

# Leffingwell Rd.

15015-15045 Leffingwell Rd.  
NEC La Mirada Blvd. & Leffingwell Rd.

Whittier, California



**Total: 63,134 SF  
(1.44 Acres)**

- Major Signalized Interseption of La Mirada Blvd. & Leffingwell Rd.
- Lot "A": 14,317 SF
- Lot "B": 21,058 SF
- Lot "C": 27,279 SF
- Potential Ground Lease or Build to Suit Retail Opportunity
- Across the Street from Circle K, Taco Bell, & Retail Centers

For more information:  
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# PROPERTY HIGHLIGHTS

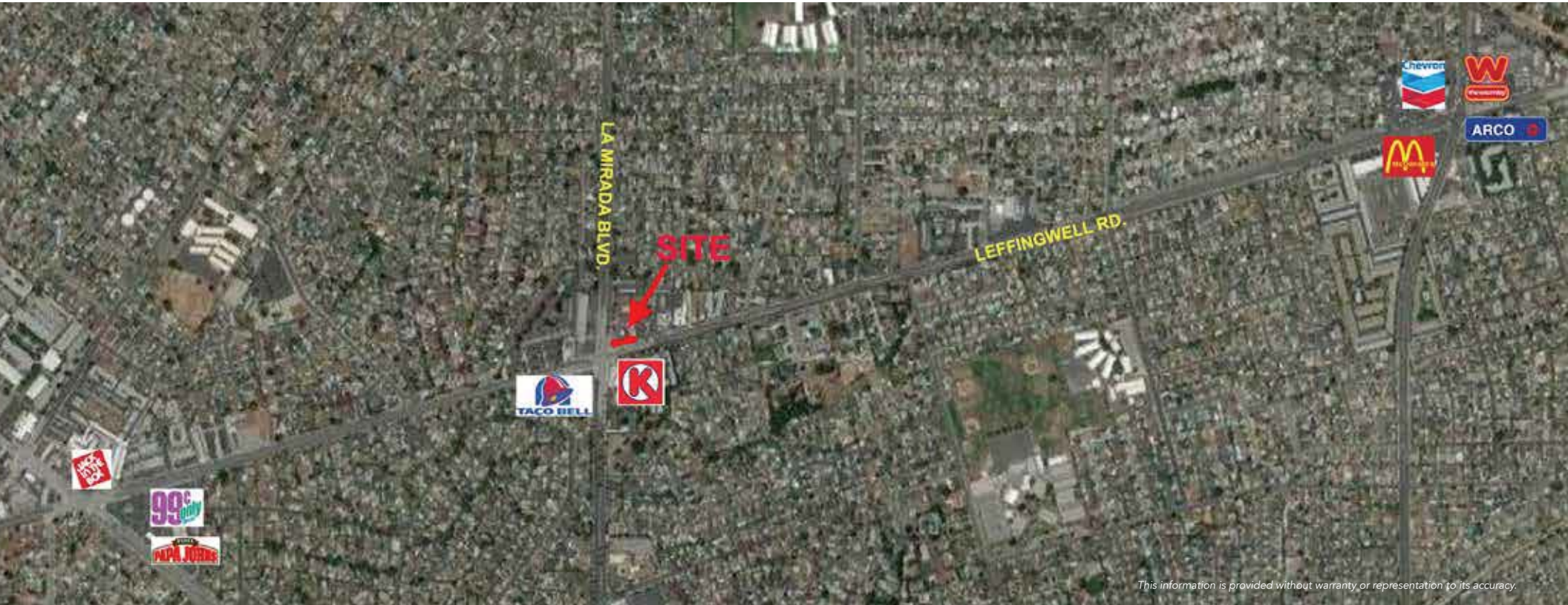
## Traffic Counts

Leffingwell Road	26,256 ADT
La Mirada Boulevard	22,597 ADT

## Demographics

	1 mile	3 mile	5 mile
2019 Estimated Population	26,119	187,575	481,568
2019 Estimated Median Household Income	\$79,908	\$87,408	\$83,451

Source: Applied Geographic Solutions 10/2019



This information is provided without warranty or representation to its accuracy.

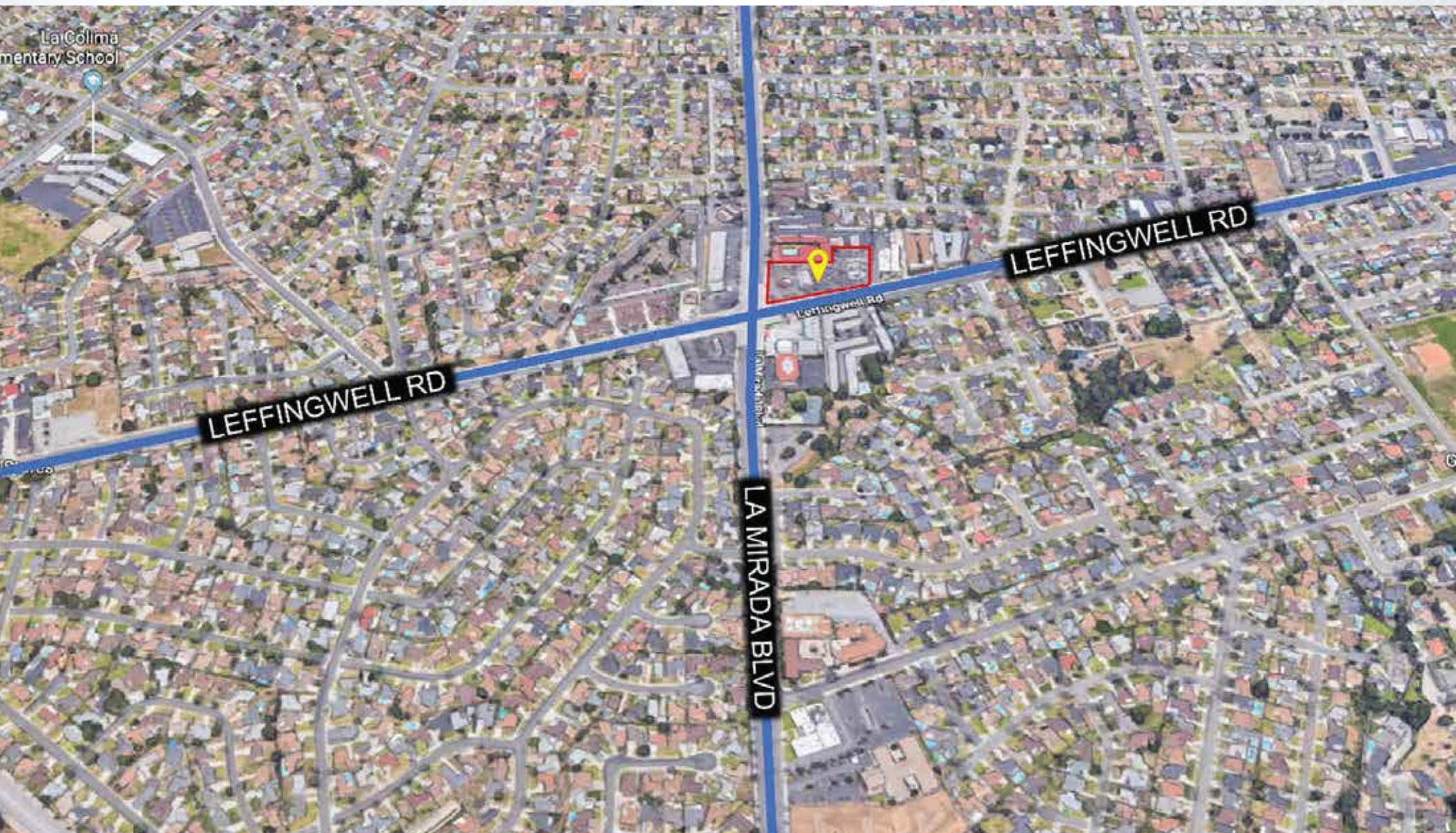
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# AERIAL



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