abundance of Parking
- Long standing tenants
- Excellent occupancy history
- Excellent location
- First time on the market in 30 years
- Professionally managed and maintained



PROPERTY PHOTOS



RENT ROLL

	Suite	Tenant	Original CPI Value	Area	Price Sqft.	Base Rent:	Square Footage \$.05	Beginning Lease Date	Ending Lease	Option To Renew:	Last Increase	Rent Security Deposit	Parking Spaces	Monthly Parking Fee	Remote Security	Monthly Storage Space	Total Monthly Payment
1	100	Omar Gastelum	2	3424	\$1.49	\$5,113.74		2/1/2021	1/31/2026	1x60	2/1/2022	5,113.74	6	0	240.00	N/A	\$5,113.74
2	101&102	Harvey & Parmelee	2111	4556	\$1.45	\$6,591.33		6/1/2021	5/31/2024	1x36	6/1/2021	6,591.33	15	0	330.00	N/C	\$6,591.33
3	200	Whittier Square Dentistry	231.37	1192	\$1.53	\$1,825.73		5/1/2021	4/30/2024	0	5/1/2021	1,825.73	3	0	120.00	N/A	\$1,825.73
4	202	Melody Graham, CPA	186.90	1633	\$1.48	\$2,410.20		10/1/2019	9/30/2022	0	10/1/2021	2,272.50	4	0	160.00	100.00	\$2,510.20
5	205	Magnuson & Miller Angevine	166.60	2807	\$1.45	\$4,076.47		6/1/2022	5/31/2023	0	6/1/2022	3,952.01	7	0	270.00	226.00	\$4,302.47
6	210	R.J. Computer Networks, Inc.	247.11	1238	\$1.52	\$1,878.00		3/1/2021	2/28/2023	0	3/1/2022	1,825.41	3	0	120.00	N/A	\$1,878.00
7	300	David Pickard		1152	\$1.55	\$1,788.00		8/1/2021	7/31/2024	0	8/1/2021	3,458.40	3	100.00	80.00	N/A	\$1,888.00
8	305	Vacant		1260	\$1.25	\$1,575.11											\$1,575.11
9	310	Vacant		1221	\$1.39	\$1,697.80											\$1,697.80
10	311	Community Integration Project		1128	\$1.50	\$1,690.00		9/1/2021	8/31/2023	0	9/1/2021	1,579.20	2	0	80.00	N/A	\$1,690.00
11	315	Prime Management Group, Inc	233.44	2188	\$1.49	\$3,268.87		2/1/2020	1/31/2022	0	2/1/2021	3,012.58	5		200.00	260.00	\$3,528.87
12	325	Joseph A. Lantz, Psy.D.	240.111	984	\$1.43	\$1,406.08		1/1/2022	12/31/2024	0	1/1/2022	1,406.08	2	0	40.00	32.00	\$1,438.08
13	327	Alpha & Omega	191.90	330	\$1.70	\$562.38		4/1/2021	3/31/2024	0	4/1/2021	546.00	2	40.00	40.00	N/A	\$602.38
14	328	Roman Empire Living Skills		900	\$1.51	\$1,358.00		9/1/2020	8/31/2022	0	9/1/2021	1,255.37	2	0	80.00	N/A	\$1,358.00
15	329	Mike Habib, EA	2.0	545	\$1.49	\$812.00		6/1/2021	5/31/2023	0	6/1/2021	758.08	1	0	40.00	N/A	\$812.00
16	330	Connect Hearing		825	\$1.51	\$1,247.26		6/1/2021	5/31/2024	0	6/1/2021	1,199.29	2	0	80.00	N/A	\$1,247.26
17	340	CA State Chapter P.E.O	282.648	824	\$1.58	\$1,299.90		4/1/2021	3/31/2024	1x36	4/1/2022	1,814.89	1	0	40.00	N/A	\$1,299.90
18	410	Easter Los Angeles Regional Cent.	3	11803	\$1.73	\$20,369.06	\$655.05	7/1/2014	6/30/2024	0	7/1/2021	20,369.06	56	320.00	2,240.00	288.00	\$21,632.11
19	410	Easter Los Angeles Regional Cent.		1298	\$2.60	\$3,374.80					7/1/2020	3,245.00					\$3,374.80
20	510	Bewley, Lassleben & Miller	1.66	8889	\$1.25	\$11,070.90		9/1/2021	8/31/2022	0	9/1/2017	0	31	0	200.00	70.00	\$11,140.90
21	530	Aguirre, Greer & Co	274.38	1513	\$1.51	\$2,281.60		8/1/2019	7/31/2022	1x24	9/1/2021	2,193.85	2	100.00	120.00	N/A	\$2,381.60
22	535	Schuster Law Centers, Inc.	233.02	1384	\$1.50	\$2,082.00		9/1/2020	8/31/2023	0	9/1/2021	1,851.00	4	50.00	200.00	N/A	\$2,132.00
23	540	Alex Moisa Attorney at Law	186.30	830	\$1.39	\$1,157.00		11/1/2020	10/31/2022	0	11/1/2021	1,111.00	2	0	80.00	N/A	\$1,157.00
24	600	MDH Network-ISL,DSL	2943	\$1.40	\$4,131.97		2/1/2020	1/31/2023	1x36	2/1/2022	4,131.97	7	200.00	280.00	N/A	\$4,331.97	
25	605	Farmers Ins. Craig Dodge		825	\$1.50	\$1,241.48		10/1/2019	9/30/2022	1x24	10/1/2019	1,241.48	1	0	40.00	N/A	\$1,241.48
26	610	MDH - 610	274.479	2042	\$1.42	\$2,898.82		5/1/2022	4/30/2025	0	5/1/2022	2,899.12	4	100.00	160.00	N/A	\$2,998.82
27	620	MDH -620		1284	\$1.52	\$1,955.10		5/1/2021	4/30/2024	1x36	5/1/2021	1,955.10	3	0	120.00	N/A	\$1,955.10
28	630	MDH - 630		2063	\$1.51	\$3,111.00		8/1/2021	7/31/2024	0	8/1/2021	3,111.00	4	75.00	160.00	N/A	\$3,186.00
29	640	MDH - 640	289.218	1183	\$1.50	\$1,775.00		7/1/2021	6/30/2024	1x36	7/1/2021	1,775.00	3	0	120.00	N/A	\$1,775.00
30	660	Stephen R. Goldberg		670	\$1.56	\$1,048.00		9/1/2020	8/31/2022	0	9/1/2021	793.27	1	0	40.00	N/A	\$1,048.00
31	680	Arroyo Home Loans	259.135	1186	\$1.51	\$1,796.00		12/1/2021	11/30/2022	0	12/1/2022	1,726.13	3	0	120.00	N/A	\$1,796.00
32	680-A	Whittier Medical Mang.Ass.		900	\$1.54	\$1,390.30		11/1/2021	10/31/2023	1x12	11/1/2021	1,358.47	4	200.00	160.00	N/A	\$1,590.30
33	PH 1	Vacant	1.84	3566	\$1.50	\$5,349.00		-									\$5,349.00
34	Roof	American Towers		108	\$14.50	\$1,565.73											
35	Roof	Sprint	161.00	257	\$6.33	\$1,626.22		1/1/2003	12/13/2017		1/1/2022						\$1,626.22
						\$106,824.85											\$108,075.17

Updated/ new lease/cpi

Review/ NO INCREASE

Vacant

Pending working on it

Overdue/no response

LOCATION OVERVIEW

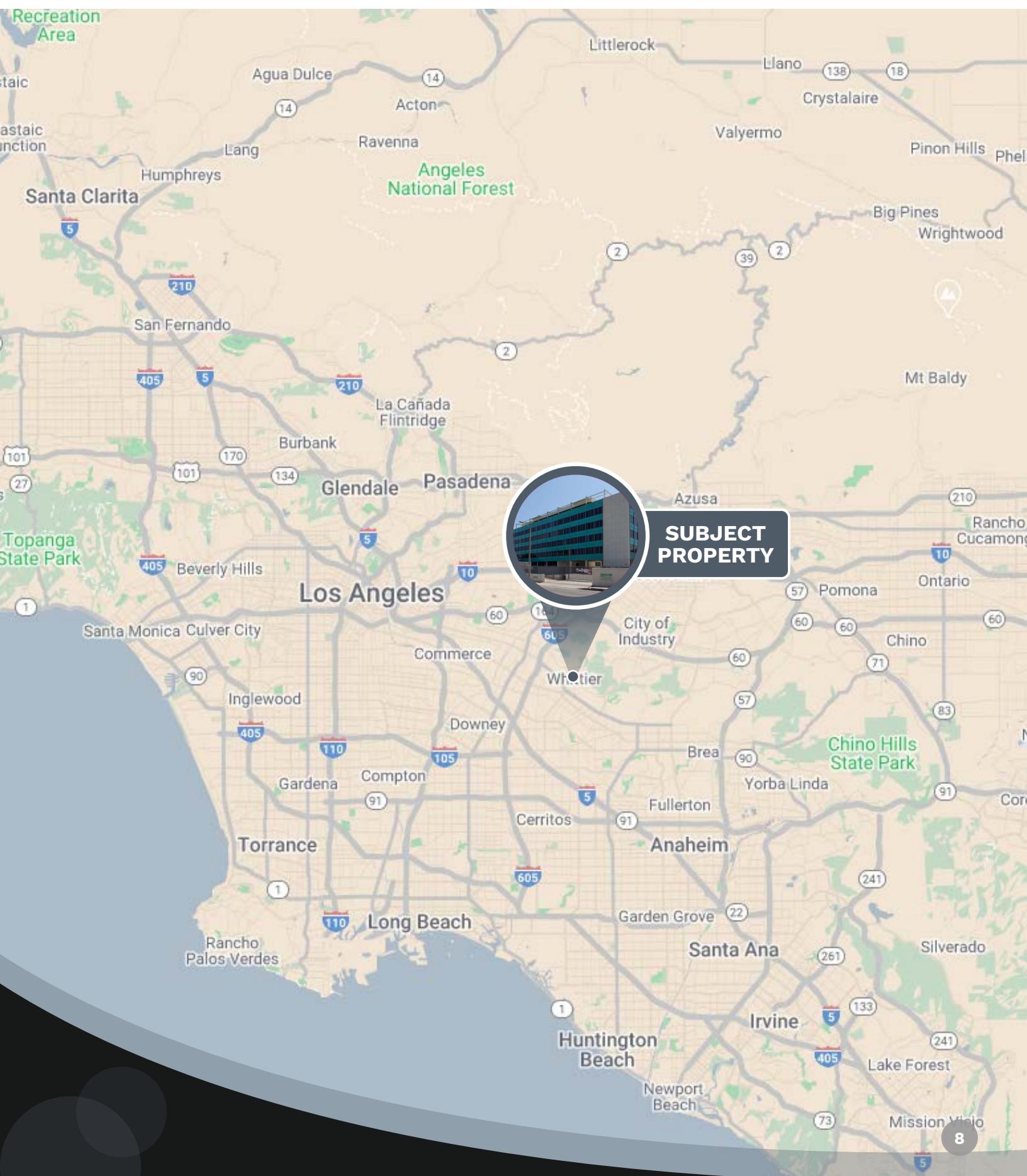
Whittier is a city in Southern California in Los Angeles County, part of the Gateway Cities. The 14.7-square-mile city had 87,306 residents as of the 2020 United States census, an increase of 1,975 from the 2010 census figure. Whittier was incorporated in February 1898 and became a charter city in 1955. The city is named for the Quaker poet John Greenleaf Whittier and is home to Whittier College.

NEIGHBORHOODS

There are several neighborhoods in Whittier. The area centered around Philadelphia Street and Greenleaf Avenue is known as Uptown Whittier and contains the traditional central business core. Just north of Uptown Whittier are the neighborhoods known as Central Park and Hadley-Greenleaf. They have been designated historic districts by the city Historic Resources Commission, and together comprise most of the area of the Whittier Historic Neighborhood Association. These districts contain many Craftsman and Spanish Colonial Revival homes. In and abutting the hills north of the historic districts is Starlite Estates. The area surrounding Whittier College is known as College Hills and was also recently designated a historic district, as has a small cluster of homes along Earlham Drive. The area east of College Avenue is referred to as East Whittier. East Whittier was a separate agricultural community until the postwar era. The eastern parts of East Whittier, developed in the 1950s and 1960s, are known as Friendly Hills, which was developed at the same time as Murphy Ranch and Leffingwell Ranch.



AREA MAP



RETAIL MAP





DEMOGRAPHICS

2021 SUMMARY	1 Mile	3 Mile	5 Mile
Population	30,747	142,410	434,722
Households	10,752	42,523	124,189
Families	7,082	32,890	99,237
Avg HH Size	2.77	3.31	3.45
Median Age	30,747	142,410	434,722
Median HH Income	10,752	42,523	124,189
Avg HH Income	7,082	32,890	99,237



90,468
TOTAL BUSINESSES



5,558
TOTAL EMPLOYEES



\$124,189
MEDIAN
HH INCOME



\$403,082
MEDIAN
HOUSE PRICE



\$214,316
MEDIAN
NET WORTH



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