

6512

BRIGHT AVE.  
WHITTIER, CA 90601



**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

**exp**  
REALTY

**(4) UNITS**

**MIXED USE**

**OWNER-USER**

**INVESTMENT**



*6512*

BRIGHT AVE.  
WHITTIER, CA 90601

**BUILDING SIZE: ± 4,805 SF**

**LOT SIZE: ± 5,508 SF**

**UNITS: (4)**

**YEAR BUILT: 1962**

**COUNTY: LOS ANGELES**

**ZONING: U-G (UPTOWN  
GENERAL)**

**APN: 8139-003-022**

**ELECTRICAL  
METERS: (5)**

**MASTER METER: GAS/WATER**

**ASKING PRICE: *\$2,499,000***

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**BUILDING 2  
2/2 & STORAGE**

**BUILDING 1  
3/2 & (2) RETAIL UNITS**





# *The Opportunity*

**ASHWILL ASSOCIATES AND EXP REALTY ARE EXCITED TO PRESENT AN EXTREMELY RARE PURCHASE OPPORTUNITY AT 6514 BRIGHT AVE., IN WHITTIER, CA 90601, "WHITTIER SPRINGS".**

**WHITTIER SPRINGS IS LOCATED IN VIBRANT UPTOWN WHITTIER, A HISTORIC AND CHARMING AREA OF WHITTIER LOCATED IN LOS ANGELES COUNTY. KNOWN FOR ITS CHARMING TREE-LINED STREETS, DIVERSE DINING OPTIONS AND BOUTIQUE SHOPPING, UPTOWN WHITTIER OFFERS A UNIQUE BLEND OF OLD-WORLD CHARM AND MODERN AMENITIES. THE CITY'S BUSINESS FRIENDLY POLICIES AND STRATEGIC LOCATION - CLOSE TO MAJOR FREEWAYS AND WITHIN THE LOS ANGELES METROPOLITAN AREA - MAKE UPTOWN WHITTIER AN ATTRACTIVE INVESTMENT.**

**THIS  $\approx$ 4,805 SQUARE FOOT, MIXED-USE PROPERTY IS A MOVE-IN READY OPPORTUNITY FOR AN OWNER-USER OR INVESTOR. PROPERTY HAS (2) BUILDINGS AND (4) UNITS OFFERING THE POSSIBILITY FOR RESIDENTIAL AND OFFICE/RETAIL INCOME.**

**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

**exp**  
REALTY

WELCOME TO

# Whittier Springs

A BEAUTIFULLY REMODELED FOUR (4) UNIT, MIXED-USE PROPERTY. THIS IS AN AMAZING OPPORTUNITY TO LIVE, WORK, AND INVEST IN THE DESIRABLE UPTOWN WHITTIER.

## BUILDING 1

FIRST FLOOR -  $\pm$  1,897 SF. (2) UNITS THAT WERE COMBINED TO A SINGLE SPACE. NEW OWNER CAN DEMISE SPACE BACK TO ITS' ORIGINAL TWO UNITS - "A" AND "B". AN ELEGANTLY DESIGNED MED SPA WITH A WELL THOUGHT OUT DESIGN AND ATTENTION TO DETAIL. (7) THEMED ROOMS, DRESSING AREA, (2) PRIVATE RESTROOMS, LAUNDRY, AND REFRESHMENT BAR. NEW FLOORING, PAINT, RECESSED LIGHTING, CENTRAL AIR, AND MERCHANDISE SHELVES WITH LIGHTING. THIS COMMERCIAL SPACE CAN BE USED AS MED SPA, OFFICE, OR RETAIL SPACE.

SECOND FLOOR -  $\pm$  1,599 SF. A 3 BED/2 BATH UNIT WITH SPACIOUS ENTRANCE AND BEAUTIFUL DESIGN. SPACE IS COMPLETELY REMODELED WITH NEW FLOORING, CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND STYLISH FINISHES. LARGE LAUNDRY ROOM, PRIVATE BALCONY OUTLOOKING BRIGHT AVENUE, AND SIDE PATIO. CURRENTLY OPERATING AS A SHORT-TERM RENTAL. OWNER CAN CONTINUE WITH OPERATION OR RESIDENTIAL INCOME/DWELLING.

## BUILDING 2

FIRST FLOOR - STORAGE AREA. CAN BE USED AS A KITCHEN TO COMPLIMENT THE MED SPA OR FUTURE BUSINESS OPERATION. UNIT HAS A REMODELED FULL RESTROOM AND WINDOW LINE FACING COURTYARD.

SECOND FLOOR -  $\pm$  1,017 SF. A 2 BED/2 BATH UNIT ALSO RECENTLY REMODELED WITH NEW FLOORING, CABINETS, QUARTZ COUNTERTOPS, AND STAINLESS STEEL APPLIANCES. UNIT HAS (2) FULL RESTROOMS, WELL-SIZED BEDROOMS, LARGE PRIVATE PATIO, AND LAUNDRY CONNECTIONS. RANGE AND LAUNDRY ARE ELECTRIC. LEASE IN PLACE UNTIL OCTOBER 2025 WITH NO OPTION TO RENEW. INCOME: \$1,500/MONTH.



# INVESTMENT SUMMARY

## PRICING SUMMARY

Purchase Price \$2,499,000

## PROPERTY SUMMARY

APN 8139-003-022

No. of Units 2

No. Stories 2

Year Built 192

Building Sq. Ft. ± 4,805

Lot Size ± 5,508

Parking 2 Garages, 1 Carport

Zoning U-G (Uptown  
General)

Meter (Separate) Electric

Meter (Master) Water & Gas

## RENT ROLL

Unit Type	Tenant	Unit Size (SF)	Pro Forma
'A' & 'B'	Vacant	± 1,897 SF	\$4,742
Front 3/2	Vacant/Rental	± 1,599 SF	\$4,100
Rear 2/2	Expire Oct. 2025	± 1,017 SF	\$3,100
<b>Average Total</b>			<b>\$11,942</b>

## ANNUAL OPERATING INFORMATION

<b>Gross Potential Rent</b>	\$143,304
Less: Vacancy Reserve (2%)	(\$2,866)
<b>Effective Gross Income</b>	\$140,438
Estimated Expenses	
Property Tax (1.25%)	(\$31,237)
Insurance (New)	(\$11,000)
Utilities (\$300/mo.)	(\$3,600)
Maintenance & Repairs (\$65/unit x 3 – current configuration)	(\$2,340)
<b>Total Expenses:</b>	<b>(\$48,177)</b>
Expenses Per Unit (by 3 – current configuration)	\$16,059
Expenses Per SF	\$10.02
% of GSI	34%
<b>Net Operating Income</b>	<b>3.69%</b> \$92,261

# DEMOGRAPHICS



## Demographic and Income Profile

6512 Bright Ave, Whittier, California, 90601  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 33.98225  
Longitude: -118.03585

Summary	Census 2010	Census 2020	2024	2029
Population	28,043	28,117	28,503	27,947
Households	10,047	10,323	10,891	10,982
Families	6,578	6,855	7,069	7,154
Average Household Size	2.71	2.67	2.57	2.49
Owner Occupied Housing Units	3,016	3,183	3,555	3,672
Renter Occupied Housing Units	7,031	7,140	7,336	7,310
Median Age	32.4	36.0	37.3	38.6
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	-0.39%	0.09%	0.38%	
Households	0.17%	0.38%	0.64%	
Families	0.24%	0.37%	0.56%	
Owner HHS	0.65%	0.58%	0.97%	
Median Household Income	3.69%	2.70%	2.95%	
<b>Households by Income</b>			<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
<\$15,000	1,105	10.1%	983	9.0%
\$15,000 - \$24,999	957	8.8%	724	6.6%
\$25,000 - \$34,999	669	6.1%	539	4.9%
\$35,000 - \$49,999	1,446	13.3%	1,196	10.9%
\$50,000 - \$74,999	1,608	14.8%	1,588	14.5%
\$75,000 - \$99,999	1,379	12.7%	1,407	12.8%
\$100,000 - \$149,999	1,746	16.0%	1,922	17.5%
\$150,000 - \$199,999	1,134	10.4%	1,507	13.7%
\$200,000+	847	7.8%	1,114	10.1%
Median Household Income		\$68,180		\$81,719
Average Household Income		\$93,592		\$110,900
Per Capita Income		\$34,810		\$42,362
<b>Population by Age</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
0 - 4	2,142	7.6%	1,592	5.7%
5 - 9	1,852	6.6%	1,710	6.1%
10 - 14	2,015	7.2%	1,805	6.4%
15 - 19	2,330	8.3%	1,842	6.6%
20 - 24	2,332	8.3%	1,992	7.1%
25 - 34	4,524	16.1%	4,678	16.6%
35 - 44	4,135	14.7%	4,052	14.4%
45 - 54	3,491	12.4%	3,661	13.0%
55 - 64	2,575	9.2%	3,191	11.3%
65 - 74	1,336	4.8%	2,108	7.5%
75 - 84	846	3.0%	977	3.5%
85+	462	1.6%	509	1.8%
			533	1.9%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
White Alone	16,574	59.1%	8,708	31.0%
Black Alone	464	1.7%	479	1.7%
American Indian Alone	420	1.5%	676	2.4%
Asian Alone	1,057	3.8%	1,269	4.5%
Pacific Islander Alone	35	0.1%	71	0.3%
Some Other Race Alone	8,158	29.1%	10,637	37.8%
Two or More Races	1,334	4.8%	6,278	22.3%
Hispanic Origin (Any Race)	20,218	72.1%	21,390	76.1%
			22,234	78.0%
			22,263	79.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



## Demographic and Income Profile

6512 Bright Ave, Whittier, California, 90601  
Ring: 2 mile radius

Prepared by Esri  
Latitude: 33.98225  
Longitude: -118.03585

Summary	Census 2010	Census 2020	2024	2029
Population	71,878	72,449	71,987	70,397
Households	23,124	23,753	24,370	24,518
Families	16,789	17,487	17,588	17,734
Average Household Size	3.05	3.01	2.91	2.83
Owner Occupied Housing Units	12,125	12,563	13,060	13,349
Renter Occupied Housing Units	10,999	11,190	11,310	11,169
Median Age	34.2	37.9	38.9	39.9
<b>Trends: 2024-2029 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>	
Population	-0.45%	0.09%	0.38%	
Households	0.12%	0.38%	0.64%	
Families	0.17%	0.37%	0.56%	
Owner HHS	0.44%	0.58%	0.97%	
Median Household Income	3.50%	2.70%	2.95%	
<b>Households by Income</b>			<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
<\$15,000	1,851	7.6%	1,610	6.6%
\$15,000 - \$24,999	1,514	6.2%	1,113	4.5%
\$25,000 - \$34,999	1,263	5.2%	979	4.0%
\$35,000 - \$49,999	2,560	10.5%	2,048	8.4%
\$50,000 - \$74,999	3,524	14.5%	3,314	13.5%
\$75,000 - \$99,999	3,112	12.8%	3,032	12.4%
\$100,000 - \$149,999	4,519	18.5%	4,678	19.1%
\$150,000 - \$199,999	3,128	12.8%	3,917	16.0%
\$200,000+	2,899	11.9%	3,827	15.6%
Median Household Income		\$85,153		\$101,140
Average Household Income		\$111,806		\$132,199
Per Capita Income		\$38,049		\$46,281
<b>Population by Age</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
0 - 4	5,073	7.1%	3,801	5.2%
5 - 9	4,875	6.8%	4,385	6.1%
10 - 14	5,381	7.5%	4,723	6.5%
15 - 19	5,823	8.1%	4,786	6.6%
20 - 24	5,408	7.5%	4,949	6.8%
25 - 34	10,199	14.2%	10,587	14.6%
35 - 44	10,570	14.7%	10,094	13.9%
45 - 54	9,578	13.3%	9,839	13.6%
55 - 64	7,332	10.2%	8,723	12.0%
65 - 74	3,841	5.3%	6,271	8.7%
75 - 84	2,470	3.4%	2,922	4.0%
85+	1,332	1.9%	1,371	1.9%
<b>Race and Ethnicity</b>	<b>Census 2010</b>	<b>Census 2020</b>	<b>2024</b>	<b>2029</b>
	Number	Percent	Number	Percent
White Alone	43,841	61.0%	22,603	31.2%
Black Alone	946	1.3%	1,020	1.4%
American Indian Alone	1,004	1.4%	1,783	2.5%
Asian Alone	2,452	3.4%	2,950	4.1%
Pacific Islander Alone	101	0.1%	163	0.2%
Some Other Race Alone	20,387	28.4%	26,267	36.3%
Two or More Races	3,148	4.4%	17,663	24.4%
Hispanic Origin (Any Race)	53,055	73.8%	56,068	77.4%
			57,005	79.2%
			56,874	80.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



**BUILDING 1  
UNIT 6512 'A' & 'B'  
MED SPA**

**Ashwill  
Associates**  
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## **UNIT 6512 'A' & 'B' MED SPA/RETAIL/OFFICE**

**± 1,897 SF**

**MOVE-IN READY MED SPA**

**(7) THEMED ROOMS**

**(2) RESTROOMS**

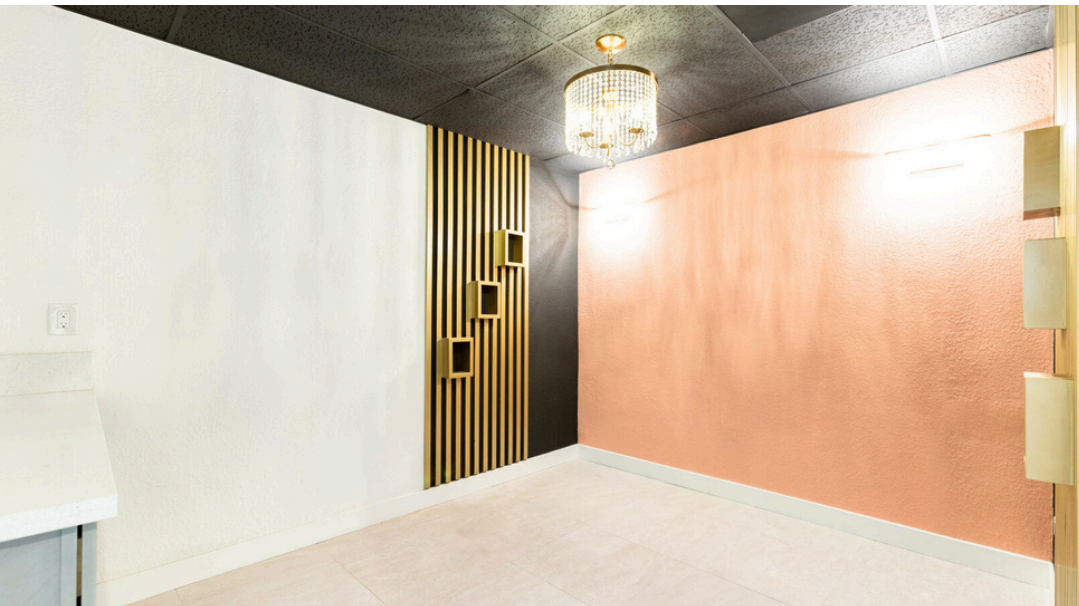
**LAUNDRY**

**BUILT-IN MERCHANDISE SHELVING**

**CHANGING ROOM W/ SINK**

**(2) ELECTRICAL METERS**

**PREVIOUSLY (2) UNITS, CAN BE DEMISED**





**UNIT 6512  
MED SPA**



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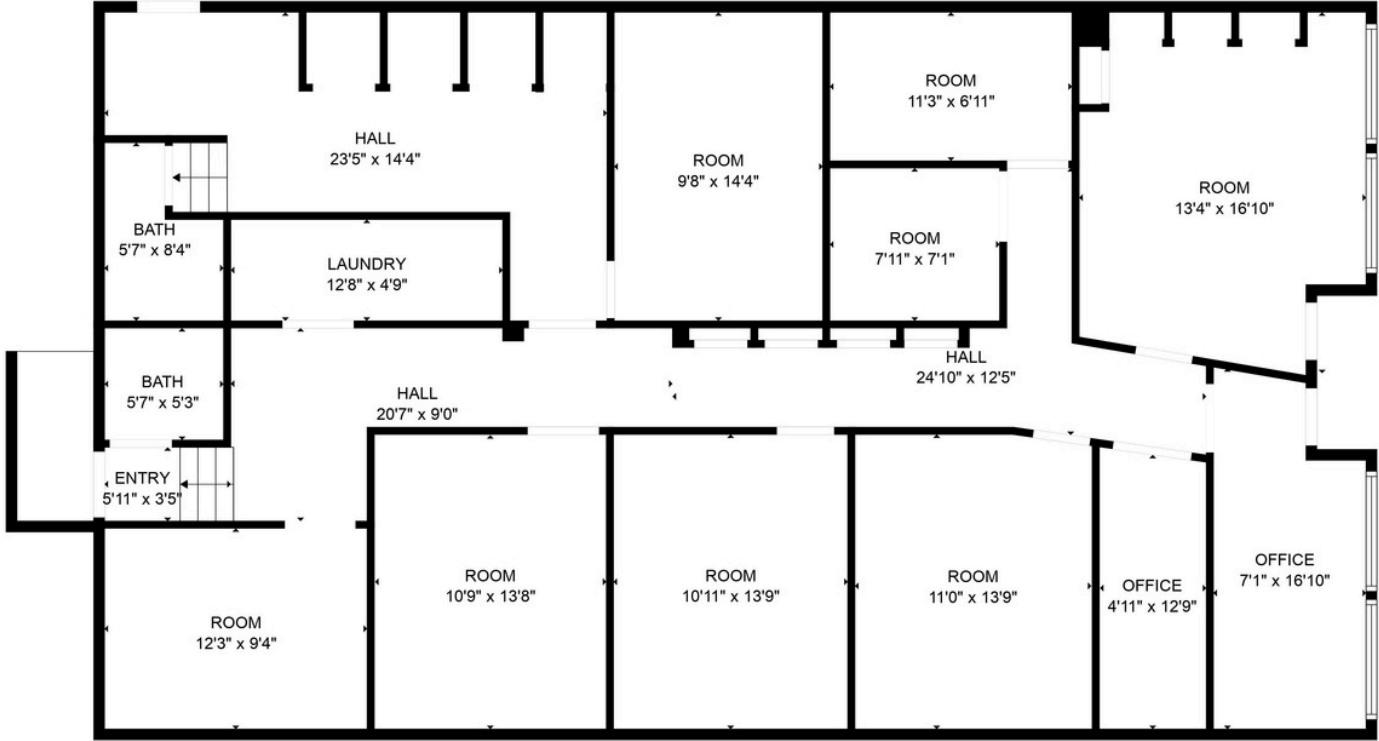
**UNIT 6512  
MED SPA**



**Ashwill  
Associates**  
COMMERCIAL REAL ESTATE

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REALTY

# FLOORPLAN - 6512 BRIGHT 'A' & 'B'



• FLOORPLAN NOT TO SCALE

**BUILDING 1  
UNIT 6512 'C'  
3 BED | 2 BATH**



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**UNIT 6512 'C'**  
**3 BED | 2 BATH**

**± 1,599 SF**  
**OPEN CONCEPT**  
**SIDE & FRONT PATIOS**  
**RECESSED LIGHTING**  
**CENTRAL HEATING/AC**  
**LAUNDRY ROOM**  
**STAINLESS STEEL APPLIANCES**  
**INDIVIDUAL ELECTRICAL METER**



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REALTY



**UNIT 6512 'C'**  
**3 BED | 2 BATH**



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**exp**  
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**UNIT 6512 'C'**  
**3 BED | 2 BATH**



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**UNIT 6514**  
**2 BED | 2 BATH**



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**UNIT 6514**  
**2 BED | 2 BATH**

**± 1,017 SF**  
**SECOND FLOOR UNIT**  
**PRIVATE PATIO**  
**(2) FULL BATHS**  
**INDIVIDUALLY METERED**  
**RECESSED LIGHTING**  
**CENTRAL HEATING/AC**  
**ELECTRIC LAUNDRY HOOK-UPS**



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REALTY

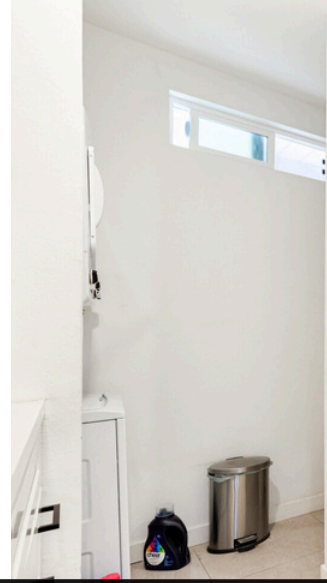


**UNIT 6514**  
**2 BED | 2 BATH**



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**UNIT 6514**  
**2 BED | 2 BATH**



**Ashwill**  
**Associates**  
COMMERCIAL REAL ESTATE

**exp**  
REALTY



# STORAGE

**FIRST FLOOR UNIT  
STORAGE/KITCHEN FOR MED SPA  
PRIVATE RESTROOM  
INDIVIDUALLY METERED  
ACCESS TO COMMON AREA**



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**COMMON AREA  
COURTYARD**

**INDIVIDUAL ELECTRICAL METER**

**PERIMETER LIGHTING**

**AMPLE SHADE**

**WATER FEATURE**



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# ZONING

## 4.3.2 Allowable Land Uses and Permit Requirements

### A. Allowable land uses

A lot or building within the specific plan area shall be occupied by only the land uses allowed by Table 4-1 within the zone applied to the site by the Regulating Plan. The land uses listed in Table 4-1 are defined in Section 4.10 Glossary.

#### 1. Establishment of an allowed use

Any one or more land uses identified by Table 4-1 as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code.

#### 2. Use not listed

A land use not listed in Table 4-1 is not allowed within the specific plan area, except as otherwise provided in following Subsection A.3. A land use that is listed in the table, but not within a particular zone, is not allowed within that zone.

#### 3. Similar and compatible use may be allowed

The Planning Commission may determine that a proposed use not listed in Table 4-1 is allowable through the process described in the Zoning Regulations.

#### 4. Temporary uses

Temporary uses are allowed within the specific plan area in compliance with the Temporary Use Permit requirements in Zoning Regulations Chapter 18.54 Temporary Uses.

### B. Permit requirements

Table 4-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code, and any applicable requirements of the Zoning Regulations. These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Minor Conditional Use Permit, and shown as "MCUP" uses in the tables;
3. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" uses in the tables; and
4. Not allowed in particular zones, and shown as an "—" in the tables.

### C. Standards for specific land uses

Where the last column in Table 4-1 ("Specific Use Regulations") includes a section number, the regulations in the referenced section of this Development Code or the Zoning Regulations apply to the use. Provisions in other sections of this Downtown Code may also apply.

Table 4-1 Allowed Land Uses and Permit Requirements for the Uptown Zones	P	Permitted Use			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	Use not allowed				
LAND USE TYPE (1) (5)	PERMIT REQUIRED BY ZONE				Additional Regulations
	U-CO	U-CT	U-G	U-E	

INDUSTRY					
Laboratory - Medical, analytical	—	P(2)	P(2)	—	—
Media production - Office or storefront type	—	P(2)	P	—	—
Printing and publishing (6)	CUP(2)(7)	P(2)	—	P	—
Research and development	P(2)	P(2)	—	—	—

RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Banquet facilities, rental halls (primary use)	CUP (2)	CUP	—	—	—
Church	CUP (10)	CUP	CUP	CUP	—
Commercial recreation facility - Indoor	CUP	CUP	—	—	—
Community assembly	CUP(2)	CUP	CUP	CUP	—
Health/fitness facility	P(2)	P	—	P	—
Library, museum	P	P	P	P	—
Live entertainment (3)	MCUP	—	—	—	—
School, public or private	CUP(2)	CUP(2)	CUP	CUP	—
Studio - Art, dance, martial arts, music, etc.	P(2)	P	CUP	—	—
Theater, cinema or performing arts (3)	CUP(2)(9)	CUP	—	—	—

RESIDENTIAL					
Dwelling - Multi-unit	P(2)(9)	P	P	P	—
Dwelling - Single dwelling	—	—	P	P	—
Home based business	P(2)	P(2)	P	P	—
Live/work	P(2)	P(2)	P	P	—
Mixed use project residential component	P(2)	P(2)	P	P	—
Residential accessory use or structure	—	—	P	P	—
Residential care facility - 7 or more clients	—	—	CUP	CUP	—
Transitional housing, rooming or boarding house	—	—	P	P	—
Second unit/accessory dwelling	—	—	P	P	—

RETAIL (6)					
Bar, tavern, night club (3)	—	—	—	—	—
General retail, except with any of the following features	P	P	P	MCUP	—
Adult businesses (3)	—	—	—	—	—
Alcoholic beverage sales: Ancillary to restaurant (3)	CUP	CUP	CUP	—	—
Auto- or motor-vehicle related sales or services	—	—	CUP	CUP	—
Drive-through facilities	—	—	—	—	—
Floor area 2,500 sf or less	P	P	P	MCUP	—
Floor area over 2,500 sf to 10,000 sf	P	P	MCUP	—	—
Floor area over 10,000 sf to 20,000 sf	CUP	CUP	CUP	—	—
Floor area over 20,000 sf	—	—	—	—	—
Operating between 12:00 am and 6:00 am	CUP	CUP	CUP	CUP	—
Vintage goods store	—	—	MCUP	—	—
Food market - 10,000 sf or less	P	P	P	CUP	—
Food market - More than 10,000 sf	—	MCUP	MCUP	—	—
Restaurant, cafe, coffee shop, except drive-through (3)	P	P	P	MCUP	—
Smoking lounges, Hookah bar establishments (3)	CUP	CUP	—	—	—

Table 4-1 (continued) Allowed Land Uses and Permit Requirements for the Uptown Zones	P	Permitted Use			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	Use not allowed				
LAND USE TYPE (1) (5)	PERMIT REQUIRED BY ZONE				Additional Regulations
	U-CO	U-CT	U-G	U-E	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
ATM - Walkup	P	P	P	—	—
ATM - Drive-up or drive through	—	—	—	—	—
Bank, financial services	P	P	P	—	—
Business support service	P	P	P	—	—
Medical services - Clinic, urgent care	—	CUP	CUP	—	—
Medical services - Doctor office	P(2)	P(2)	P	—	—
Medical services - Extended care	—	—	—	CUP	—
Office - Business, service	P	P	P	—	—
Office - Government (6)	P	P	P	P	—
Office - Professional, administrative, processing (6)	P(2)	P(2)	P	P	—
Office - Professional, administrative, processing (8)	CUP	CUP	CUP	—	—

SERVICES - GENERAL					
Child day care - Large or small family day care home	—	—	P	P	—
Day care center - Child or adult	—	—	MCUP	MCUP	—
Drive-through service	—	—	—	—	—
Lodging - Bed & breakfast inn (B&B)	—	CUP	CUP	CUP	—
Lodging - Hotel	P	P	CUP	—	—
Mortuary, funeral home	—	MCUP	MCUP	—	No cremations on site
Personal services (6)	P	P	P	MCUP	—
Laundromats (self-service laundries) (6)	—	—	MCUP	MCUP	—
Personal services - Restricted	—	—	—	—	—
Wine cellar / Alcohol storage	CUP	CUP	CUP	—	—

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
Parking facility, public or commercial	P	P	P	—	—
Wireless telecommunications facility	CUP	CUP	—	—	—
Wireless telecommunications facility - stealth (4)	P	P	—	—	—
Transit station or terminal	P	P	—	—	—
Valet parking (6)	CUP	CUP	CUP	CUP	—

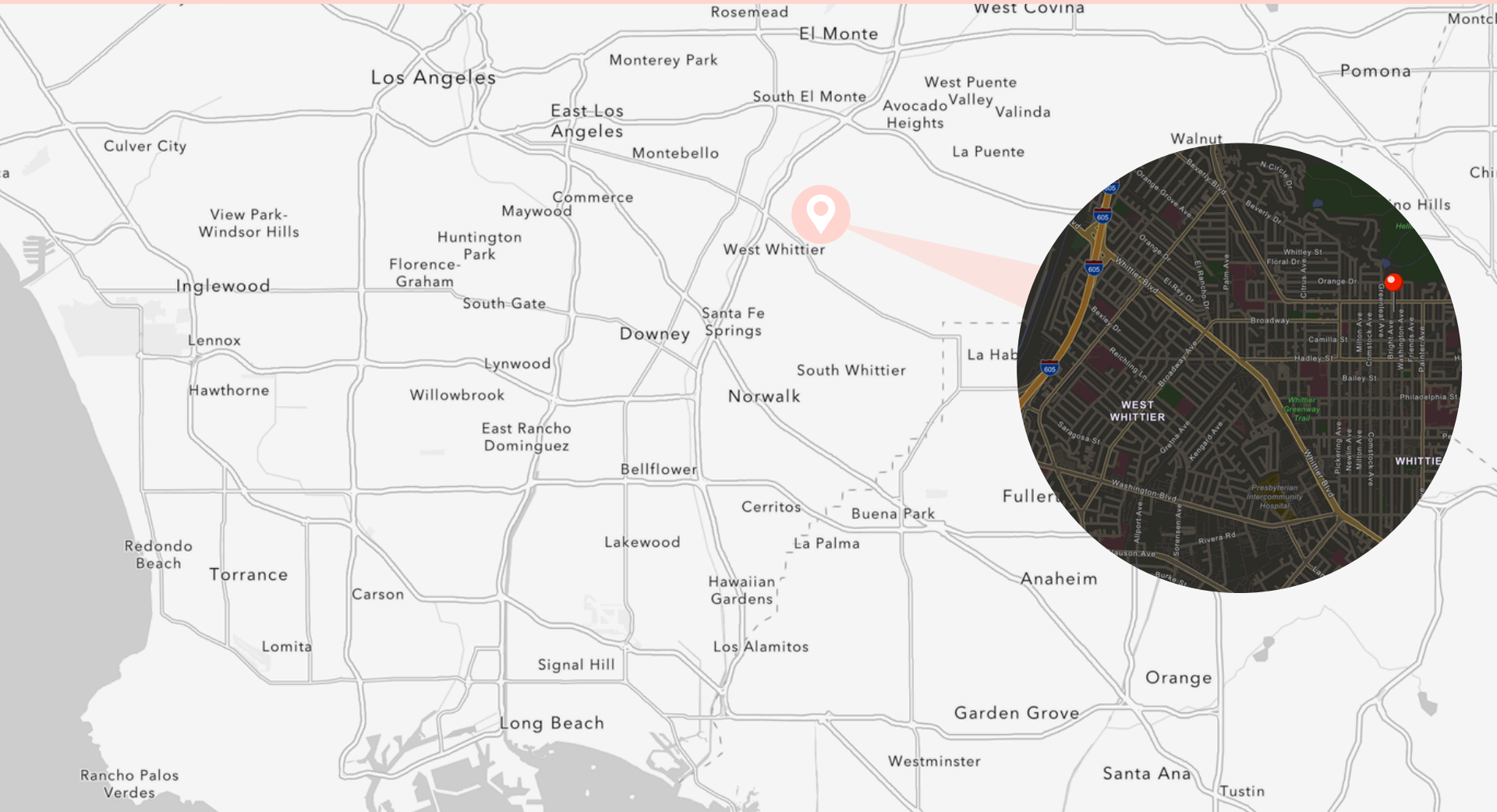
#### Key to Zone Symbols

U-CO	Uptown Core
U-CT	Uptown Center
U-G	Uptown General
U-E	Uptown Edge

#### Notes:

- (1) Each listed use type is defined in Section 4.10 Glossary of this Development Code
- (2) Use allowed only on second or upper floor, or 40 feet behind ground floor use.
- (3) Specific regulation of alcohol sale, live entertainment, and dance establishments shall be per the Whittier Municipal Code
- (4) Stealth - entirely within a building or structure, or completely screened by a building parapet
- (5) For historic buildings, see section E on page 4-6
- (6) In the Uptown Edge Zone, this use only allowed on properties fronting east/west streets
- (7) Commercial printing services are only allowed between Wardman and Penn
- (8) Use allowed on the ground floor if greater than 50% of the ground floor square footage or a minimum of 4,000 square feet and the total building area is 20,000 square feet or more
- (9) Use may be located on the ground floor if located within a local, state or federally designated historic landmark building. Otherwise, the use is allowed only on the second floor or upper floor, or 40 feet behind the ground floor use.
- (10) Use allowed only on a second or upper floor, or 40 feet behind ground floor use. This requirement shall not apply to an existing church use located in a one-story building that was legally established prior to the adoption of Specific Plan Amendment No. 14-001 on June 24, 2014 under City Council Resolution No. 8631.

# LOCATION





**PRESENTED BY:**



**CHANTEL AGUILAR  
SENIOR VICE PRESIDENT  
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