

2226 WHITTIER BLVD

LOS ANGELES, CA 90023

±12,354 SF PRIME WHITTIER BLVD MIXED-USE INVESTMENT -
3 RETAIL UNITS & 18 RESIDENTIAL UNITS IN A HIGH-TRAFFIC AREA

FOR
SALE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

Offered at:
\$3,650,000

*Seller Financing Available at 5% -
Contact Broker for Details*

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EXECUTIVE SUMMARY

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An aerial photograph of a city street intersection. A blue, three-story building is highlighted with a black outline. The building is situated at the corner of a street. Surrounding the building are various other buildings, including residential houses and commercial structures. A yellow school bus is visible on the street in the foreground. The background shows a dense urban landscape with more buildings and a highway in the distance.

We are pleased to present 2226 Whittier Blvd, a prime mixed-use property located in the heart of East Los Angeles.

The 12,354 SF building consists of 3 street-level retail units and 18 residential units, generating a gross annual income of \$366,803.04 with a net operating income (NOI) of \$230,363.43. The property offers stable cash flow with growth potential, benefiting from high pedestrian and vehicle traffic, strong retail visibility, and proximity to Downtown LA, the Arts District, and Little Tokyo.

Built in 1913 and zoned C2, the property sits on a 9,605 SF lot with 10 surface parking spaces. The location provides easy access to I-5, I-10, I-710, and SR-60, as well as nearby transit options, including Metro bus routes and the Soto Station (E Line – Gold Line). Surrounded by local businesses, restaurants, and cultural landmarks, this property presents an excellent opportunity for investors seeking diverse income streams and long-term appreciation potential.

\$3,650,000
PRICE

≈6.31%
CAP RATE

Seller Financing: Available at 5% interest – contact broker for details

Historic Property with Timeless Charm

Below Market Rent with Significant Upside

High-Traffic Location Along Whittier Blvd – Strong Visibility & Foot Traffic

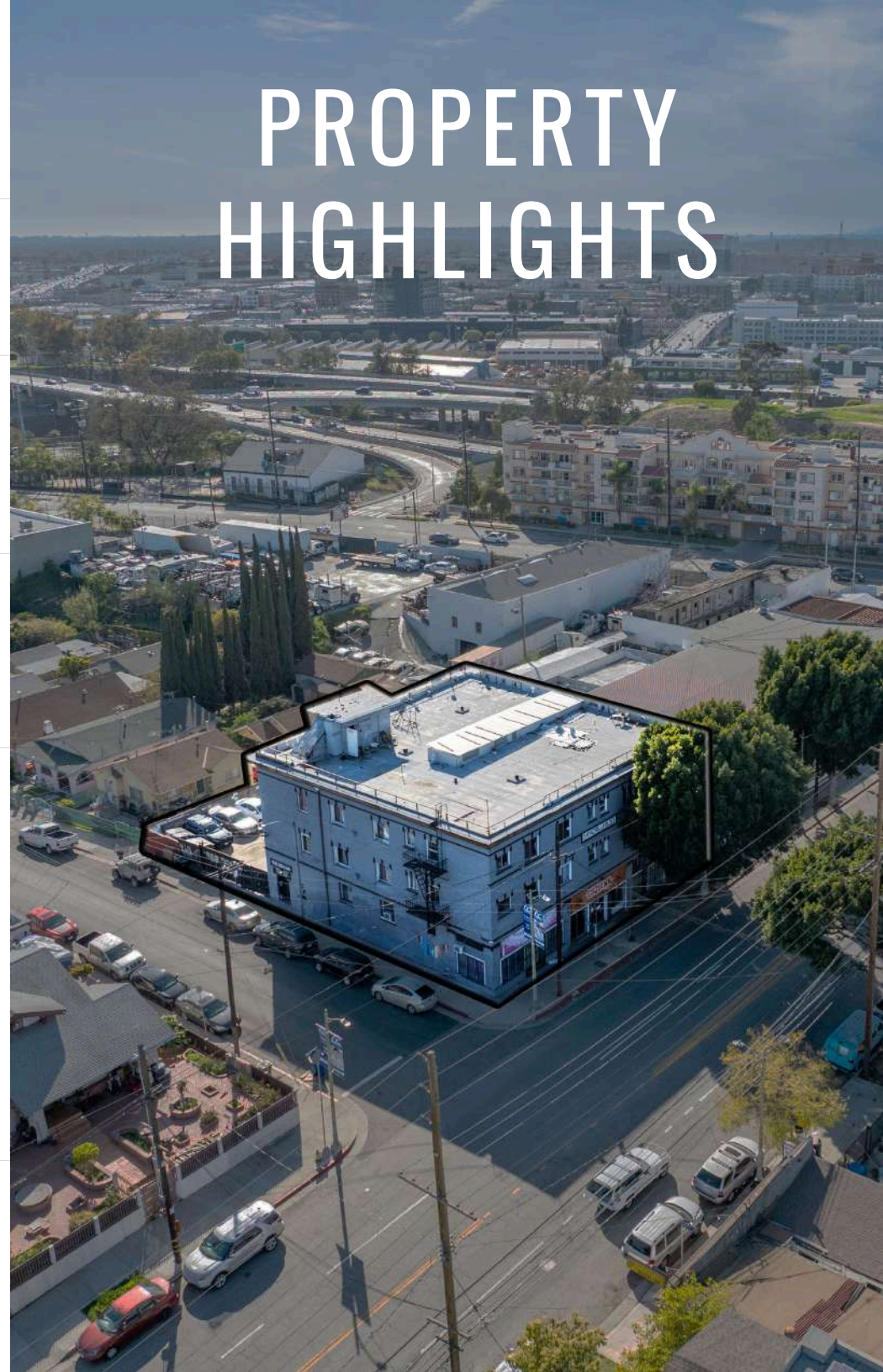
Proximity to Downtown LA – Minutes from the Arts District & Little Tokyo

Surrounded by Local Retailers & Dining – High Tenant Demand & Amenities

10 Onsite Parking Spaces – Convenient Tenant & Customer Access


Easy Access to Major Freeways – I-5, I-10, I-710, & SR-60

PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

PROPERTY OVERVIEW



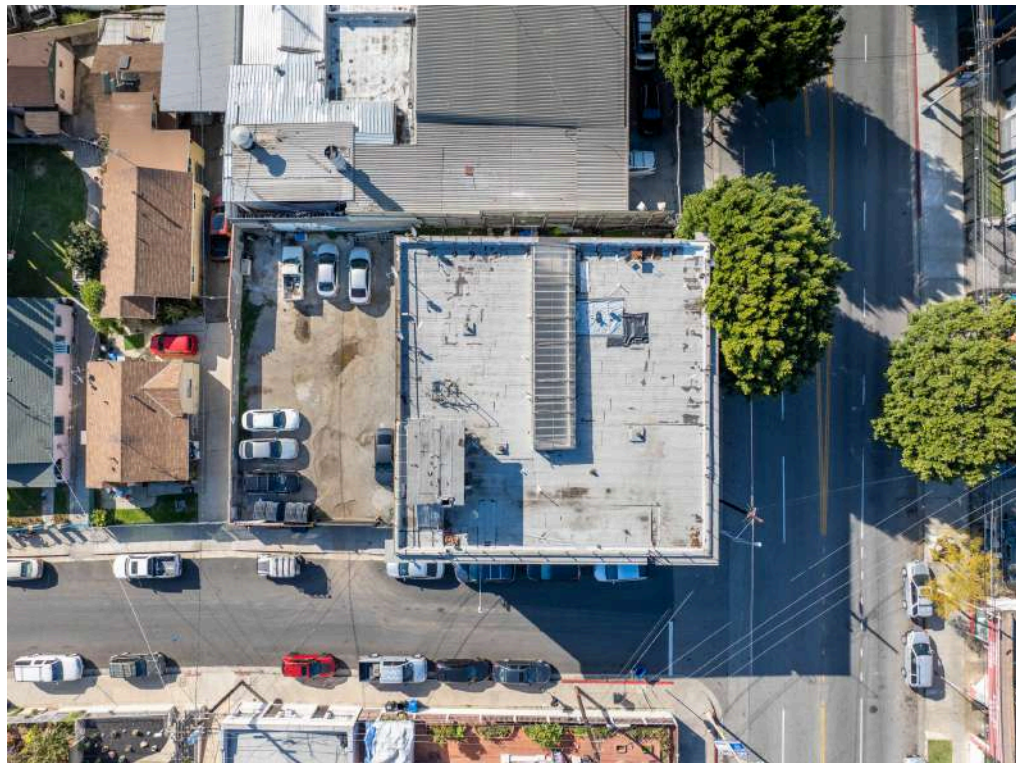
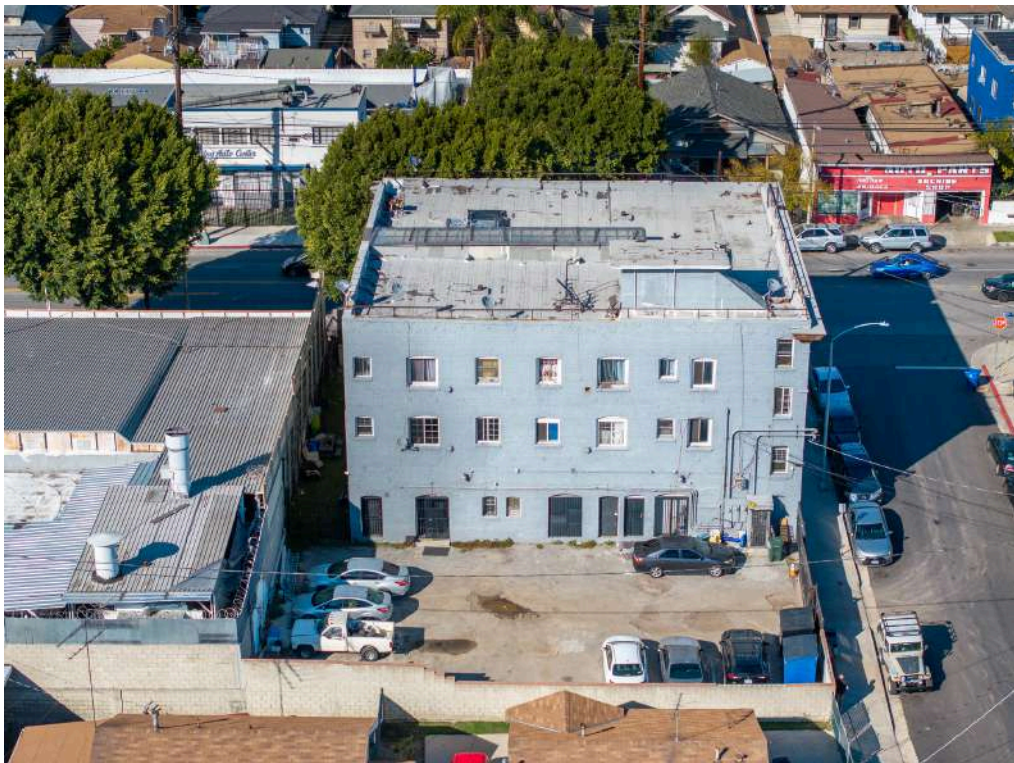
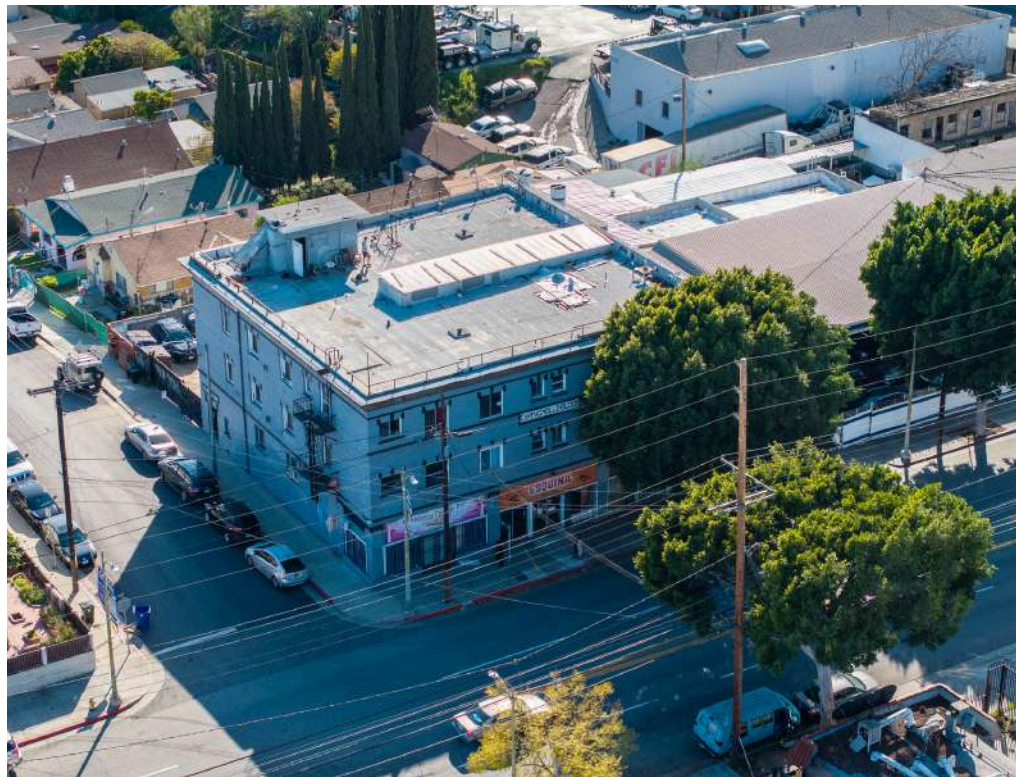
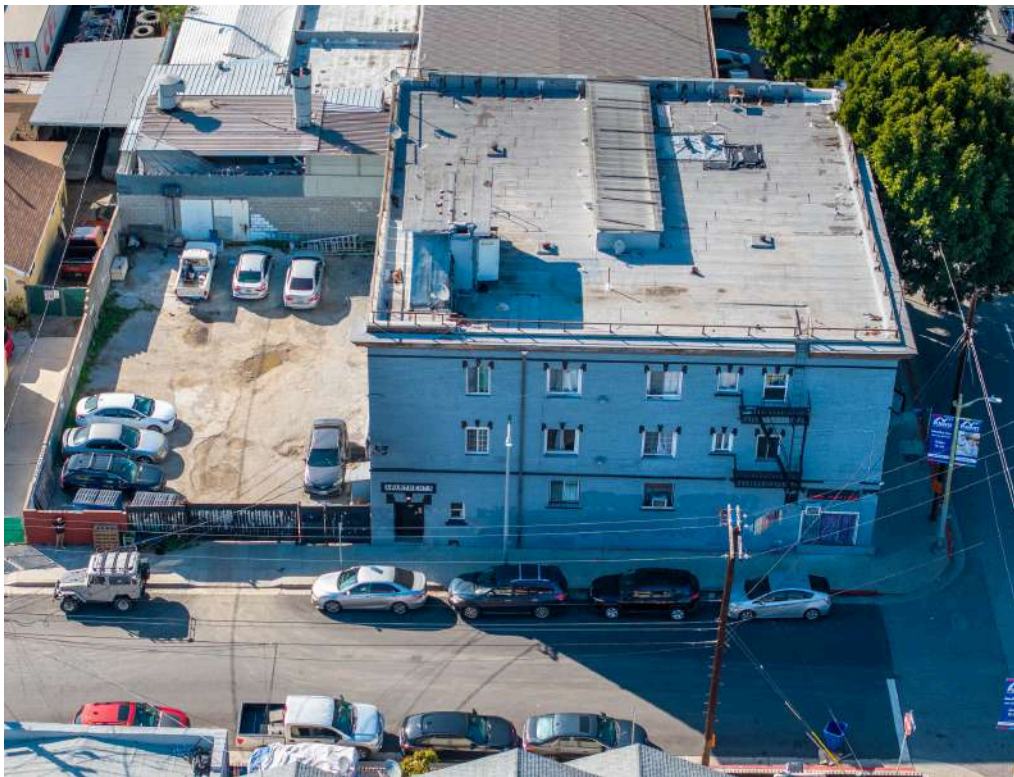
Property Name	2226 Whittier
Address	2226 Whittier Blvd
APN	5189-001-018
Lot Area	9,605 SF
Building Area	12,354 SF + 4,650 SF Basement
# of Units	3 Retail & 18 Residential
Year Built	1913
Zoning	C2
Parking	10 Surface

-Property records reflect 12,354 square feet; the 4,650-square-foot basement is excluded from this total.

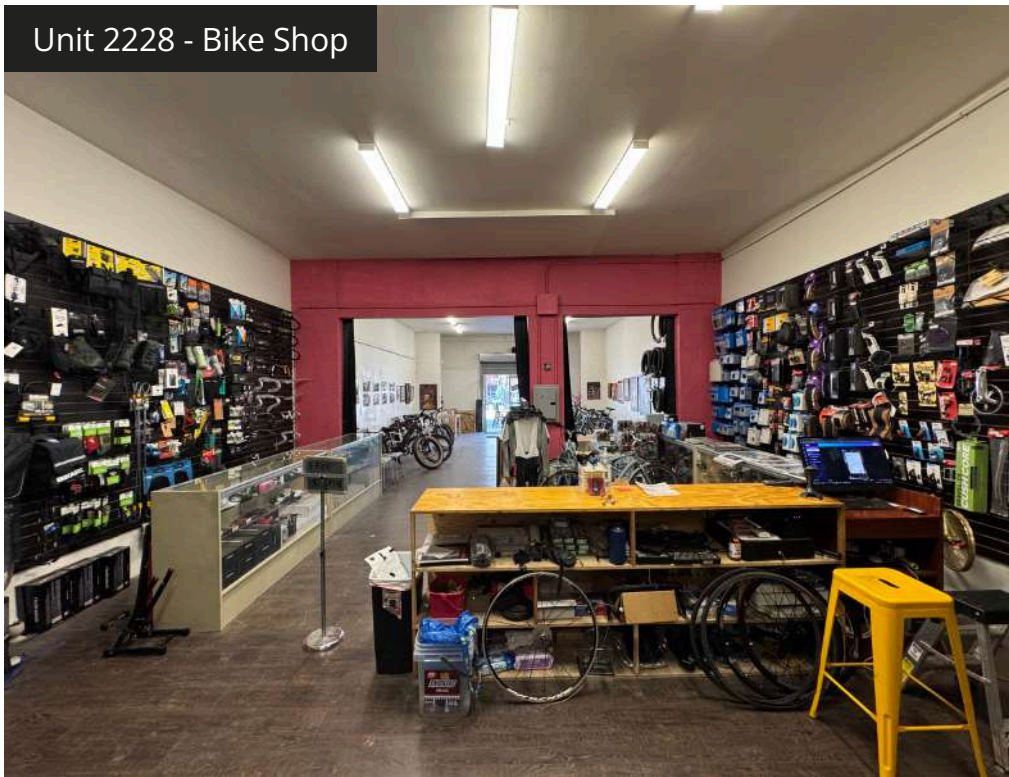
-LAHD SCEP Inspection completed 2024

-Property is listed on the **Historic Places LA Database**

-Property is subject to Los Angeles Stabilization Ordinance (LASO)



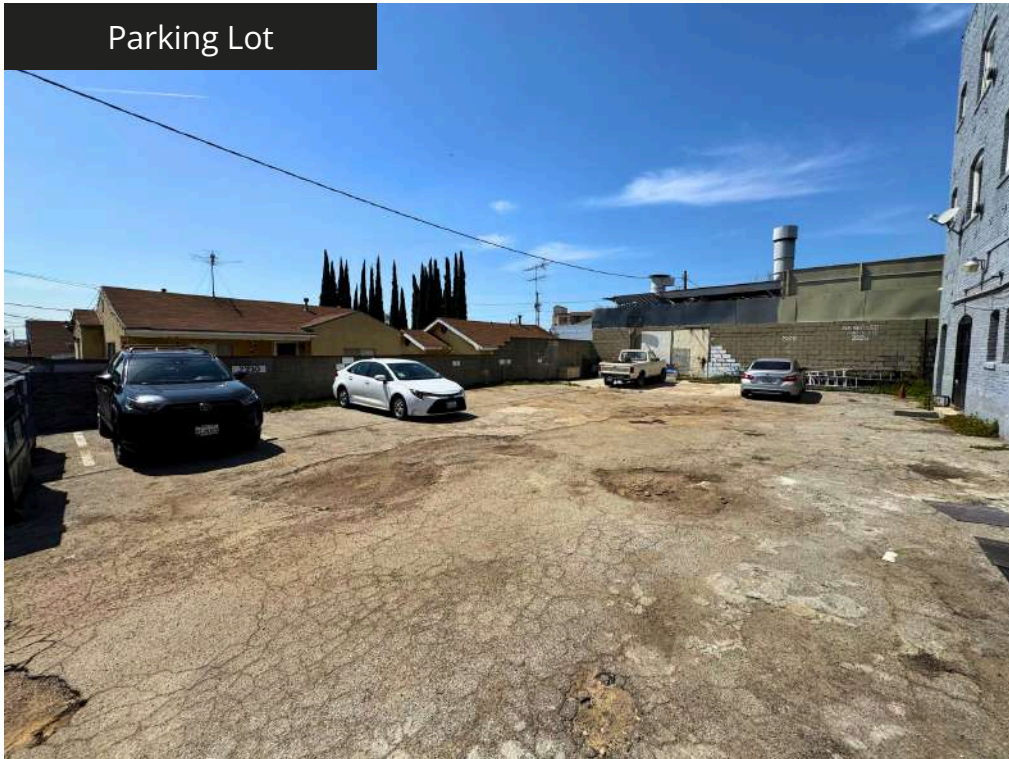
Unit 2228 - Bike Shop



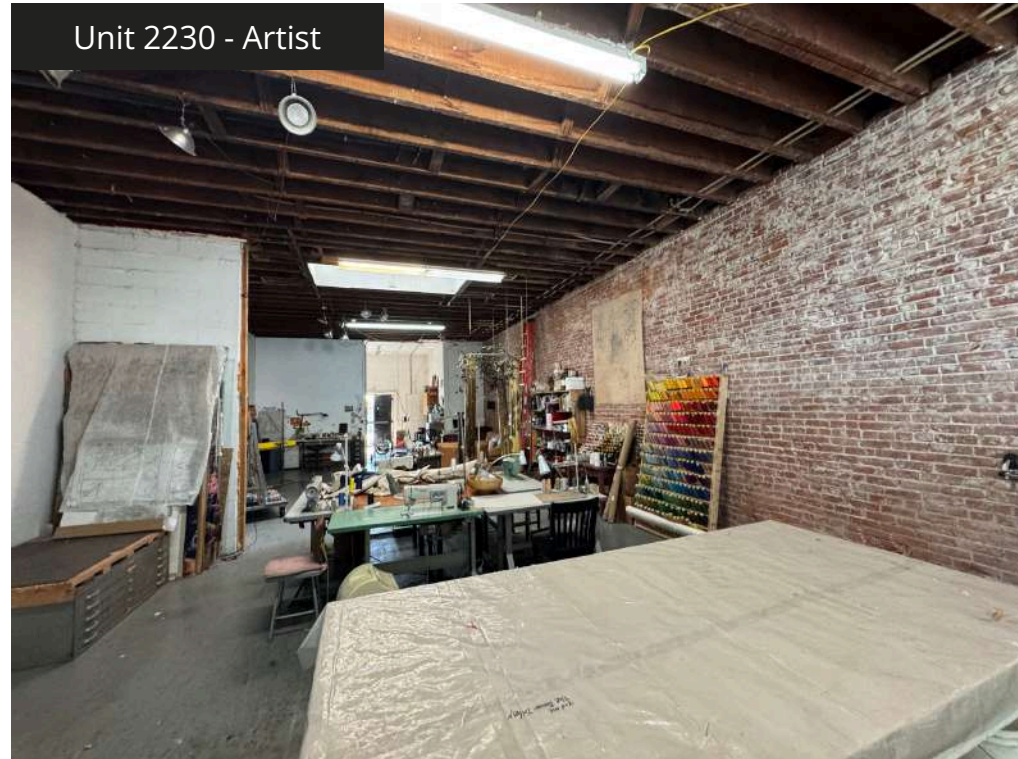
Unit 2226 - Church

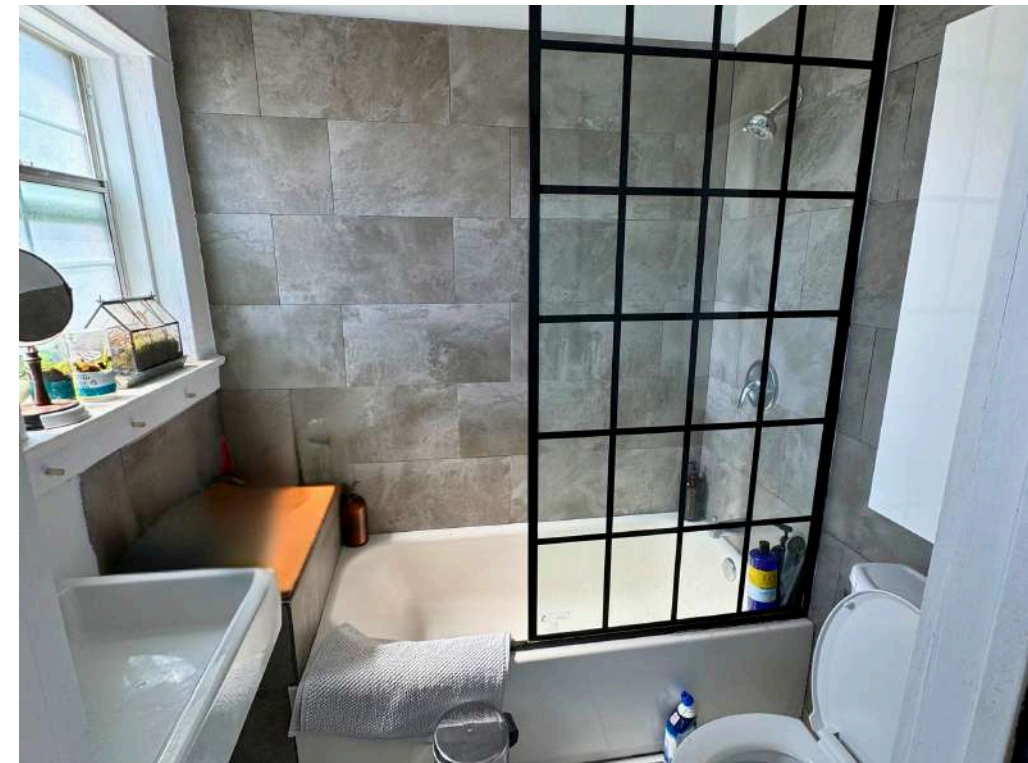


Parking Lot



Unit 2230 - Artist





Fashion District



GIRL & THE GOAT

Arts District

DTLA

Little Tokyo



THE RIBBON OF LIGHT -
6TH ST BRIDGE



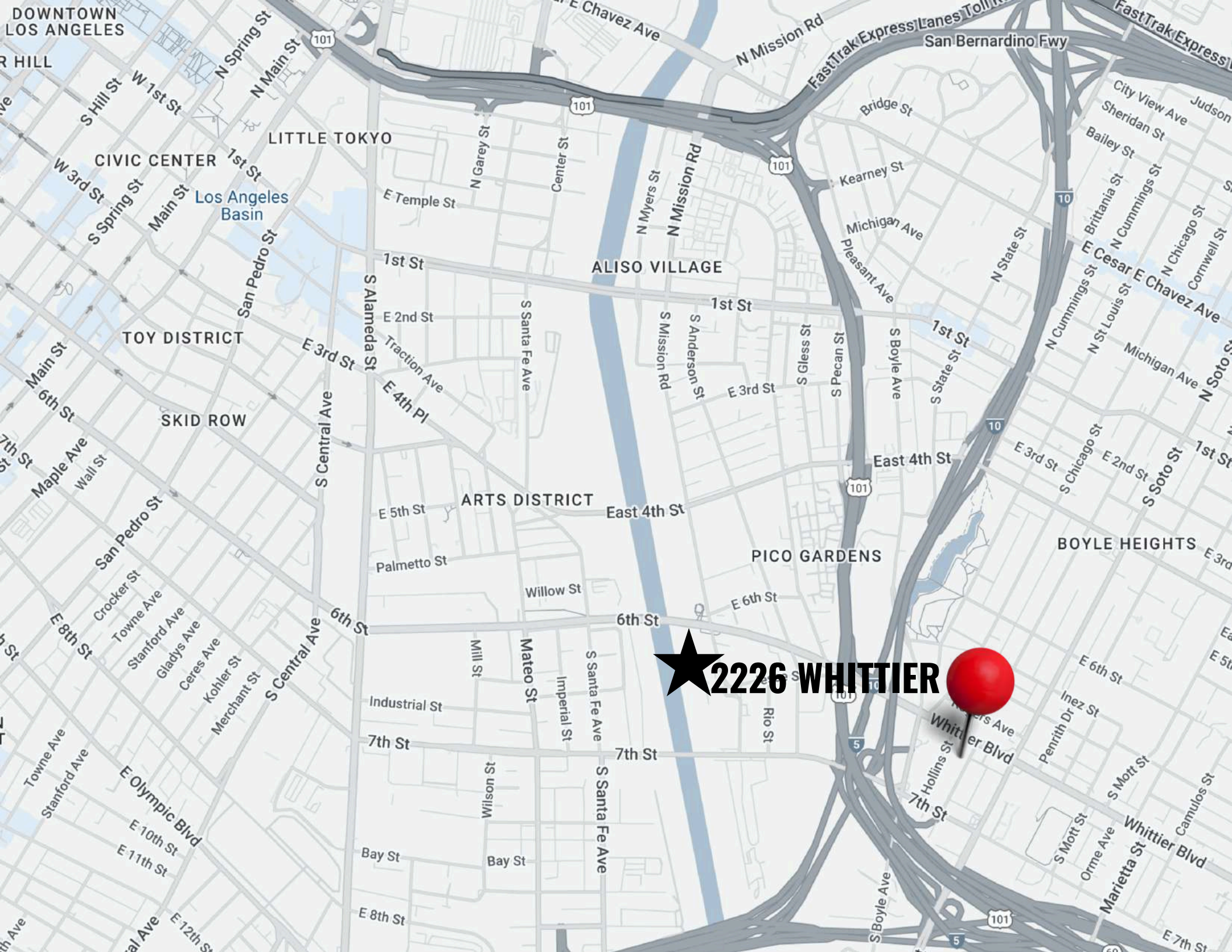
Boyle Heights

S BOYLE AVE

S CHICAGO ST

★ 2226 WHITTIER

WHITTIER BLVD



★ 2226 WHITTIER

FINANCIAL SUMMARY

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ANNUAL OPERATING DATA

	Current
SCHEDULED GROSS INCOME	\$366,803.04
LESS: VACANCY	0%
GROSS OPERATING INCOME	\$366,803.04
LESS: EXPENSES	\$136,439.61
Net Operating Income	\$230,363.43

ESTIMATED OPERATING EXPENSES

PROPERTY TAXES*	\$45,625.00
INSURANCE	\$16,105.66
REPAIRS & MAINTENANCE (6%)	\$21,317.16
PROPERTY MANAGEMENT	\$15,082.00
TAXES & LICENSES	\$1,700.00
UTILITIES	\$36,609.79
ANNUAL EXPENSES	\$136,439.61

**Property tax based on \$3,650,000 asking price*

**Rent Roll based on annual increase effective July 2025*

**Seller financing available at 5% – call broker for terms*

This information has been obtained from sources deemed reliable; however, no guarantees, warranties, or representations, either express or implied, are made regarding its accuracy. The buyer is responsible for verifying all information and assumes any risk associated with inaccuracies.

SCHEDULED INCOME

Bedrooms	Suite/Unit No.	Monthly Base Rent
Retail	2226	\$2,700.00
Retail	2228	\$3,000.00
Retail	2230 (Vacant)	\$3,300.00
1bed/1bath	1 (Renovated)	\$1,695.00
1bed/1bath	2 (Renovated)	\$1,795.00
1bed/1bath	3 (Renovated)	\$1,595.00
Studio	4 (Renovated)	\$1,400.00
Studio	5	\$1,295.00
Studio	6 (Renovated)	\$1,400.00
Studio	7	\$701.72
Studio	8 (Renovated)	\$1,445.00
Studio	9	\$779.10
1bed/1bath	10 (Renovated)	\$1,595.00
1bed/1bath	11	\$814.08
1bed/1bath	12	\$890.40
Studio	14 (occupied by property manager)	\$660.00
Studio	15 (Renovated)	\$1,400.00
Studio	16 (Renovated)	\$1,295.00
Studio	17	\$806.66
Studio	18 (Renovated)	\$1,400.00
Studio	19	\$599.96
MONTHLY GROSS INCOME		30,566.92
ANNUAL SCHEDULED INCOME		366,803.04

COMPARABLES

COMPARABLES

	Address	Bldg SF	Land SF	Sale Date	Sale Price	Price/SF
	2025 E 4th St Los Angeles, CA 90033	10,064	6,098	May 2023	\$4,356,500	\$376.99
	705 S Chicago St Los Angeles CA 90023	3,135	6,098	05/31/2024	\$950,000	\$303.03
	532 S St Louis St Los Angeles CA 90033	4,542	7,366	04/25/2024	\$1,625,000	\$357.77
Average Building Price/SF \$345.93						

**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



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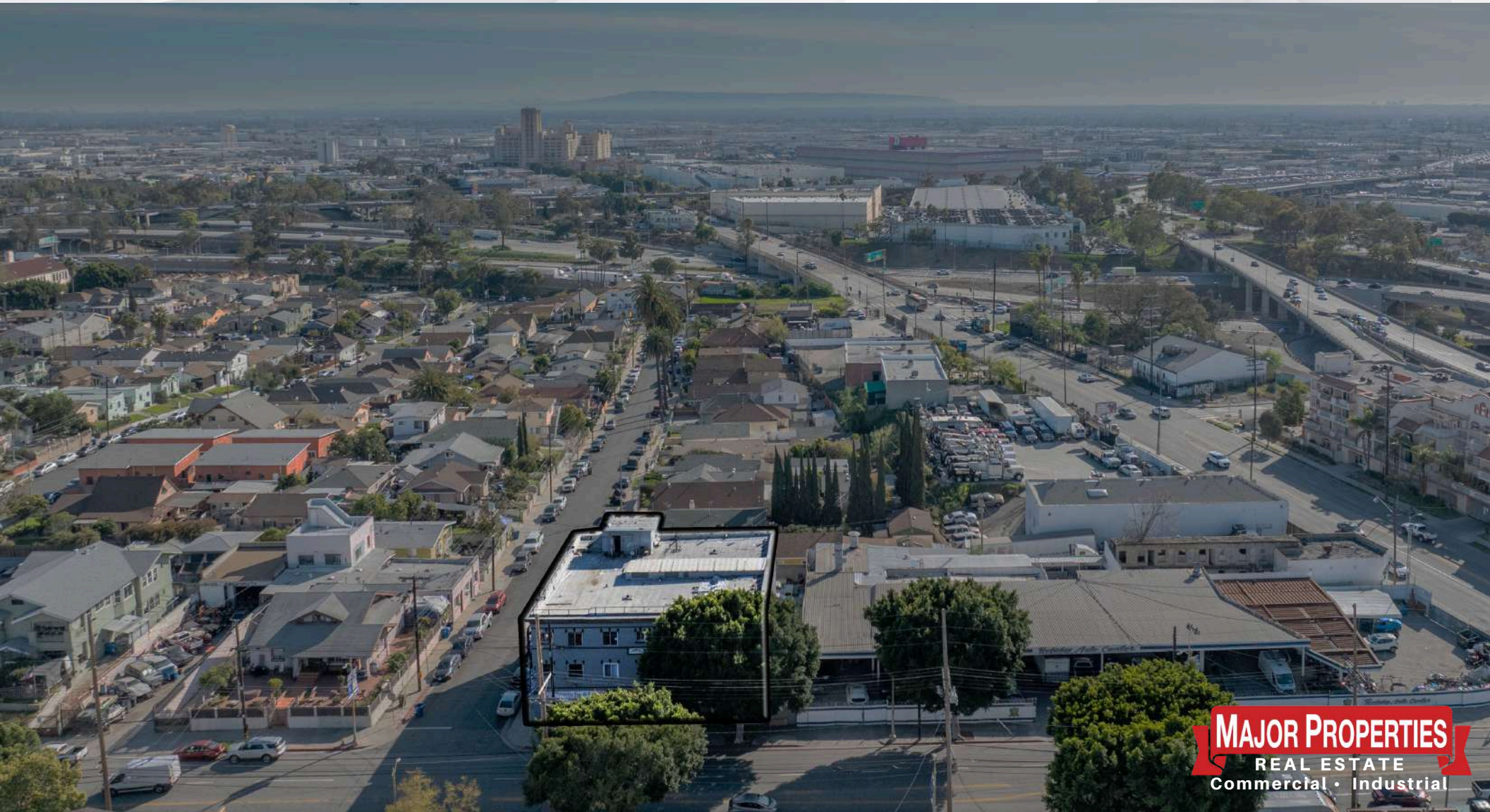
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