

## **11.10 Urban Decay Study**

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**URBAN DECAY STUDY  
FOR  
LINCOLN SPECIFIC PLAN (WHITTIER, CA)**

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**Prepared for:**

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## I. INTRODUCTION

This report evaluates the potential economic impacts of the proposed commercial components of the Lincoln Specific Plan (“Project”) in the City of Whittier. In particular, the study evaluates the extent to which the Project would have competitive impacts on existing retail facilities in the trade area and consequently have the potential to result in urban decay. In addition to addressing the potential impacts of the Project itself, the study also considers cumulative impacts, taking into account the impacts from other planned and proposed retail projects in the trade area.

The Project site totals approximately 76 acres and is bounded by the following: Whittier Boulevard and Sorensen Avenue to the northeast and northwest, respectively, Presbyterian Intercommunity Hospital (PIH) to the southeast, commercial uses to the east, and commercial and residential uses to the west. For purposes of this analysis, the Project is assumed to include the following commercial-retail components<sup>1</sup>:

- *The Market (Planning Area 1)*. A 13.5 acre site with a community shopping center totaling a maximum of 170,000 square feet.
- *Heritage Court (Planning Area 2)*. A 4.4 acre site that would include up to 25,850 square feet commercial space<sup>2</sup>.

Per the Project construction schedule assumed in the Environmental Impact Report (EIR), demolition and construction activities would begin in November, 2014 and conclude in February, 2020. This analysis assumes that the Project’s commercial components would open in 2015 and that the residential dwelling units would be developed in equal increments during the six-year development phasing plan (see Section III-B for dwelling unit projections by year)<sup>3</sup>. The economic impact analysis addresses two key issues:

1. The extent to which there would be sufficient demand to support new retail space without negatively impacting existing retailers in the trade area; and
2. The cumulative impacts associated with the proposed project when its impacts are considered together with economic impacts of all major retail projects currently planned for development in the trade area.

The economic analysis is used to determine, in accordance with the California Environmental Quality Act (CEQA), the proposed project’s potential to create urban decay. CEQA does not trigger an automatic presumption that urban decay will occur as a result of other businesses being closed. However, store closures can lead to conditions of urban decay. For the purpose of this analysis, urban decay is defined as physical deterioration due to store closures and long-

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<sup>1</sup> The Project also includes a future expansion area that is currently occupied by an auto recycling business. Future development of this site is speculative at this time and thus is not evaluated in this analysis. However, even if the future expansion area is ultimately developed in the future, it would not change the study’s bottom-line findings, as it would include a relatively small amount of new commercial space (approximately 12,500 square feet).

<sup>2</sup> According to the project description, commercial components in the planning area could include retail and/or office space.

<sup>3</sup> This represents the earliest potential start date for the Project’s commercial components, providing a relatively aggressive estimate of potential economic impacts. This is an aggressive assumption because growth in future study years will provide additional market support for new retail space. Given that the commercial components will be developed in part to serve Project residents, it is likely that these components will be developed towards the end of the anticipated phasing plan.

term vacancies in existing shopping centers that is so prevalent and substantial that it impairs the health, safety, and welfare of the surrounding community. Physical deterioration includes, but is not limited to, abandoned buildings and commercial sites in disrepair, boarded doors and windows, long-term unauthorized use of properties and parking lots, extensive gang or offensive graffiti painted on buildings, dumping of refuse or overturned dumpsters on properties, dead trees or shrubbery, extensive litter, uncontrolled weed growth, and homeless encampments.

### **Overview of Methodology**

For purposes of estimating impacts in the relevant retail sales categories, this analysis considers a trade area that includes portions of the cities of Whittier, Pico Rivera, and Santa Fe Springs, in addition to surrounding portions of unincorporated Los Angeles County<sup>4</sup>. The analysis projects total resident purchasing power within this trade area, and uses this projection of total demand as the basis for determining the extent to which the proposed project could be supported in the market area without negatively impacting existing businesses. The study methodology includes the following major steps:

1. Estimate the current potential demand for retail sales in the trade area, based on existing demographics;
2. Estimate the portion of total trade area demand that could realistically be “captured” by retail facilities in the trade area, based on an evaluation of the amounts and locations of competitive retail facilities outside of the evaluated trade area;
3. Forecast future (11-year) growth in the amount of supportable retail sales, based on projected increases in the trade area’s resident population;
4. Translate potential retail sales into supportable square feet of retail space, based on standard sales per square foot factors by individual retail category; and
5. Compare this “potential” demand for retail space to the actual amount of retail space in the trade area, based on estimates from a field survey completed by the consultant.

### **Description of Trade Area**

According to the International Council of Shopping Centers (ICSC) – the premier trade association of the shopping center industry – a community center similar in scale and scope to the proposed project would typically have a trade area of 3 to 6 miles. To be analytically conservative, this analysis evaluates a smaller trade area for potential market support for the Project<sup>5</sup>. Starting with a three-mile radius as an initial reference point, The Natelson Dale Group, Inc. (TNDG) designed a customized polygon as the trade area. This polygon takes into account natural traffic barriers (such as major roads and highways) and the locations of existing competitive shopping centers. The trade area boundaries are defined as follows:

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<sup>44</sup> The unincorporated county portions include the Census Designated Places (CDPs) of South Whittier and West Whittier-Los Nietos.

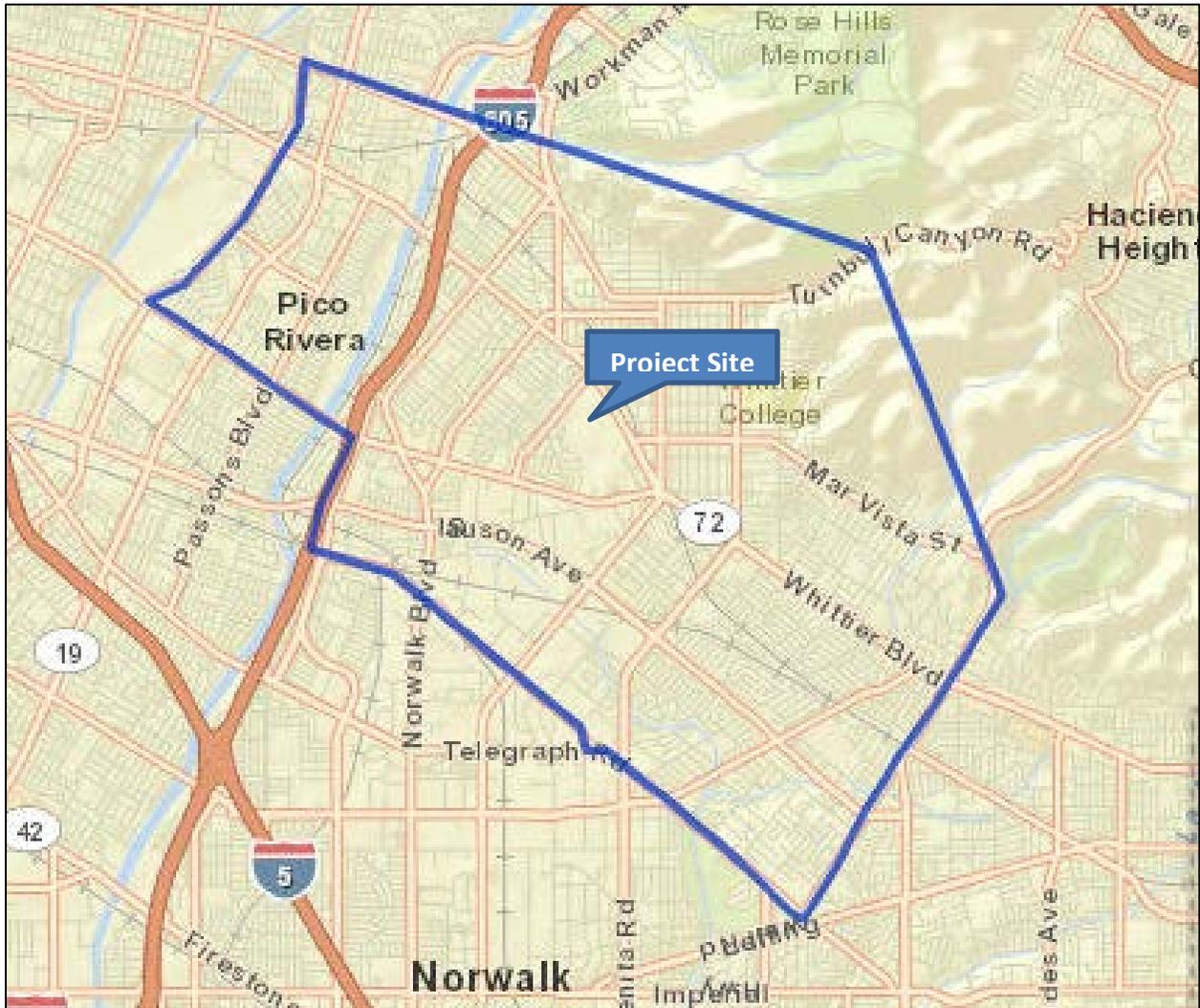
<sup>5</sup> A smaller trade area than that recommended by the ICSC provides a conservative approach for estimating retail demand in that it potentially excludes demand from some residents that may patronize the proposed project. That is, by only including the demand from residents that live closer to the project than the standard 3 to 6 mile radius (as recommended by the ICSC), the analysis provides a “conservative” estimate of the trade area’s potential retail demand.

- Western Boundary – The western boundary is represented by Paramount Boulevard. The boundary runs between Beverly and Washington Boulevards, and it is approximately 3.0 miles from the Project.
- Southern Boundary – The Southern boundary starts along Washington Boulevard. At the Interstate 605 (I-605), the boundary extends further south to Los Nietos Road/Telegraph Road. The southern boundary is approximately 2.0 from the Project.
- Eastern Boundary – At the intersection of Colima and Telegraph Roads, the eastern boundary extends in a northeasterly direction along Colima Road. The eastern boundary extends to Mar Vista Street, and it is approximately 3.0 miles from the Project.
- Northern Boundary – The northern boundary runs along urbanized section of northern portion of the city of Whittier. At the I-605, the boundary extends further along Beverly Boulevard. The northern boundary is approximately 2.0 miles from the Project.

A map of the trade area boundaries is provided as Figure I-1 on the following page

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**Figure I-1:  
Whittier Retail Trade Area**



## **What this Study Provides**

Since this study is being completed as part of the Environmental Impact Report (EIR) process for the proposed project, it focuses strictly on the types of economic impacts that are defined as significant by the California Environmental Quality Act (CEQA). Specifically, per Section 15131(b) of the CEQA Guidelines, a project's economic impacts on a community are considered significant only if they can be tied to direct physical changes in the market area (i.e., physical deterioration of existing retail centers/facilities). For purposes of this analysis, TNDG has established the following criteria to determine if the project's market impacts would be significant enough to create a lasting physical change in the market area:

- Any diversion of sales from existing retail facilities would have to be severe enough to result in business closings; and
- The business closures would have to be significant enough in scale (i.e., in terms of the total square footage affected and/or the loss of key "anchor" tenants) to affect the long-term viability of existing shopping centers or districts, subsequently resulting in urban decay. Urban decay may be described as a downward spiral of store closures and long-term vacancies. While the phenomenon of urban decay is not defined under CEQA, it is assumed to be indicated by significant deterioration of structures and/or their surroundings. Such deterioration occurs when property owners reduce property maintenance activities below that required to keep their properties in good condition. A store closure, in and of itself, does not constitute urban decay. While the closure of a business is clearly a severe impact to the owners and employees of the firm, within the context of CEQA it is only significant if it results in sustained vacancies and related deterioration of the physical condition of the vacant building(s).

Within the above context, the analysis includes a description of the "baseline" condition of existing retail facilities in the trade area. In particular, TNDG completed a detailed inventory of existing tenants and vacancies in the trade area.

## II. EXECUTIVE SUMMARY

### II-A. SUMMARY CONCLUSIONS REGARDING POTENTIAL FOR URBAN DECAY

Based on the data and analysis presented in this report, TNDG concludes that the proposed project would not result in urban decay in the evaluated trade area.

It is TNDG's conclusion that the project as proposed would not have significant economic impacts on existing retailers. The analysis supporting this conclusion is summarized in Sections II-B through II-E, with the study methodology documented in Section III.

### II-B. OVERVIEW OF EXISTING RETAIL MARKET IN TRADE AREA

As part of the analysis, TNDG completed a comprehensive inventory of all existing retail tenants and vacancies in the trade area. The detailed inventory is provided in Appendix B of the report, while a summary of the findings is provided in Table II-1 on page 7.

To account for the retail development that is on the periphery of the trade area boundaries, the analysis discounts the square footage of these spaces by 50%. The rationale for this discount factor is that given their locations on the periphery of the trade area boundaries, these retailers likely draw a significant amount of market support from outside of the trade area boundaries evaluated in this analysis. Thus, it is reasonable to assume that 50% of this space is supported by residents in the trade area, while the remaining 50% of this space is supported by residents outside of the trade area. There is approximately 888,644 "unadjusted" square feet retail development along periphery of the trade area boundaries (see Appendix B, Table B-1 for a list of these shopping centers and stores). Based on the discount factor discussed above, the 888,644 square feet of space along the periphery of the trade area borders has the equivalent impact of 444,322 square feet of existing retail space in a more central portion of the trade area.

The total inventory of "effective" competitive retail space in the trade area is estimated at approximately 3.52 million square feet, as shown in Table II-1 on page 7<sup>6</sup>. Most of the trade area's retail space includes neighborhood and community-scale facilities focused on the shopping needs of local residents. The overall retail vacancy rate in the trade area is estimated at 6.0%, which is at the lower end of the range (5% to 10%) generally considered to be reflective of a healthy retail market<sup>7</sup>. In addition, this vacancy rate is well below the current (4<sup>th</sup> Quarter, 2013) 10.4% national vacancy rate for strip, neighborhood and community shopping centers, as estimated by REIS, the nation's leading provider of commercial real estate information<sup>8</sup>.

The breakdown of the existing retail inventory by category is summarized on Table II-1 on the following page.

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<sup>6</sup> The table also shows the unadjusted inventory of retail space in the trade area, which is approximately 1.84 million square feet.

<sup>7</sup> "Real Estate Principles: A Value Approach, 3rd Ed., 2010, Ling and Archer". According to the standard real estate textbook used in real estate courses at both undergraduate and graduate levels, the natural vacancy rate, for purposes of estimating potential gross income, for apartment, office, and retail properties is 5% to 15%. The textbook indicates that this is the typical vacancy rate when the market is in equilibrium.

<sup>8</sup> See <http://www.calculatedriskblog.com/2014/01/reis-mall-vacancy-rates-decline-in-q4.html>. Accessed on 2/18/2014.

**Table II-1:  
Inventory of Existing Retail Development  
Whittier Retail Trade Area**

Retail Category	Square Feet	
	Total (unadjusted)	Effective 1/
Clothing and Clothing Accessories	385,118	352,352
General Merchandise	434,791	361,347
Home Furnishings and Appliances	119,449	117,199
Specialty/Other	354,123	338,233
Food and Beverage	651,900	558,159
Food Service and Drinking	692,773	618,100
Bldg. Materials & Garden Equip. & Supplies	251,749	248,624
Auto Parts	108,756	99,788
Gasoline Stations	48,931	45,563
Services Space	664,092	566,392
Vacant Space	249,233	210,836
<b>Grand Total</b>	<b>3,960,915</b>	<b>3,516,593</b>

Source: TNDG (see Appendix B).

1/ See discussion above for discount factor applied to existing retail development along periphery of trade area.

## **II-C. SUMMARY OF POTENTIAL RETAIL COMPONENTS**

At this time, the Project's commercial-retail components are conceptual in nature; no retail categories or specific types of tenants have been identified. For purposes of evaluating potential impacts, Table II-2, on the following page, shows prototypical retail developments that would potentially be developed at the Project's commercial-retail planning areas ("The Market" and "Heritage Market"). The projected distribution of retail space by category is based on information in the project description, along with a review of other similar-sized centers in the trade area (see trade area inventory Appendix B). As shown on the table, the sum of the projected distribution of retail space is equal to the total square feet of commercial space proposed for the Project (see page 1).

**Table II-2:  
Summary of Potential Commercial Retail Components  
Lincoln Specific Plan  
Whittier, CA**

	The Market		Heritage Market		Total	
	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.
<i>Shopper Goods:</i>						
GAFO 1/	35%	59,500	30%	7,755	34%	67,255
<i>Convenience Goods:</i>						
Food and Beverage	30%	51,000	15%	3,878	28%	54,878
Food Service and Drinking	10%	17,000	20%	5,170	11%	22,170
<i>Heavy Commercial Goods:</i>						
Bldg. Matrl. and Garden Equip. and Supplies	0%	0	0%	0	0%	0
Automotive Parts	5%	8,500	0%	0	4%	8,500
Gasoline Stations	0%	0	0%	0	0%	0
Services	20%	34,000	35%	9,048	22%	43,048
Vacant	0%	0	0%	0	0%	0
<b>TOTAL</b>	<b>100%</b>	<b>170,000</b>	<b>100%</b>	<b>25,850</b>	<b>100%</b>	<b>195,850</b>

Source: Project description; TNDG.

1/ "GAFO" is a retail industry acronym for the General Merchandise, Apparel, Furniture, and Other/Specialty sales categories. These categories correspond to the typical merchandise mix of many tenants in neighborhood and community-scale retail shopping centers. The GAFO retail categories are also often referred to as "shopper" or "comparison" goods.

## II-D. IMPACT OF PROPOSED PROJECT'S POTENTIAL RETAIL COMPONENTS

It is TNDG's conclusion that the Project's likely retail components will not have significant impacts on existing retailers in the trade area. The analysis supporting this conclusion is summarized below.

**Project Description:** The Project will include a maximum of 195,850 square feet of commercial-retail space, as noted on page 1. The projected distribution of space by retail category is shown on Table II-2 above.

**Comparison of Existing Supply and Demand:** TNDG's demand analysis indicates existing (year 2014) market support for approximately \$1.2 billion in total retail sales in the trade area. The \$1.2 billion in market demand translates into approximately 3.24 million square feet of retail space that could be currently supported in the trade area. Based on estimates from the field survey completed by TNDG, there is approximately 2.69 million "effective" square feet of existing occupied retail space in the trade area. Thus, TNDG estimates that the trade area could currently support close to 550,000 square feet of additional retail space over and above the existing inventory.

**Projected Growth in Demand:** Within the trade area, potential demand for new retail space is projected to grow to approximately 627,829 square feet by 2018, 668,846 square feet by 2020, and 740,808 by 2024. See Table II-3, below, for TNDG’s projection of supportable square feet by retail category from 2014 to 2024. In addition to supportable retail space, the table also identifies supportable services space, based on the assumption that it accounts for 10% of total space in typical shopping center settings (see Section III-G, page 19).

**Table II-3:  
Potential Demand for NEW Retail Space  
Whittier Retail Trade Area  
in Square Feet (all numbers are cumulative)**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
GAFO	393,422	402,897	412,386	431,411	451,175	468,420	485,851
Food and Beverage	54,397	58,112	61,832	69,290	77,038	83,798	90,632
Food Service and Drinking	26,398	30,306	34,221	42,068	50,220	57,332	64,522
Bldg. Matrl./Garden Equip./Supplies	66,513	68,424	70,338	74,174	78,160	81,638	85,154
Automotive Parts	8,259	8,914	9,570	10,886	12,252	13,445	14,650
<b>Total Retail Space</b>	<b>548,989</b>	<b>568,652</b>	<b>588,347</b>	<b>627,829</b>	<b>668,846</b>	<b>704,633</b>	<b>740,808</b>
Services Space @ 10% of Total Space	60,999	63,184	65,372	69,759	74,316	78,293	82,312
<b>TOTAL</b>	<b>609,987</b>	<b>631,836</b>	<b>653,719</b>	<b>697,587</b>	<b>743,162</b>	<b>782,926</b>	<b>823,120</b>

Source: TNDG

Note: Totals may not sum due to rounding.

**Conclusion Regarding Significance of Impact:** The Project will result in a maximum net increase of 195,850 square feet of new retail and services space. Given that this space is well within the level of residual market support for retail and services space in the trade area, TNDG does not believe that the commercial-retail components of the Project will have significant competitive impacts on existing stores in the trade area. In addition, as shown in Table II-3 above, there is sufficient residual demand in each individual retail category to support the projected distribution of retail space at the Project.

## **II-E. CUMULATIVE IMPACTS OF PROJECTS PLANNED IN RETAIL TRADE AREA**

Whereas the above sections examine potential impacts strictly related to the Project, this section evaluates the cumulative impacts to the market based on all known planned and pending retail development/reuse projects in the trade area. At the time of this writing, there are no identified planned and/or pending retail projects in the trade area. Thus, there are no cumulative impacts above and beyond the Project-specific impacts identified in Section II-D

## **II-F. POTENTIAL FOR URBAN DECAY**

This section evaluates the potential urban decay to occur based on the possibility of store closings or a delay in the reuse of existing vacancies that could result from development of the Project. As noted in the above in Section II-D, TNDG's retail demand analysis indicates there would be sufficient market demand to support the Project's commercial-retail components without negatively impacting existing retailers in the trade area.

Given the above findings, it is TNDG's conclusion that it is not reasonably foreseeable that urban decay conditions would result from development of the Project. Urban decay is a potential consequence of a downward spiral of store closures and long-term vacancies<sup>9</sup>. While urban decay is not defined under CEQA, it is assumed to be indicated by significant deterioration of structures and/or their surroundings. Such deterioration can occur when property owners reduce property maintenance activities below that required to keep their properties in good condition. Property-owners are likely to make reductions in maintenance under conditions where they see little likelihood of future positive returns.

In areas where higher-than-desirable vacancy rates are expected to be temporary, property owners are more likely to see the prospect of keeping properties leased at favorable rents. Where vacancy rates are persistently high, property owners are more likely to have a pessimistic view of the future and be prone to reducing property maintenance as a way to reduce costs. Very high vacancy rates (over 25%) that persist for long periods of time are more likely to lead to reduced maintenance expenditures and in turn to physical deterioration.

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<sup>9</sup> As cited in the *Bakersfield Citizens for Local Control v. City of Bakersfield* (2004) 124 Cal. App 4th 1184, p 2.

### III. RETAIL DEMAND ANALYSIS METHODOLOGY

This section examines potential retail demand associated with the population residing in the market areas that would be served by the proposed project. The analysis projects future retail demand of residents, including the project's internal residents, in the market areas that would shop at the proposed retail facilities.

#### III-A. MARKET AREA BOUNDARIES

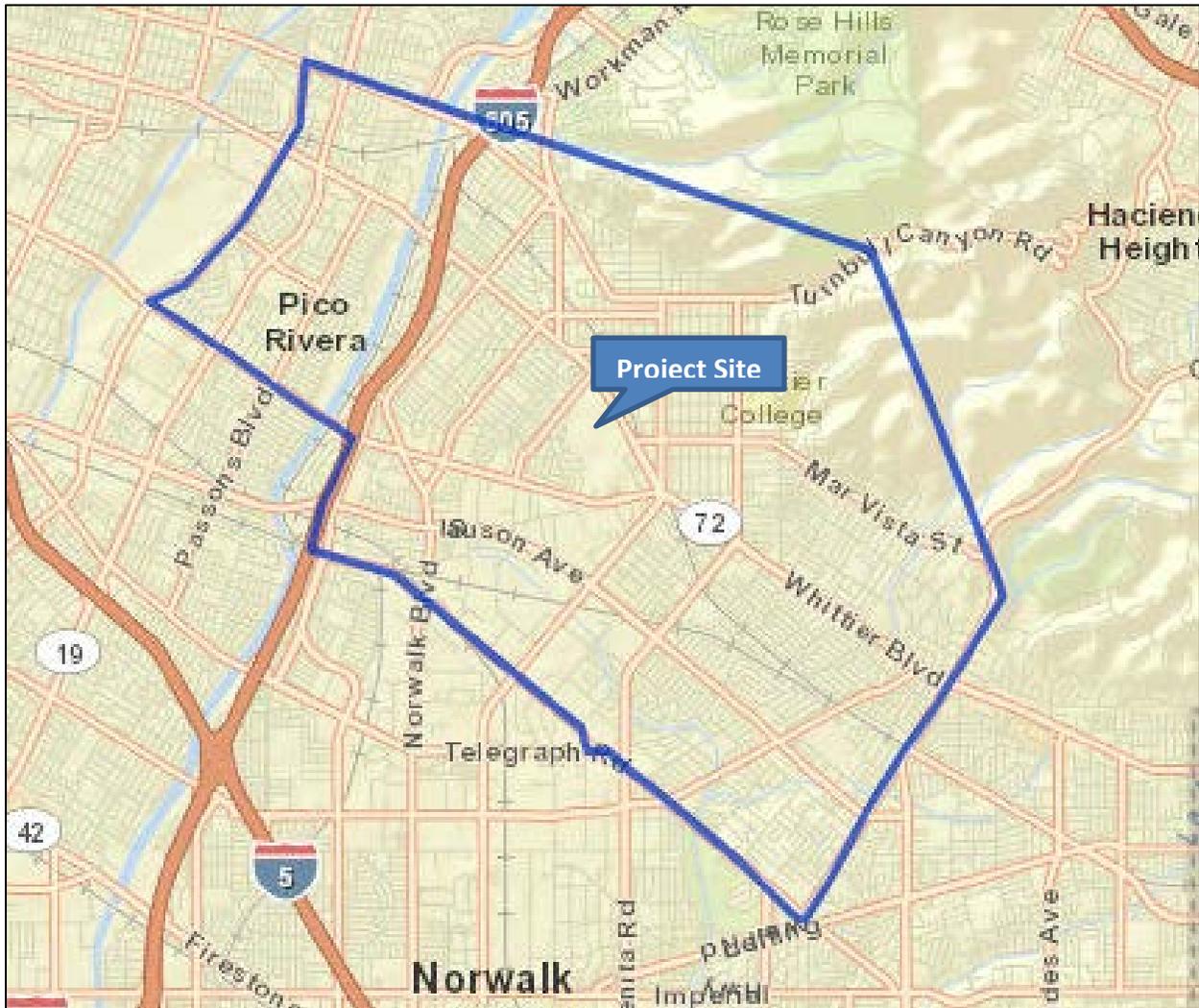
The trade area is a customized polygon defined with the following boundaries:

- Western Boundary – The western boundary is represented by Paramount Boulevard. The boundary runs between Beverly and Washington Boulevards, and it is approximately 3.0 miles from the Project.
- Southern Boundary – The Southern boundary starts along Washington Boulevard. At the Interstate 605 (I-605), the boundary extends further south to Los Nietos Road/Telegraph Road. The southern boundary is approximately 2.0 from the Project.
- Eastern Boundary – At the intersection of Colima and Telegraph Roads, the eastern boundary extends in a northeasterly direction along Colima Road. The eastern boundary extends to Mar Vista Street, and it is approximately 3.0 miles from the Project.
- Northern Boundary – The northern boundary runs along urbanized section of northern portion of the city of Whittier. At the I-605, the boundary extends further along Beverly Boulevard. The northern boundary is approximately 2.0 miles from the Project.

As discussed in the report Introduction on page 2, the proposed commercial retail components would function as a community-scale shopping center, and would typically have a trade area defined by a 3- to 6-mile radius (as suggested by ICSC). Thus, the suggested trade area radius was used as a starting point to design the customized trade area polygon. To be analytically conservative in this analysis – that is, to not overestimate potential demand for the proposed retail components – the customized polygon is at the lower end of this suggested range. See Section I for further description on the trade area design.

The trade area boundaries are shown on Figure III-1 on the following page. The trade area is referred to herein as the Whittier Retail Trade Area (WRTA).

Figure III-1: Whittier Retail Trade Area Boundaries



### III-B. POPULATION AND INCOME LEVELS

The number of households in the WRTA is projected as follows:

**Table III-1:  
Population Projections by Year  
Whittier Retail Trade Area**

Market Area	Estimated 2014 Households	Projected 2015 Households	Projected 2016 Households	Projected 2018 Households	Projected 2020 Households	Projected 2022 Households	Projected 2024 Households
Project	0	125	250	500	750	750	750
WRTA	41,869	41,998	42,128	42,388	42,668	43,130	43,597
Total	41,869	42,123	42,378	42,888	43,418	43,880	44,347

Source: ESRI; Southern California Association of Governments (SCAG); TNDG.

The above households estimate and near-term projections (through 2018) in the WRTA are from ESRI, a nationally-recognized provider of demographic data, while the long-term projections (2018 – 2024) are based on growth forecasts developed in conjunction with the Southern California Association of Government’s (SCAG’s) recently released (April 2012) 2012-2035 Regional Transportation Plan (RTP). For the long-term growth projections, the following forecast approach was used:

- Obtain demographic forecasts from SCAG at the Traffic Analysis Zone level (TAZ) level of geography.
- Match the TAZ boundaries to the geographic boundaries of the WRTA (see Figure III-1).
- Calculate the population growth rate in the TAZs that most closely correspond to the primary and regional trade area boundaries.

As shown in the table, the ESRI household projections indicate an approximately 0.31% annual growth rate from 2014 to 2018 in the WRTA. From 2018 to 2024, the SCAG projections show that trade area households are projected to grow at an annual rate of 0.47%. Along with estimates and projections of households in the WRTA, the table also shows the projected number of households in the project area, as discussed on page 1.

Average household incomes in the WRTA and at the project site are estimated as follows.

**Table III-2:  
Average Household Income Levels  
Whittier Retail Trade Area**

Market Area	2014 Average HH Income
Project 1/	\$84,546
WRTA	\$86,395

Source: ESRI, TNDG

1/ See Table III-3 for derivation of project area average household income levels.

The indicated estimates of household income in the WRTA were obtained from ESRI and have been adjusted by TNDG based on data from the Center for the Continuing Study of the California Economy (CCSCE). According to CCSCE, the U.S. Census (and derivative data sources such as ESRI) underreports money income by an average of 10% to 13%. To correct for this underreporting, we have adjusted the ESRI household income estimates by dividing them by a factor of 0.90. Based on the 0.90 adjustment factor (derived from CCSCE, as explained above), TNDG estimates the average household income level for the WRTA area at \$86,395 ( $\$77,756 / 0.90 = \$86,395$ ). In addition, the analysis conservatively assumes that the average household income levels in the trade area will remain constant in real dollar terms.

The analysis estimates overall average household income levels for the project area based on the anticipated sales values for the residential units (along with the anticipated rental values for the apartments). See Table III-3, below, for a derivation of the average household income level in the project area.

**Table III-3:  
Derivation of Overall Average Household Income Level  
Lincoln Specific Plan Project Area**

Income Variable	SFD-Large	SFD-Small	SFA - 15 DU/Ac	SFA - 18 DU/Ac Ph.1	SFA - 18 DU/Ac Ph.2	Apart-ments	Total/Avg
Average HH Income	\$144,029	\$121,177	\$106,730	\$90,714	\$78,286	\$44,000	\$84,546
Dwelling Units	98	96	120	70	70	296	750
Gross HH Income	\$14,114,867	\$11,633,016	\$12,807,600	\$6,349,998	\$5,480,003	\$13,024,000	\$63,409,483

Notes: HH = Households SFD = Single Family Detached, SFA = Single Family Attached, DU = Dwelling Units, AC = Acre, Ph = Phase.

Source: TNDG, Fiscal Impact Analysis for Lincoln Specific Plan.

### **III-C. RETAIL SALES DEMAND**

Household and income characteristics are the primary determinants of the potential dollars available for purchases of goods and services in the market area. The analysis assumes that trade area residents will, on average, spend 36.3% of their income on retail purchases. Project area households are projected to spend, on average, 37.0% of their income on retail purchases. These factors are based on data from the National Consumer Expenditure Survey (CES) for households with comparable income levels to those in the WRTA and in the project area.

**Table III-4:  
Income and Retail Demand  
Whittier Retail Trade Area**

<b>Market Area</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
Project	\$0	\$10,568	\$21,136	\$42,273	\$63,409	\$63,409	\$63,409
WRTA	\$3,617,271	\$3,628,433	\$3,639,630	\$3,662,127	\$3,686,337	\$3,726,257	\$3,766,609
<b>Total Income</b>	<b>\$3,617,271</b>	<b>\$3,639,002</b>	<b>\$3,660,767</b>	<b>\$3,704,400</b>	<b>\$3,749,747</b>	<b>\$3,789,667</b>	<b>\$3,830,019</b>
Project	\$0	\$3,910	\$7,821	\$15,641	\$23,462	\$23,462	\$23,462
WRTA	\$1,313,069	\$1,317,121	\$1,321,186	\$1,329,352	\$1,338,140	\$1,352,631	\$1,367,279
<b>Total Retail Demand</b>	<b>\$1,313,069</b>	<b>\$1,321,032</b>	<b>\$1,329,006</b>	<b>\$1,344,993</b>	<b>\$1,361,602</b>	<b>\$1,376,093</b>	<b>\$1,390,741</b>

Source: TNDG

\*Note: Totals may not sum due to rounding.

### III-D. DISTRIBUTION OF RETAIL EXPENDITURES

Projected retail demand from market area residents is disaggregated into various retail categories based upon average retail expenditure patterns observed in Los Angeles County from 2009 to 2011, the most recent three years for which data are available. The basic distribution of retail sales by retail category is projected as follows in Table III-5 below.

**Table III-5:  
Distribution of Sales by Category  
Whittier Retail Trade Area**

<b>Retail Category</b>	<b>Distribution</b>
<u>Shopper Goods:</u>	
Clothing and Clothing Accessories	10.5%
General Merchandise	8.0%
Home Furnishings and Appliances	5.5%
Specialty/Other	11.0%
<i>Subtotal</i>	<i>35.0%</i>
<u>Convenience Goods:</u>	
Food and Beverage	19.5%
Food Service and Drinking	15.5%
<i>Subtotal</i>	<i>35.0%</i>
<u>Heavy Commercial Goods:</u>	
Bldg. Matrl. & Garden Equip. & Supplies	6.0%
Motor Vehicle and Parts Dealers	12.0%
Gasoline Stations	12.0%
<i>Subtotal</i>	<i>30.0%</i>
<b>Total</b>	<b>100.0%</b>

Source: SBOE; TNDG.

### III-E. CAPTURE RATE ANALYSIS

#### Trade Area Capture Rates

The WRTA capture rates of resident demand are projected to be relatively high due to the tendency of residents to shop relatively close to their homes, especially for convenience goods. Generally, it is reasonable to expect that residents will make the vast majority of their retail purchases locally, provided that a competitive mix of retail stores reflective of consumer needs is available. This is consistent with one of the findings from standard urban land use theory, which indicates, all else equal, the relative attractiveness of retail outlets decreases as travel , below, shows the projected capture rates of WRTA demand for each retail category.

Table III-6, below, shows the projected capture rates of WRTA demand for each retail category<sup>10</sup>.

**Table III-6:  
Capture Rates of Trade Area Demand  
Whittier Retail Trade Area**

<b>Retail Category</b>	<b>Capture Rate</b>
<u>Shopper Goods:</u>	
Clothing and Clothing Accessories	85%
General Merchandise	85%
Home Furnishings and Appliances	85%
Specialty/Other	85%
<u>Convenience Goods:</u>	
Food and Beverage	100%
Food Service and Drinking	95%
<u>Heavy Commercial Goods:</u>	
Bldg. Matr. & Garden Equip. & Supplies	100%
Motor Vehicle and Parts Dealers	100%
Gasoline Stations	100%

Source: TNDG

Generally, this type of analysis would treat the area as a “closed system”; in other words, it would assume that given an adequate supply of retail stores, residents of the market area will make all of their retail purchases somewhere in the trade area. However, in this case, the capture rates have been adjusted downward to account for the fact that the WRTA does not have a super-regional shopping center; therefore, it is assumed that the area will always experience some level of retail “leakage” to other areas of Los Angeles County with a larger array of retail facilities. According to the ICSC, 11% of retail space is in super-regional centers (defined here as centers with 800,000 square feet or more of gross leasable area) while the remaining 89% of the space is in neighborhood- to regional-scale centers. Based on these data, TNDG believes that the WRTA, in the absence of such a super-regional center, could be expected to realistically “capture” up to 89% of retail demand in the shopper goods. To be

<sup>10</sup> Trade area capture rates are projected to be the same for project area households and other households in the WRTA. Hereinafter the WRTA refers to project area households and other households in the trade area.

analytically conservative in this analysis, TNDG has adjusted this shopper goods capture rate down to 85%.

Typically, the WRTA would be projected to potentially capture all of its demand in the Food and Beverage (grocery) category, along with Food Service and Drinking (restaurant), Building Materials/Garden Equipment/Supplies, and Motor Vehicles and Parts Dealers, because of the strong propensity of consumers to purchase goods in these categories as close as possible to their residences. However, potential capture rates have been reduced in the Food Service and Drinking (restaurant) category. The rationale for this reduction in the potential capture rate is based on the assumption that some residents will make some purchases in this category outside of the trade area on shopping trips to super-regional centers that are outside of the WRTA boundaries (see discussion above).

### **III-F. POTENTIAL RETAIL SALES VOLUMES**

Based on the capture rates shown above, Table III-7, on the following page, projects the potential market area demand in the WRTA for each retail category. As shown on the table, incremental demand through 2024 for retail sales in the WRTA is projected to grow in proportion to increases in households.

**Table III-7:  
Potential Capture of Sales  
Whittier Retail Trade Area  
in thousands of constant dollars**

<b>Market Area</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<u>Shopper Goods:</u>							
Clothing and Clothing Accessories	\$117,191	\$117,902	\$118,614	\$120,041	\$121,523	\$122,816	\$124,124
General Merchandise	\$89,289	\$89,830	\$90,372	\$91,460	\$92,589	\$93,574	\$94,570
Home Furnishings and Appliances	\$61,386	\$61,758	\$62,131	\$62,878	\$63,655	\$64,332	\$65,017
Specialty/Other	\$122,772	\$123,516	\$124,262	\$125,757	\$127,310	\$128,665	\$130,034
<i>Subtotal</i>	<i>\$390,638</i>	<i>\$393,007</i>	<i>\$395,379</i>	<i>\$400,135</i>	<i>\$405,077</i>	<i>\$409,388</i>	<i>\$413,745</i>
<u>Convenience Goods:</u>							
Food and Beverage	\$256,049	\$257,601	\$259,156	\$262,274	\$265,512	\$268,338	\$271,194
Food Service and Drinking	\$193,349	\$194,522	\$195,696	\$198,050	\$200,496	\$202,630	\$204,787
<i>Subtotal</i>	<i>\$449,398</i>	<i>\$452,123</i>	<i>\$454,852</i>	<i>\$460,324</i>	<i>\$466,008</i>	<i>\$470,968</i>	<i>\$475,981</i>
<u>Heavy Commercial Goods:</u>							
Bldg. Matrl. & Garden Equip. & Supplies	\$78,784	\$79,262	\$79,740	\$80,700	\$81,696	\$82,566	\$83,444
Motor Vehicle and Parts Dealers	\$157,568	\$158,524	\$159,481	\$161,399	\$163,392	\$165,131	\$166,889
Gasoline Stations	\$157,568	\$158,524	\$159,481	\$161,399	\$163,392	\$165,131	\$166,889
<i>Subtotal</i>	<i>\$393,921</i>	<i>\$396,309</i>	<i>\$398,702</i>	<i>\$403,498</i>	<i>\$408,481</i>	<i>\$412,828</i>	<i>\$417,222</i>
<b>Total</b>	<b>\$1,233,957</b>	<b>\$1,241,439</b>	<b>\$1,248,934</b>	<b>\$1,263,957</b>	<b>\$1,279,565</b>	<b>\$1,293,183</b>	<b>\$1,306,949</b>

Source: TNDG

Note: Totals may not sum due to rounding.

### III-G. SUPPORTABLE RETAIL SPACE

#### *Sales per Square Foot Standards*

Projected sales volume requirements per square foot of retail space by retail category are derived from typical sales standards from the Urban Land Institute's Dollars & Cents Publication and from typical sales per square foot data from representative stores in each retail category (as reported in the July 2009 issue of Retail MAXIM).

**Table III-8:  
Sales per Foot Standards for Retail Space  
Whittier Retail Trade Area**

<b>Retail Category</b>	<b>Sales/ Square Foot</b>
GAFO 1/	\$250
Food and Beverage	\$418
Food Service and Drinking	\$300
Bldg. Matrl. & Garden Equip. & Supplies	\$250
Automotive Parts	\$175

Source: TNDG, based on data published by ULI and Retail Maxim.

1/ GAFO = General Merchandise, Apparel, Furniture/Appliances, Other/Specialty.

#### *Demand for New Retail Space*

The sales per square foot standards are applied to the net demand numbers for each relevant retail category, as shown in Table III-9 below. This calculation essentially converts potential sales volumes to supportable square feet of new retail space. Supportable development levels will increase in the future by virtue of anticipated growth in households in the WRTA (see Table III-1).

**Table III-9:  
Demand for Retail Space (Non-Grocery)  
Whittier Retail Trade Area**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<u>Shopper Goods:</u>							
GAFO	1,562,553	1,572,028	1,581,517	1,600,542	1,620,306	1,637,551	1,654,982
<u>Convenience Goods:</u>							
Food and Beverage	612,556	616,271	619,991	627,449	635,197	641,957	648,791
Food Service and Drinking	644,498	648,406	652,321	660,168	668,320	675,432	682,622
<u>Heavy Commercial Goods:</u>							
Bldg. Matrl. & Garden Equip. & Supplies	315,137	317,048	318,962	322,798	326,784	330,262	333,778
Auto Parts 1/	108,047	108,702	109,358	110,674	112,040	113,233	114,438
<b>Total</b>	<b>3,242,791</b>	<b>3,262,454</b>	<b>3,282,149</b>	<b>3,321,631</b>	<b>3,362,648</b>	<b>3,398,435</b>	<b>3,434,610</b>

Source: TNDG

Note: Totals may not sum due to rounding.

1/ Assumes that automotive parts stores account for 12% of sales in Automotive group category (statewide average).

### Existing Square Feet of Space

Provided below in Table III-10 is an estimate of the amount of existing square feet of retail space, broken down by retail category, in the WRTA. As shown in the table, there is an “effective” inventory of approximately 3.5 million square feet of existing retail and services space (including vacant space) in the WRTA.

**Table III-10:  
Estimate of Existing Effective Square Feet of  
Retail Development  
Whittier Retail Trade Area**

<b>Retail Category</b>	<b>Square Feet</b>
<u>Shopper Goods:</u>	
GAFO	1,169,131
<u>Convenience Goods:</u>	
Food and Beverage	558,159
Food Service and Drinking	618,100
<u>Heavy Commercial Goods:</u>	
Bldg. Matrl. & Garden Equip. & Supplies	248,624
Auto Parts	99,788
Service Stations	N/A
Services Space	566,392
Vacant Space	210,836
<b>Total 1/</b>	<b>3,471,030</b>

Source: TNDG, Appendix B.

1/ The square feet total does differs from the total provided in Table II-1 because it does not include the square feet of existing service station space. Totals are presented in this table for purposes of calculating net demand estimates/projections. Given that the analysis does not calculate demand for service stations in terms of square feet of space, the square feet of gas stations is not provided in this table.

### Demand for New Retail Space

By subtracting the existing amount of effective retail space (see Table III-10) from the potential supportable amount (see Table III-9), Table III-11, on the following page, provides the amount of new retail space that could be supported in the WRTA. Currently (as of 2014) the WRTA could support approximately 548,989 square feet of additional retail space. Due to continued population growth (see Table III-1), the WRTA would be able to support an additional 740,808 square feet of retail space, over and above existing levels, by 2024.

In addition, based on analysis of a proprietary database of shopping centers in a major metropolitan area, TNDG has determined that services space (e.g., dry cleaners, hair salons, banks, etc.) accounts for 10% to 25% of total shopping center space, depending on type of retail development (i.e., regional, community, neighborhood, etc.). To be analytically conservative, this analysis assumes that, on average, services space accounts for 10% of total space in typical shopping center settings. Thus, currently (as of 2014) the WRTA could support approximately 609,987 square feet of additional retail and services space. Due to continued

population growth (see Table III-1), the WRTA would be able to support an additional 823,120 square feet of retail and services space, over and above existing levels, by 2024.

**Table III-11:  
Demand for NEW Retail Space  
Whittier Retail Trade Area**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
GAFO	393,422	402,897	412,386	431,411	451,175	468,420	485,851
Food and Beverage	54,397	58,112	61,832	69,290	77,038	83,798	90,632
Food Service and Drinking	26,398	30,306	34,221	42,068	50,220	57,332	64,522
Bldg. Matrl./Garden Equip./Supplies	66,513	68,424	70,338	74,174	78,160	81,638	85,154
Automotive Parts	8,259	8,914	9,570	10,886	12,252	13,445	14,650
<b>Total Retail Space</b>	<b>548,989</b>	<b>568,652</b>	<b>588,347</b>	<b>627,829</b>	<b>668,846</b>	<b>704,633</b>	<b>740,808</b>
Services Space @ 10% of Total Space	60,999	63,184	65,372	69,759	74,316	78,293	82,312
<b>TOTAL</b>	<b>609,987</b>	<b>631,836</b>	<b>653,719</b>	<b>697,587</b>	<b>743,162</b>	<b>782,926</b>	<b>823,120</b>

Source: TNDG

Note: Totals may not sum due to rounding.

**APPENDIX A:**

**RETAIL DEMAND ANALYSIS  
WHITTIER RETAIL TRADE AREA**

**Table A-1**  
**Household Estimates and Projections**  
**Whittier Retail Trade Area**

<b>Area</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
Project Site	0	125	250	500	750	750	750
Retail Trade Area	41,869	41,998	42,128	42,388	42,668	43,130	43,597
<b>Total</b>	<b>41,869</b>	<b>42,123</b>	<b>42,378</b>	<b>42,888</b>	<b>43,418</b>	<b>43,880</b>	<b>44,347</b>

Source: ESRI; Southern California Association of Governments (SCAG).

**Table A-2**  
**Per Capita Income Projections**  
**Whittier Retail Trade Area**  
**In constant dollars**

	<b>2014</b>						
Project Site		\$84,546					
Retail Trade Area		\$86,395					
Annual Increase Factor		0.00%					

<b>Area</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
Project Site	\$84,546	\$84,546	\$84,546	\$84,546	\$84,546	\$84,546	\$84,546
Retail Trade Area	\$86,395	\$86,395	\$86,395	\$86,395	\$86,395	\$86,395	\$86,395

Source: ESRI; TNDG.

**Table A-3**  
**Total Income and Potential Retail Sales Projections**  
**Whittier Retail Trade Area**  
**In thousands of constant dollars**

<b>Area</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<b><i>Percent of Income Spent on Retail:</i></b>							
Project Site	37.0%	37.0%	37.0%	37.0%	37.0%	37.0%	37.0%
Retail Trade Area	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%	36.3%
<b><i>Total Income:</i></b>							
Project Site	\$0	\$10,568	\$21,136	\$42,273	\$63,409	\$63,409	\$63,409
Retail Trade Area	\$3,617,271	\$3,628,433	\$3,639,630	\$3,662,127	\$3,686,337	\$3,726,257	\$3,766,609
Total	\$3,617,271	\$3,639,002	\$3,660,767	\$3,704,400	\$3,749,747	\$3,789,667	\$3,830,019
<b><i>Potential Retail Sales:</i></b>							
Project Site	\$0	\$3,910	\$7,821	\$15,641	\$23,462	\$23,462	\$23,462
Retail Trade Area	\$1,313,069	\$1,317,121	\$1,321,186	\$1,329,352	\$1,338,140	\$1,352,631	\$1,367,279
Total	\$1,313,069	\$1,321,032	\$1,329,006	\$1,344,993	\$1,361,602	\$1,376,093	\$1,390,741

Source: TNDG.

**Table A-4**  
**Distribution of Retail Sales by Retail Category**  
**Whittier Retail Trade Area**

<b>Retail Category</b>	<b>%Distribution 2014</b>	<b>%Distribution 2015</b>	<b>%Distribution 2016</b>	<b>%Distribution 2018</b>	<b>%Distribution 2020</b>	<b>%Distribution 2022</b>	<b>%Distribution 2024</b>
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
General Merchandise	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Home Furnishings and Appliances	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
Specialty/Other	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%	11.0%
Subtotal	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
<i>Convenience Goods:</i>							
Food and Beverage	19.5%	19.5%	19.5%	19.5%	19.5%	19.5%	19.5%
Food Service and Drinking	15.5%	15.5%	15.5%	15.5%	15.5%	15.5%	15.5%
Subtotal	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Motor Vehicle and Parts Dealers	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Gasoline Stations	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Subtotal	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: TNDG, based on historic trends (2009-12 taxable sales) reported by the State Board of Equalization for Los Angeles County.

**Table A-5**  
**Projected Demand for Retail Sales by Major Retail Category**  
**Project Site**  
**In thousands of constant dollars**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$0	\$411	\$821	\$1,642	\$2,463	\$2,463	\$2,463
General Merchandise	\$0	\$313	\$626	\$1,251	\$1,877	\$1,877	\$1,877
Home Furnishings and Appliances	\$0	\$215	\$430	\$860	\$1,290	\$1,290	\$1,290
Specialty/Other	\$0	\$430	\$860	\$1,721	\$2,581	\$2,581	\$2,581
Subtotal	\$0	\$1,369	\$2,737	\$5,474	\$8,212	\$8,212	\$8,212
<i>Convenience Goods:</i>							
Food and Beverage	\$0	\$762	\$1,525	\$3,050	\$4,575	\$4,575	\$4,575
Food Service and Drinking	\$0	\$606	\$1,212	\$2,424	\$3,637	\$3,637	\$3,637
Subtotal	\$0	\$1,369	\$2,737	\$5,474	\$8,212	\$8,212	\$8,212
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	\$0	\$235	\$469	\$938	\$1,408	\$1,408	\$1,408
Motor Vehicle and Parts Dealers	\$0	\$469	\$938	\$1,877	\$2,815	\$2,815	\$2,815
Gasoline Stations	\$0	\$469	\$938	\$1,877	\$2,815	\$2,815	\$2,815
Subtotal	\$0	\$1,173	\$2,346	\$4,692	\$7,038	\$7,038	\$7,038
Total	\$0	\$3,910	\$7,821	\$15,641	\$23,462	\$23,462	\$23,462

Source: TNDG.

**Table A-6**  
**Projected Demand for Retail Sales by Major Retail Category**  
**Whittier Retail Trade Area**  
**In thousands of constant dollars**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$137,872	\$138,298	\$138,725	\$139,582	\$140,505	\$142,026	\$143,564
General Merchandise	\$105,046	\$105,370	\$105,695	\$106,348	\$107,051	\$108,211	\$109,382
Home Furnishings and Appliances	\$72,219	\$72,442	\$72,665	\$73,114	\$73,598	\$74,395	\$75,200
Specialty/Other	\$144,438	\$144,883	\$145,330	\$146,229	\$147,195	\$148,789	\$150,401
Subtotal	\$459,574	\$460,992	\$462,415	\$465,273	\$468,349	\$473,421	\$478,548
<i>Convenience Goods:</i>							
Food and Beverage	\$256,049	\$256,839	\$257,631	\$259,224	\$260,937	\$263,763	\$266,619
Food Service and Drinking	\$203,526	\$204,154	\$204,784	\$206,050	\$207,412	\$209,658	\$211,928
Subtotal	\$459,574	\$460,992	\$462,415	\$465,273	\$468,349	\$473,421	\$478,548
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	\$78,784	\$79,027	\$79,271	\$79,761	\$80,288	\$81,158	\$82,037
Motor Vehicle and Parts Dealers	\$157,568	\$158,055	\$158,542	\$159,522	\$160,577	\$162,316	\$164,074
Gasoline Stations	\$157,568	\$158,055	\$158,542	\$159,522	\$160,577	\$162,316	\$164,074
Subtotal	\$393,921	\$395,136	\$396,356	\$398,806	\$401,442	\$405,789	\$410,184
Total	\$1,313,069	\$1,317,121	\$1,321,186	\$1,329,352	\$1,338,140	\$1,352,631	\$1,367,279

Source: TNDG.

**Table A-7**  
**Potential Capture of Market Area Demand for Retail Sales Expressed in Percentages**  
**Project Site**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
General Merchandise	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
Home Furnishings and Appliances	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
Specialty/Other	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
<i>Convenience Goods:</i>							
Food and Beverage	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Food Service and Drinking	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Motor Vehicle and Parts Dealers	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Gasoline Stations	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: TNDG.

**Table A-8**  
**Potential Capture of Market Area Demand for Retail Sales Expressed in Percentages**  
**Whittier Retail Trade Area**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
General Merchandise	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
Home Furnishings and Appliances	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
Specialty/Other	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%	85.0%
<i>Convenience Goods:</i>							
Food and Beverage	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Food Service and Drinking	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Motor Vehicle and Parts Dealers	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Gasoline Stations	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: TNDG.

**Table A-9**  
**Potential Capture of Market Area Demand for Retail Sales**  
**Project Site**  
**In thousands of constant dollars**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$0	\$349	\$698	\$1,396	\$2,094	\$2,094	\$2,094
General Merchandise	\$0	\$266	\$532	\$1,064	\$1,595	\$1,595	\$1,595
Home Furnishings and Appliances	\$0	\$183	\$366	\$731	\$1,097	\$1,097	\$1,097
Specialty/Other	\$0	\$366	\$731	\$1,462	\$2,194	\$2,194	\$2,194
Subtotal	\$0	\$1,163	\$2,327	\$4,653	\$6,980	\$6,980	\$6,980
<i>Convenience Goods:</i>							
Food and Beverage	\$0	\$762	\$1,525	\$3,050	\$4,575	\$4,575	\$4,575
Food Service and Drinking	\$0	\$576	\$1,152	\$2,303	\$3,455	\$3,455	\$3,455
Subtotal	\$0	\$1,338	\$2,677	\$5,353	\$8,030	\$8,030	\$8,030
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	\$0	\$235	\$469	\$938	\$1,408	\$1,408	\$1,408
Motor Vehicle and Parts Dealers	\$0	\$469	\$938	\$1,877	\$2,815	\$2,815	\$2,815
Gasoline Stations	\$0	\$469	\$938	\$1,877	\$2,815	\$2,815	\$2,815
Subtotal	\$0	\$1,173	\$2,346	\$4,692	\$7,038	\$7,038	\$7,038
Total	\$0	\$3,675	\$7,349	\$14,699	\$22,048	\$22,048	\$22,048

Source: TNDG.

**Table A-10**  
**Potential Capture of Market Area Demand for Retail Sales**  
**Whittier Retail Trade Area**  
**In thousands of constant dollars**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$117,191	\$117,553	\$117,916	\$118,645	\$119,429	\$120,722	\$122,030
General Merchandise	\$89,289	\$89,564	\$89,841	\$90,396	\$90,994	\$91,979	\$92,975
Home Furnishings and Appliances	\$61,386	\$61,575	\$61,765	\$62,147	\$62,558	\$63,236	\$63,920
Specialty/Other	\$122,772	\$123,151	\$123,531	\$124,294	\$125,116	\$126,471	\$127,841
Subtotal	\$390,638	\$391,844	\$393,053	\$395,482	\$398,097	\$402,408	\$406,766
<i>Convenience Goods:</i>							
Food and Beverage	\$256,049	\$256,839	\$257,631	\$259,224	\$260,937	\$263,763	\$266,619
Food Service and Drinking	\$193,349	\$193,946	\$194,545	\$195,747	\$197,041	\$199,175	\$201,332
Subtotal	\$449,398	\$450,785	\$452,176	\$454,971	\$457,979	\$462,938	\$467,951
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	\$78,784	\$79,027	\$79,271	\$79,761	\$80,288	\$81,158	\$82,037
Motor Vehicle and Parts Dealers	\$157,568	\$158,055	\$158,542	\$159,522	\$160,577	\$162,316	\$164,074
Gasoline Stations	\$157,568	\$158,055	\$158,542	\$159,522	\$160,577	\$162,316	\$164,074
Subtotal	\$393,921	\$395,136	\$396,356	\$398,806	\$401,442	\$405,789	\$410,184
Total	\$1,233,957	\$1,237,765	\$1,241,584	\$1,249,259	\$1,257,517	\$1,271,135	\$1,284,901

Source: TNDG.

**Table A-11**  
**Potential Capture of Market Area Demand for Retail Sales**  
**Whittier Retail Trade Area - Project Site and Trade Area Combined**  
**In thousands of constant dollars**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
Clothing and Clothing Accessories	\$117,191	\$117,902	\$118,614	\$120,041	\$121,523	\$122,816	\$124,124
General Merchandise	\$89,289	\$89,830	\$90,372	\$91,460	\$92,589	\$93,574	\$94,570
Home Furnishings and Appliances	\$61,386	\$61,758	\$62,131	\$62,878	\$63,655	\$64,332	\$65,017
Specialty/Other	\$122,772	\$123,516	\$124,262	\$125,757	\$127,310	\$128,665	\$130,034
Subtotal	\$390,638	\$393,007	\$395,379	\$400,135	\$405,077	\$409,388	\$413,745
<i>Convenience Goods:</i>							
Food and Beverage	\$256,049	\$257,601	\$259,156	\$262,274	\$265,512	\$268,338	\$271,194
Food Service and Drinking	\$193,349	\$194,522	\$195,696	\$198,050	\$200,496	\$202,630	\$204,787
Subtotal	\$449,398	\$452,123	\$454,852	\$460,324	\$466,008	\$470,968	\$475,981
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	\$78,784	\$79,262	\$79,740	\$80,700	\$81,696	\$82,566	\$83,444
Motor Vehicle and Parts Dealers	\$157,568	\$158,524	\$159,481	\$161,399	\$163,392	\$165,131	\$166,889
Gasoline Stations	\$157,568	\$158,524	\$159,481	\$161,399	\$163,392	\$165,131	\$166,889
Subtotal	\$393,921	\$396,309	\$398,702	\$403,498	\$408,481	\$412,828	\$417,222
Total	\$1,233,957	\$1,241,439	\$1,248,934	\$1,263,957	\$1,279,565	\$1,293,183	\$1,306,949

Source: TNDG.

**Table A-12**  
**Sales Per Square Foot Standards (non-grocery categories)**  
**Whittier Retail Trade Area**  
**Expressed in Sales/Square Feet**

<b>Retail Category</b>	<b>Sales/Square Feet</b>
<i>Shopper Goods:</i>	
GAFO*	\$250
Food and Beverage	\$418
Food Service and Drinking	\$300
Bldg. Matrl. and Garden Equip. and Supplies	\$250
Automotive Parts	\$175

\*GAFO: General Merchandise, Apparel, Eurniture/Appliances, Other/Specialty

Source: Retail Maxim; Urban Land Institute (ULI); TNDG.

**Table A-13**  
**Potential Demand for Retail Space**  
**Whittier Retail Trade Area**  
**Expressed in Square Feet**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
GAFO	1,562,553	1,572,028	1,581,517	1,600,542	1,620,306	1,637,551	1,654,982
<i>Convenience Goods:</i>							
Food and Beverage	612,556	616,271	619,991	627,449	635,197	641,957	648,791
Food Service and Drinking	644,498	648,406	652,321	660,168	668,320	675,432	682,622
Subtotal	1,257,055	1,264,677	1,272,312	1,287,617	1,303,517	1,317,389	1,331,412
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	315,137	317,048	318,962	322,798	326,784	330,262	333,778
Automotive Parts*	108,047	108,702	109,358	110,674	112,040	113,233	114,438
Gasoline Stations	N/A						
Subtotal	423,184	425,750	428,320	433,472	438,825	443,495	448,216
Total Retail Space	3,242,791	3,262,454	3,282,149	3,321,631	3,362,648	3,398,435	3,434,610

\*Assumes that automotive parts stores account for 12% of sales in overall Automotive group category (based on statewide average in 2011).

Source: TNDG.

**Table A-14**  
**Existing Square Feet of Retail Space**  
**Whittier Retail Trade Area**

<b>Retail Category</b>	<b>Square Feet</b>
<hr/>	
<i>Shopper Goods:</i>	
GAFO	1,169,131
<i>Convenience Goods:</i>	
Food and Beverage	558,159
Food Service and Drinking	618,100
Subtotal	<hr/> 1,176,259
<i>Heavy Commercial Goods:</i>	
Bldg. Matrl. and Garden Equip. and Supplies	248,624
Automotive Parts	99,788
Gasoline Stations	N/A
Subtotal	<hr/> 348,412
Services Space	566,392
Vacant	210,836
<b>GRAND TOTAL</b>	<b>3,471,030</b>

Source: TNDG.

**Table A-15**  
**Net Demand for Retail Space**  
**Whittier Retail Trade Area**  
**Expressed in Square Feet**

<b>Retail Category</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2018</b>	<b>2020</b>	<b>2022</b>	<b>2024</b>
<i>Shopper Goods:</i>							
GAFO Total	393,422	402,897	412,386	431,411	451,175	468,420	485,851
<i>Convenience Goods:</i>							
Food and Beverage	54,397	58,112	61,832	69,290	77,038	83,798	90,632
Food Service and Drinking	26,398	30,306	34,221	42,068	50,220	57,332	64,522
<i>Heavy Commercial Goods:</i>							
Bldg. Matrl. and Garden Equip. and Supplies	66,513	68,424	70,338	74,174	78,160	81,638	85,154
Automotive Parts	8,259	8,914	9,570	10,886	12,252	13,445	14,650
Gasoline Stations	N/A						
Subtotal	74,772	77,338	79,908	85,060	90,413	95,083	99,804
Total Retail Space	548,989	568,652	588,347	627,829	668,846	704,633	740,808
Services Space @ 10% of Total Space	60,999	63,184	65,372	69,759	74,316	78,293	82,312
<b>GRAND TOTAL</b>	<b>609,987</b>	<b>631,836</b>	<b>653,719</b>	<b>697,587</b>	<b>743,162</b>	<b>782,926</b>	<b>823,120</b>

Source: TNDG.

**APPENDIX B:**

**RETAIL INVENTORY  
WHITTIER RETAIL TRADE AREA**

**Table B-1  
Retail Inventory - Shopping Centers and Freestanding Space  
Whittier Retail Trade Area**

<b>Shopping Center / Location</b>	<b>GLA</b>	<b>Vacant</b>	<b>Vacancy</b>	<b>Tenants</b>	<b>Category</b>
<b>UNNAMED CENTER</b>	<b>26,588</b>	<b>1,500</b>	<b>5.6%</b>		
NEC Whittier & Calmada	1,313			A-Z Nails	SVC
	1,500	1,500		Vacant	VAC
	1,500			JK Donuts	ED
	8,456			Party City	S
	5,156			Jui Jit Su	SVC
	8,663			Family Dollar	GM
<b>VICTORY PLAZA</b>	<b>12,638</b>	<b>5,500</b>	<b>43.5%</b>		
13583 Whittier Blvd	1,513			Frugos Yogurt	ED
	1,238			Metro PCS	S
	2,750	2,750		Vacant	VAC
	2,475			Fed Ex	SVC
	2,750	2,750		Vacant	VAC
	1,913			Liquor Mart	F
<b>BIG LOTS CENTER</b>	<b>51,425</b>	<b>-</b>	<b>0.0%</b>		
NWC Whittier & Painter	800			Wienerschnitzel	ED
	15,125			Fresh & Easy	F
	35,500			Big Lots	GM
<b>PARK PLAZA</b>	<b>18,063</b>	<b>-</b>	<b>0.0%</b>		
13211 Whittier Blvd	956			Sky Nails	SVC
	850			Tax Service	SVC
	850			Cleaners	SVC
	1,488			Greg & Jim's Meat Co	F
	1,275			reboot	SVC
	744			Acupuncture	SVC
	2,231			Dollar Sales	GM
	1,063			Bakery	ED
	744			Barber Shop	SVC
	638			Shoe Repair	SVC
	1,275			R1M3	FA
	744			Whittier Blossom Shop	S
	1,381			Tobacco Land	S
	1,700			Jack's	ED
	1,063			Domino's	ED
	1,063			Payday Loans	SVC
<b>WHITTIER MARKETPLACE</b>	<b>173,556</b>	<b>8,800</b>	<b>5.1%</b>		
SEC Whittier & Hadley	6,150			Denny's	ED
	10,725			Grand Buffet	ED
	2,063			Sushi	ED
	1,688			Le Phung Bakery	ED
	1,125			Check n Go	SVC
	1,313			Taco Yadira	ED
	1,125			Oasis Jewelry	A
	1,125	1,125		Vacant	VAC
	1,313			Redwing Shoes	A
	2,813			Radioshack	FA
	2,063	2,063		Vacant	VAC
	8,869			Autozone	AD
	1,600	1,600		Vacant	VAC
	1,688			Cleaners	SVC
	1,313			Sheila Nails	SVC
	2,438			Kut N Beauty	SVC
	1,313			Focus Photo	SVC
	1,313	1,313		Vacant	VAC
	4,313			Fashion Area	A
	2,063			Nails	SVC
	44,063			Ralphs	F
	2,063			Tae Kwon Do	SVC
	2,063			GNC	S
	4,875			Women's Health Clinic	SVC
	1,313			Maya Threading	SVC
	1,125			Discount Cigarettes	S
	1,875			Tax Service	SVC

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	2,250			Southwestern Federal Credit Union	SVC
	1,500			Subway	ED
	1,313			China Wok	ED
	1,688			Tutti Frutti	ED
	1,875			Salon Centric	SVC
	22,950			CVS	GM
	1,875			Dentist	SVC
	1,688			Springleaf Financial	SVC
	2,438			UPS Store	SVC
	1,500			US Donuts	ED
	2,700	2,700		Vacant	VAC
	1,875			US Army Recruiting	SVC
	1,500			Real Estate	SVC
	2,063			US Navy Recruiting	SVC
	3,681			McDonalds	ED
	8,881			Chase	SVC
<b>UNNAMED CENTER</b>	<b>6,563</b>	<b>750</b>	<b>11.4%</b>		
SWC Whittier & Redman	938			Yum Yum Donuts	ED
	1,500			Beer & Wine	F
	750	750		Vacant	VAC
	1,250			Dentist	SVC
	1,000			Insurance	SVC
	1,125			Nails	SVC
<b>UNNAMED CENTER</b>	<b>11,250</b>	<b>1,125</b>	<b>10.0%</b>		
SEC Whittier & Redman	2,138			76 Station	GAS
	2,700			Coin Laundry	SVC
	900			Ray Computronics	FA
	1,350			Hot Nails	SVC
	900			La Que Buenas Taqueria	ED
	1,125	1,125		Vacant	VAC
	2,138			Mattrees Outlet	FA
	1,463			Bedroom Outlet	FA
<b>UNNAMED CENTER</b>	<b>18,463</b>	<b>963</b>	<b>5.2%</b>		
SWC Whittier & Broadway	2,375			Eddie's Mini Mart	F
	1,375			Beauty Salon	SVC
	2,750			Coin Laundry	SVC
	825			Vaper Dadz	S
	825			OK Nails	SVC
	2,888			Jimenez Mexican Food	ED
	963	963		Vacant	VAC
	1,925			Cleaners	SVC
	2,750			M.A.D.E.	A
	1,788			Celebrity Burger	ED
<b>THE QUAD AT WHITTIER</b>	<b>419,961</b>	<b>6,520</b>	<b>1.6%</b>		
SEC Whittier & Painter	6,050			Famous Footware	A
	7,855			Opportunity Furniture	FA
	10,189			Big 5	S
	10,738			Petco	S
	39,069			Michaels	S
	12,543			Anna's Linens	BHG
	1,600			Weight Watchers	SVC
	1,209			Subway	ED
	1,769			Quad Cleaners	SVC
	18,000			Rite Aid	GM
	40,000			Ralphs	F
	23,092			Old Navy	A
	10,722			Bloom	A
	13,766			Dollar Tree	GM
	1,244			GNC	S
	1,194			UPS Store	SVC
	1,575			Hi Top Nails	SVC
	1,575			At&t	S
	1,200			On and On	A
	1,600			Sally Beauty Salon	SVC
	1,200			Fantastic Sams	SVC
	1,200			Maya Beauty	SVC
	1,400			Game Stop	S
	1,400			Fame Shoes	A

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	25,788			Ross	A
	2,000			HeaRX	SVC
	5,000			Avenue	A
	1,367			Maki Yaki	ED
	1,400			Hawaiian Island BBQ	ED
	1,405			Starbucks	ED
	3,150			Payless	A
	3,558			Hallmark	S
	2,638			T Mobile	S
	3,153			Fashion Q	A
	25,000			TJ Maxx	A
	2,848			H&R Block	SVC
	706			Connect Wireless	S
	6,520	6,520		Vacant	VAC
	1,491			Rubi's	ED
	17,200			Stapels	S
	87,463			Burlington Coat Factory	A
	2,500			Baja Fresh	ED
	1,198			Yogurtland	ED
	6,286			Chilis	ED
	9,100			Olive Garden	ED
<b>TWIN PALMS VILLAGE</b>	<b>12,369</b>	<b>-</b>	<b>0.0%</b>		
SEC Whittier & Mills	1,875			Veracruz	ED
	1,125			Diamond Nails	SVC
	1,000			Auto Insurance	SVC
	1,000			Donuts Express	ED
	1,000			Rockies Frozen Yogurt	ED
	2,000			Dakara Sushi	ED
	1,125			Shannon G's Flowers	S
	1,375			Palacious Salon	SVC
	569			Tailors	SVC
	731			Cleaners	SVC
	569			Legal Center	SVC
<b>UNNAMED CENTER</b>	<b>9,300</b>	<b>-</b>	<b>0.0%</b>		
14838 Whittier Blvd	1,200			Phones 4 Less	S
	1,200			Toner Supplies	S
	1,200			Tae Kwon Do	SVC
	1,200			Graphic Motion Tshirts	A
	750			Mahelia Skin Care	SVC
	1,200			The Tender Touch Boutique	A
	1,200			Cleaners	SVC
	1,350			Papa Murphy's	ED
<b>UNNAMED CENTER*</b>	<b>8,813</b>	<b>-</b>	<b>0.0%</b>		
SWC Whittier & Colima	2,875			O'Reilly Autoparts	AD
	2,563			Dunn-Edwards Paint	BHG
	1,688			One West Bank	SVC
	1,688			Western Dental	SVC
<b>UNNAMED CENTER</b>	<b>23,375</b>	<b>3,400</b>	<b>14.5%</b>		
SEC Washington & Norwalk	1,700			Juan Great Fiesta	ED
	3,400	3,400		Vacant	VAC
	18,275			Big Lots	GM
<b>UNNAMED CENTER</b>	<b>20,563</b>	<b>-</b>	<b>0.0%</b>		
SWC Washington & Broadway	1,313			Winchell's	ED
	1,969			The Ember	ED
	2,844			American Antiques	S
	1,094			DS Shoes	A
	6,563			In Step Massage	SVC
	6,781			Chris & Pitts	ED
<b>UNNAMED CENTER</b>	<b>68,513</b>	<b>4,875</b>	<b>7.1%</b>		
SEC Washington & Broadway	2,250			Yoshinoya	ED
	1,313			bobaloca	ED
	1,313			Boost Mobile	S
	1,313			Dental	SVC
	1,313	1,313		Vacant	VAC
	1,500			Optometry	SVC
	1,875			Music Rev	S

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	1,125			Fred Loya Insurance	SVC
	3,563	3,563		Vacant	VAC
	16,800			CVS	GM
	20,400			Pep Boys	AD
	15,750			Smart & Final	F
<b>HOME DEPOT CENTER</b>	<b>114,210</b>	<b>-</b>	<b>0.0%</b>		
12322 Washington Blvd	102,344			Home Depot	BHG
	2,100			Del Taco	ED
	3,029			Carl's Jr	ED
	1,375			Togos	ED
	1,375			Starbucks	ED
	1,375			Flame Broiler	ED
	2,613			Verizon	S
<b>FIVE POINTS CENTER</b>	<b>22,513</b>	<b>-</b>	<b>0.0%</b>		
SWC Washington & Santa Fe Springs	1,181			ANB Japanese Food	ED
	1,181			Subway	ED
	8,225			Shoe City	A
	11,925			CVS	GM
<b>UNNAMED CENTER</b>	<b>15,900</b>	<b>-</b>	<b>0.0%</b>		
NWC Washington & Gretna	3,825			McDonalds	ED
	3,019			Shoes & More	A
	1,438			New Donuts	ED
	1,438			Checks Cashed	SVC
	863			OG Smoke & Vape	S
	863			Julie's Hair Cuts	SVC
	1,150			Acupuncture	SVC
	1,581			Foot Massage	SVC
	1,725			Starz Furniture	FA
<b>SANTA FE SPRINGS MARKETPLACE</b>	<b>174,083</b>	<b>13,294</b>	<b>7.6%</b>		
NEC Washington & Norwalk	1,788			Jack in the Box	ED
	2,188			Golden Optometry	SVC
	3,594			Pico Clothing	A
	1,563			Cleaners	SVC
	938			Mexican Food	ED
	781	781		Vacant	VAC
	1,250			Eyebrow Threading	SVC
	1,875			Sushi	ED
	3,281			Washington Craft	S
	1,994			Citibank	SVC
	1,750			Ayman Fashion	A
	1,750			H&N Tobacco	S
	1,750			The Nails Club	SVC
	1,925			Chinese Taste	ED
	4,025			Frazze Paint	BHG
	4,025	4,025		Vacant	VAC
	1,575			Insurance	SVC
	1,400	1,400		Vacant	VAC
	1,400			Bengels	A
	1,750			Women's Clinic	SVC
	17,850			O'Reilly Autoparts	AD
	10,000			Medical Clinic	SVC
	4,000	4,000		Vacant	VAC
	1,056			Tutti Frutti	ED
	1,350			Subway	ED
	1,200			GNC	S
	1,650			Payday Loans	SVC
	17,456			Rite Aid	GM
	7,050			Dollar Superstore	GM
	3,088	3,088		Vacant	VAC
	4,063			Fashion Q	A
	1,463			Hair & Nails	SVC
	975			Boost Mobile	S
	975			Threading	SVC
	1,463			Cleaners	SVC
	3,900			Rent A Center	FA
	43,044			Food 4 Less	F
	2,438			Dentist	SVC
	1,350			Donuts	ED

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	1,350			Pizza	ED
	3,200			Burger King	ED
	4,564			IHOP	ED
<b>UNNAMED CENTER</b>	<b>6,875</b>	<b>-</b>	<b>0.0%</b>		
NEC Lambert & Painter	1,250			Cleaners	SVC
	1,125			West Coast Vapors	S
	1,125			Tacos El Chilango	ED
	1,125			Cash for Gold	SVC
	2,250			Liquor Store	F
<b>UNNAMED CENTER</b>	<b>6,000</b>	<b>1,050</b>	<b>17.5%</b>		
Lambert & Calmada	2,100			Arco	GAS
	1,800			Ten Four Liquor	F
	1,050	1,050		Vacant	VAC
	1,050			Nail Salon	SVC
<b>LA VENADITA CENTER</b>	<b>35,538</b>	<b>3,250</b>	<b>9.1%</b>		
14124 Lambert Rd	1,500			Coin Laundry	SVC
	1,125			C&C Discount Furniture	FA
	1,125			Thrift Store	S
	1,125			Baker's Lock & Key	SVC
	2,625			Church	SVC
	4,800			Lascari's	ED
	3,600			Rumba Café	ED
	1,300			Martial Arts	SVC
	3,250	3,250		Vacant	VAC
	15,088			La Venadita	F
<b>UNNAMED CENTER</b>	<b>8,925</b>	<b>-</b>	<b>0.0%</b>		
14144 Lambert Rd	2,975			J&L Wine & Spirits	F
	1,400			Tony's Fabrics	S
	1,300			Cleaners	SVC
	975			Barber	SVC
	2,275			Pawn Shop	S
<b>UNNAMED CENTER</b>	<b>19,888</b>	<b>-</b>	<b>0.0%</b>		
SWC Beverly & Rosemead	7,700			Farmers and Growers Market	F
	3,188			Carniceria Restaurant	ED
	2,025			Kiko's Mexican Grill	ED
	1,013			Jordy's Barbershop	SVC
	1,013			Computer Repair	SVC
	1,238			El Rey Bakery	ED
	1,350			Discoteca	S
	2,363			Liquor	F
<b>MODEL PLAZA SHOPPING CENTER</b>	<b>22,306</b>	<b>-</b>	<b>0.0%</b>		
SWC Beverly & Norwalk	3,150			Munguia's	ED
	2,138			State Farm	SVC
	5,225			Whittier Ranch Market	F
	1,513			Cleaners	SVC
	963			Dentist	SVC
	1,100			Joy Nail Spa	SVC
	2,750			STC Management	SVC
	2,500			Beverly Laundry land	SVC
	2,969			Daily Wok	ED
<b>UNNAMED CENTER</b>	<b>21,213</b>	<b>-</b>	<b>0.0%</b>		
SEC Beverly & Norwalk	1,200			Chevron	GAS
	2,113			Wienerschnizel	ED
	1,650			Subway	ED
	1,050			Flowers	S
	4,800			Top 40 Video	S
	1,200			Pamore Pizza	ED
	1,050			Cleaners	SVC
	1,950			Raku Teriyaki	ED
	1,350			Mail Room	SVC
	1,350			Norabella Salon	SVC
	1,000			Nails	SVC
	1,500			El Buen Gusto	ED
	1,000			Baskin Robbins	ED

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
<b>BEVERLY TOWN CENTER</b>	<b>7,750</b>	<b>2,000</b>	<b>25.8%</b>		
10807 Beverly Blvd	2,000	2,000		Vacant	VAC
	1,000			Sunny Donuts	ED
	875			Smoke Shop	S
	1,125			Domino's	ED
	1,000			T Mobile	SVC
	1,750			Cash for Gold	SVC
<b>UNNAMED CENTER*</b>	<b>5,578</b>	<b>469</b>	<b>8.4%</b>		
SWC Pioneer & Washington	469	469		Vacant	VAC
	469			Mr. Security	SVC
	1,359			C-Ring Internet Access	SVC
	656			Arianna's Beauty Salon	SVC
	703			Nails & Spa	SVC
	984			Felixity	A
	422			Las Chinampas	ED
	516			Doctor Evaluations	SVC
<b>UNNAMED CENTER*</b>	<b>5,000</b>	<b>1,000</b>	<b>20.0%</b>		
Painter & Telegraph	1,100			Party Supply	S
10334 Painter Ave	900			Monik Styles	SVC
	1,000			Income Tax	SVC
	1,000			Boutique	A
	1,000	1,000		Vacant	VAC
<b>UNNAMED CENTER</b>	<b>7,625</b>	<b>-</b>	<b>0.0%</b>		
WC Mills & Mulberry	2,125			7 Eleven	F
	875			Cool Mart Smoke Shop	S
	875			Nu Style Hair Design	SVC
	750			Income Tax	SVC
	875			Pet Grooming	SVC
	2,125			Burrito Track	ED
<b>STATER BROS CENTER</b>	<b>41,694</b>	<b>-</b>	<b>0.0%</b>		
SC Mills & Mulberry	2,450			Mobil	GAS
	13,406			CVS	GM
	25,838			Stater Bros	F
<b>PRELAND PLAZA</b>	<b>7,800</b>	<b>4,500</b>	<b>57.7%</b>		
Slauson & Norwalk	1,200			Smoke Shop	S
	2,400	2,400		Vacant	VAC
	2,100			Top Dollar	GM
	2,100	2,100		Vacant	VAC
<b>UNNAMED CENTER</b>					
Slauson & Norwalk	1,875			May Flowers	S
	1,688			Pawn Zone	S
	750			Thrift Store	S
	656			Taper Barber Shop	SVC
	844			Panderia Del Campo	ED
	1,219	1,219		Vacant	VAC
	1,031			Waterland	S
<b>UNNAMED CENTER</b>	<b>3,981</b>	<b>-</b>	<b>0.0%</b>		
SEC Hadley & Pickering	1,138			Spartan Burgers	ED
	894			Innovations Barber Shop	SVC
	1,950			Tobacco & Star Market	S
<b>UNNAMED CENTER</b>	<b>4,950</b>	<b>1,013</b>	<b>20.5%</b>		
SWC Hadley & Milton	900			Water & Ice	S
	1,013	1,013		Vacant	VAC
	900			Barber Shop	SVC
	900			Fastline Video	S
	1,238			Little Caesars	ED
<b>UNNAMED CENTER</b>	<b>3,300</b>	<b>-</b>	<b>0.0%</b>		
NEC Hadley & Court	800			Kutting Krew Hair Salon	SVC
	800			Mexican Restaurant	ED
	1,700			Maytag Wash & Dry	FA
<b>FELIZ PLAZA*</b>	<b>13,688</b>	<b>1,063</b>	<b>7.8%</b>		
13525 Telegraph Rd	813			Pizza Hut	ED

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	563			Sherrif	SVC
	500			Income Tax	SVC
	875			LA County Public Works	SVC
	563			Medical Clinic	SVC
	563			Designer-Builder	BHG
	500	500		Vacant	VAC
	500			Barber Shop	SVC
	563			Hair Salon	SVC
	500			Payday Express	SVC
	500			Check Cashing	SVC
	500			Rose Girls Boutique	A
	563	563		Vacant	VAC
	1,063			Smoke Shop	S
	500			A's Copies	SVC
	500			EI Manantial	ED
	1,063			Kung Foo	SVC
	1,563			Pest Control	SVC
	1,500			Motor Sports	AD
<b>SANTA FE SPRINGS PLAZA*</b>	<b>85,731</b>	<b>15,484</b>	<b>18.1%</b>		
Carmenita Rd / Telegraph Rd	3,713			Mandarin Inn	ED
	9,219	9,219		Vacant	VAC
	11,788			dd's Discount	A
	1,238	1,238		Vacant	VAC
	844			Greenlight Insurance	SVC
	1,031			US Post Office	SVC
	750			H&R Block	SVC
	563			Kut A Beauty	SVC
	656			Beauty Supplies	SVC
	563			Kaya Threading	SVC
	563			Basking Robbins	ED
	750			Classy Nails	SVC
	750			Dentist	SVC
	750			Female Clinic	SVC
	1,500	1,500		Vacant	VAC
	750			Cash Advance	SVC
	1,125	1,125		Vacant	VAC
	1,219			Cost Bargain	F
	26,422			Food 4 Less	F
	1,063			Radioshack	FA
	850			Wateria	S
	850			Auto Insurance	SVC
	1,700	1,700		Vacant	VAC
	850			Little Caesars	ED
	1,575			El Pollo Loco	ED
	1,225			Chipotle	ED
	703			Menchie's	ED
	703	703		Vacant	VAC
	781			Capriott's	ED
	1,406			T Mobile	S
	1,016			Waba Grill	ED
	1,094			Five Guys	ED
	2,813			Chase	SVC
	2,550			Bank of America	SVC
	722			Yum Yum Donuts	ED
	656			Dentist	SVC
	984			Panda Express	ED
<b>UNNAMED CENTER*</b>	<b>6,963</b>	<b>563</b>	<b>8.1%</b>		
NWC Telegraph & Carmenita	563			Subway	ED
	500			Kayna Threading	SVC
	563			Cut & Perm	SVC
	875			Mariscos Mazatlan	ED
	438			Pho Mai	ED
	563	563		Vacant	VAC
	438			Basic Food & Nutrition	SVC
	438			Cash 4 You	SVC
	563			Metro PCS	S
	625			Dentist	SVC
	750			Wingstop	ED
	650			Valero	GAS

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
<b>UNNAMED CENTER*</b>	<b>4,991</b>	<b>-</b>	<b>0.0%</b>		
13313 Telegraph Rd	894			Lucky Thai	ED
	481			Massage	SVC
	619			Insurance	SVC
	413			Jenny's Country Kitchen	SVC
	413			Barber	SVC
	550			Rose Nails	SVC
	825			Vision Center	SVC
	797			Cebollitas	ED
<b>UNNAMED CENTER*</b>	<b>10,247</b>	<b>-</b>	<b>0.0%</b>		
NEC Mills & Telegraph	4,622			Party Warehouse	S
	1,797			Pizzamania	ED
	859			El Camino	ED
	1,172			Sunshine Liquor	F
	781			Bianca's Beauty Salon	SVC
	1,016			Florist	S
<b>MILLS PALM PLAZA</b>	<b>21,063</b>	<b>-</b>	<b>0.0%</b>		
NEC Mills & Broadway	1,250			Leslie's Party Supply	S
	1,500			Sto N Go Cleaners	SVC
	1,000			Shoe Shacle	A
	2,000			Samy's Liquor	F
	1,750			Milo's Place	ED
	1,250			La Cocina de Carmen	ED
	1,250			Wash & Dry Laundry	SVC
	1,125			L&T Barber Shop	SVC
	875			Boost Mobile	S
	1,500			Los Toritos Meat Market	F
	1,125			Water	S
	750			Cinco de Mayo	ED
	1,000			Panderia	ED
	1,250			Nails & Spa	SVC
	1,250			Geeks R Us	FA
	2,188			Golden Ox	ED
<b>UNNAMED CENTER</b>	<b>13,444</b>	<b>-</b>	<b>0.0%</b>		
NC Norwalk & Broadway	2,325			7 Eleven	F
	3,738			Area Thai	ED
	4,631			Janilzio	F
	1,250			Barber	SVC
	1,500			Smoke Shop	S
<b>UNNAMED CENTER</b>	<b>4,538</b>	<b>-</b>	<b>0.0%</b>		
5427 Norwalk Blvd	2,475			Barley Bin Liquor	F
	619			Women & Men's Salon	SVC
	825			Realty Services	SVC
	619			Barber Shop	SVC
<b>CEFALIA CENTER</b>	<b>17,463</b>	<b>-</b>	<b>0.0%</b>		
8039 Norwalk Blvd	1,650			Juan's Tacos	ED
	825			Barber	SVC
	963			Hair Salon	SVC
	1,650			Bakery	ED
	2,063			Top Video	S
	963			Regados y Bionicos	ED
	825			Family Nutrition Center	SVC
	825			Water Plus	S
	825			Income Tax	SVC
	2,063			Mariscos	ED
	1,100			Dough Boy Pizza	ED
	2,200			Coin Laundry	SVC
	1,513			Narcaticos Anonimos	SVC
<b>UNNAMED CENTER</b>	<b>5,338</b>	<b>-</b>	<b>0.0%</b>		
SWC Washington & Norwalk	2,100			Dentist	SVC
	1,838			The Training Room	SVC
	700			Prime Liquor	F
	700			Legacy Home Care	SVC
<b>UNNAMED CENTER</b>	<b>9,750</b>	<b>-</b>	<b>0.0%</b>		
7623 Greenleaf Ave	2,275			Residential Real Estate	SVC

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	1,463			Noe's Triple Check	SVC
	1,463			Crystal Hair & Nails	SVC
	1,950			Uptown Pizza Co	ED
	2,600			Laundry	SVC
<b>UNNAMED CENTER</b>	<b>5,556</b>	<b>-</b>	<b>0.0%</b>		
SEC Lambert & Painter	1,125			Payday Loans	SVC
	1,350			H&H Liquor Mart	F
	1,519			Sol Maya	ED
	1,563			Diara Pizza	ED
<b>FREESTANDING</b>					
14919 Whittier Blvd	1,700			Chevron*	GAS
14941 Whittier Blvd	24,131			Ralphs*	F
14323 Whittier Blvd	2,025			Muchas Gracias	ED
14249 Whittier Blvd	5,913			Stereo Superstore	AD
14227 Whittier Blvd	2,362			El Pollo Loco	ED
14215 Whittier Blvd	2,850	2,850		Vacant	VAC
14101 Whittier Blvd	3,800			Pep Boys	AD
14005 Whittier Blvd	1,425			Valero	GAS
13939 Whittier Blvd	5,400	5,400		Vacant	VAC
13709 Whittier Blvd	2,625			76 Station	GAS
13575 Whittier Blvd	5,850			Pawn Shop	S
13561 Whittier Blvd	2,316			Jack in the Box	ED
13553 Whittier Blvd	2,020			Papa Johns	ED
13515 Whittier Blvd	3,444	3,444		Vacant	VAC
13505 Whittier Blvd	4,031			Salon Cheval	SVC
13501 Whittier Blvd	2,613			Safety Consulting Services	SVC
13427 Whittier Blvd	2,888			OK Clearance	FA
13421 Whittier Blvd	1,100			Serenity Barber Shop	SVC
13421 Whittier Blvd	1,238			Smoke Shop	S
8250 Painter Ave	1,344			Woori Gumi	ED
13107 Whittier Blvd	1,650	1,650		Vacant	VAC
13105 Whittier Blvd	1,800			The Framery	SVC
13103 Whittier Blvd	2,100			The Gallery	SVC
13003 Whittier Blvd	22,688			Albertsons	F
12911 Whittier Blvd	4,219			Chevron	GAS
12831 Whittier Blvd	1,740			Mr. Giant	ED
12301 Whittier Blvd	48,800			King Richard's Antique Center	S
12221 Whittier Blvd	5,913			Whittier Farms	F
12205 Whittier Blvd	16,675			Kid's Furniture	FA
11555 Whittier Blvd	2,888	2,888		Vacant	VAC
11549 Whittier Blvd	1,250			Income Tax	SVC
11527 Whittier Blvd	800			Barber Shop	SVC
11527 Whittier Blvd	800			Tailor	SVC
11527 Whittier Blvd	1,000			Chema's Tacos	ED
11415 Whittier Blvd	2,063			Baily's Liquor	F
11253 Whittier Blvd	2,194			Mobil	GAS
11237 Whittier Blvd	1,582			Super Burrito	ED
11217 Whittier Blvd	12,113			Dollar Tree	GM
10437 Whittier Blvd	2,550			7 Eleven	F
10409 Whittier Blvd	2,494			Carl's Jr	ED
10121 Whittier Blvd	3,713			Arco	GAS
10558 Whittier Blvd	2,400			Fast Freddie's Liquor	F
10608 Whittier Blvd	1,500			Mary's Tortilleria	ED
10610 Whittier Blvd	1,375			Printing	SVC
10614 Whittier Blvd	2,250			Adult Videos	S
10620 Whittier Blvd	1,250			Panderia Los Compadres	ED
10624 Whittier Blvd	2,000			Carniceria El Regalo Market	F
10722 Whittier Blvd	874			Taco Bell	ED
10802 Whittier Blvd	1,875			Super 8 Gas	GAS
11104 Whittier Blvd	2,550			Stuff Pizza	ED
11108 Whittier Blvd	2,250			Launderland	SVC
11114 Whittier Blvd	1,200			El 7 Mares	ED
11120 Whittier Blvd	2,363			Heart Pharmacy	S
11142 Whittier Blvd	1,125			Mudanzas Tri Color	SVC
11144 Whittier Blvd	1,500			Party Supply	S
11146 Whittier Blvd	875			Tattoo	SVC
11148 Whittier Blvd	1,125			Mexico Travel	SVC

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
11154 Whittier Blvd	1,500	1,500		Vacant	VAC
11156 Whittier Blvd	750			Beauty Salon	SVC
11158 Whittier Blvd	750			Magic Smile	SVC
11160 Whittier Blvd	875			El Atacez	ED
11206 Whittier Blvd	1,750			Pawn Shop	S
11208 Whittier Blvd	1,000			Staff It	SVC
11210 Whittier Blvd	2,500			Church	SVC
11212 Whittier Blvd	1,000			Tuxedo Rental	SVC
11216 Whittier Blvd	1,050			Nerdboy Records	S
11218 Whittier Blvd	1,225			Printing	SVC
11226 Whittier Blvd	3,325			Crossfit	SVC
11230 Whittier Blvd	1,400			Dance Image	SVC
11234 Whittier Blvd	2,450			Chiropractor	SVC
11408 Whittier Blvd	5,500			West Whittier Paint Co	BHG
11464 Whittier Blvd	4,701			Green Turtle	ED
11500 Whittier Blvd	5,600			Salinas Tire	AD
11504 Whittier Blvd	1,925	1,925		Vacant	VAC
11508 Whittier Blvd	7,525			Mattress Brands Center	FA
11510 Whittier Blvd	2,450			Interstate Hydroponics	SVC
11550 Whittier Blvd	1,513			Pizza Hut	ED
11604 Whittier Blvd	11,594			Walgreens	GM
11750 Whittier Blvd	32,094			Stater Bros	F
11758 Whittier Blvd	2,000			Tae Kwon Do	SVC
12734 Whittier Blvd	7,000			A-Z Mart Used Furniture	FA
12808 Whittier Blvd	4,500			Drake's Affordable Floors	FA
12814 Whittier Blvd	1,750			Party Snacks Liquor	F
12818 Whittier Blvd	1,400			Card Collector	S
12820 Whittier Blvd	1,400	1,400		Vacant	VAC
12822 Whittier Blvd	1,750			Custum Shower Doors	BHG
8201 Greenleaf Ave	15,400			Walgreens	GM
13008 Whittier Blvd	2,275			Taco Bell	ED
13022 Whittier Blvd	1,625	1,625		Vacant	VAC
13022 Whittier Blvd	1,750			La Pizza Loca	ED
13106 Whittier Blvd	2,450			KFC	ED
13208 Whittier Blvd	2,100			LA Jacks	A
13105 Whittier Blvd	2,175			Napa Auto Parts	AD
13238 Whittier Blvd	13,050			Battels Hardware	BHG
13300 Whittier Blvd	3,000			Charter Communications	SVC
13306 Whittier Blvd	1,375			Pharmacy	S
13308 Whittier Blvd	2,613			Herbies Organic Market	F
13320 Whittier Blvd	1,969			Tacos Baja	ED
14044 Whittier Blvd	1,500			Choice Liquors	F
14226 Whittier Blvd	6,600			Slam Dunk Sports Bar	ED
14244 Whittier Blvd	1,885			Norm's Charbroiled Burgers	ED
14360 Whittier Blvd	10,313	10,313		Vacant	VAC
14364 Whittier Blvd	5,000			Kung Foo	SVC
14368 Whittier Blvd	1,300			My Petite	SVC
14368 Whittier Blvd	2,113			Salon Montage	SVC
14402 Whittier Blvd	1,275			Teri Medina's Great Stuff	A
14414 Whittier Blvd	2,925			Whittier Jewelry Mart	A
14450 Whittier Blvd	3,019			Joe's Peep's NY Pizza	ED
14452 Whittier Blvd	1,969			Chiropractor	SVC
14502 Whittier Blvd	8,000			Michaels Furniture Superstore	FA
14708 Whittier Blvd	1,294			Income Tax	SVC
14710 Whittier Blvd	1,294			Foot Massage	SVC
14718 Whittier Blvd	7,331			Pet City	S
14810 Whittier Blvd	3,030			Norms	ED
7701 Painter Ave	3,450			Uptown Market	F
10211 Colima	1,188			Grog Shop*	F
11236 Washington Blvd	1,375			Johnny's Shrip Boat	ED
11242 Washington Blvd	1,425			Z Burgers	ED
11300 Washington Blvd	3,324			Birrieria Mexican Restaurant	ED
11302 Washington Blvd	1,875			Alta Dena Express	F
11530 Washington Blvd	4,650			Shakey's	ED
11624 Washington Blvd	2,194			El Pollo Loco	ED
11770 Washington Blvd	2,138			Chevron	GAS
11808 Washington Blvd	2,550			Johnnie's	ED
12402 Washington Blvd	7,794			Marie Callender's	ED
11843 Washington Blvd	1,900			Bill's Liquor	F
11605 Washington Blvd	3,000			Steak Corral	ED
11401 Washington Blvd	2,310			Rubi's	ED
11347 Washington Blvd	900			Shell	GAS

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
11339 Washington Blvd	1,425			Chinese Food	ED
11325 Washington Blvd	1,720			Douglas Burgers	ED
11319 Washington Blvd	1,900			The Stein	F
11317 Washington Blvd	1,425			George Smith Autoparts	AD
11025 Washington Blvd	850			76 Station	GAS
14235 Lambert Rd	1,050			Farmer's Insurance	SVC
14231 Lambert Rd	1,050	1,050		Vacant	VAC
14225 Lambert Rd	1,050			@Tronix	S
14221 Lambert Rd	1,050			David's Pool Supplies	S
14213 Lambert Rd	1,050			Donuts	ED
14211 Lambert Rd	1,050			Salon Charisma	SVC
14203 Lambert Rd	1,138			Alternative Kitchen Design	BHG
14201 Lambert Rd	1,138			Realtor	SVC
14181 Lambert Rd	788			Copy Shop	SVC
14179 Lambert Rd	788	788		Vacant	VAC
14159 Lambert Rd	1,594	1,594		Vacant	VAC
14157 Lambert Rd	1,594			Lawnmower Shop	SVC
14125 Lambert Rd	1,138			Two Felons Skate Shop	A
14103 Lambert Rd	875			Santi's Mexican Grill	ED
14101 Lambert Rd	700			Hair Salon	SVC
14087 Lambert Rd	875	875		Vacant	VAC
14041 Lambert Rd	1,056			Sports Jackets Unlimited	A
14031 Lambert Rd	1,463	1,463		Vacant	VAC
8438 Santa Fe Springs Rd	2,400			7 Eleven	F
12559 Lambert Rd	1,575			G&M Gas Station	GAS
12614 Lambert Rd	1,800			Sundown Liquor	F
13010 Lambert Rd	1,788			Arco	GAS
8803 Painter Ave	650			76 Station	GAS
13448 Lambert Rd	3,808			Tam's Burgers	ED
12604 Beverly Blvd	2,869			Circle K	F
8401 Pioneer Blvd	9,000			Christian Family Discount	S
8425 Pioneer Blvd	5,250			Dennys	ED
8441 Pioneer Blvd	1,050			Mobil	GAS
8505 Pioneer Blvd	1,250			Arco	GAS
13203 Telegraph Rd	1,350			7 Eleven*	F
13225 Telegraph Rd	3,609	3,609		Vacant*	VAC
10320 Painter Ave	919			George's Burgers*	ED
9136 Norwalk Blvd	1,238			Angelos Burgers	ED
11462 Slauson Ave	2,813			C Food Store	F
11506 Slauson Ave	2,125			Michael's Super Burgers	ED
11720 Slauson Ave	13,388			Napa Autoparts	AD
12000 Slauson Ave	2,019			Sako's Sandwiches	ED
12601 E Mulberry Dr	2,000	2,000		Vacant	VAC
6502 Greenleaf Ave	475			Winchell's*	ED
12525 Hadley St	1,500			Arco	GAS
11550 Whittier Blvd	1,500			Pizza Hut	ED
13331 Telegraph Rd	7,125			Walgreens*	GM
8632 Norwalk Blvd	2,019			Rail Bar	ED
8630 Norwalk Blvd	1,306	1,306		Vacant	VAC
8542 Norwalk Blvd	5,850			Produce Patch	F
8536 Norwalk Blvd	1,680			Mariscos El Paisa	ED
6018 Norwalk Blvd	1,856			The Bottle House Liquor	F
8801 Norwalk Blvd	2,000			Sunshine Market	F
8821 Norwalk Blvd	3,088			Navarro's Taqueria	ED
8911 Norwalk Blvd	3,200	3,200		Vacant	VAC
8843 Santa Fe Springs Rd	900			Helen's Market	F
8840 Painter Ave	3,660			McDonalds	ED
6751 Painter Ave	1,688			California Grill	ED
8845 Painter Ave	2,375			Burger King	ED
9151 Painter Ave	1,800			Arco	GAS
9719 Carmenita Rd	2,200			Del Taco	ED
9727 Carmenita Rd	2,000			7 Eleven	F
<b>UPTOWN WHITTIER</b>					
12504 Philadelphia St	1,688			Sirgio's Tacos	ED
12626 Philadelphia St	3,038	3,038		Vacant	VAC
12706 Philadelphia St	1,250			Bizarra Capital	ED
12800 Philadelphia St	2,188	2,188		Vacant	VAC
12810 Philadelphia St	3,325			Baker's Market	F
12918 Philadelphia St	1,188			The Kutting Edge	SVC
12920 Philadelphia St	1,306	1,306		Vacant	VAC

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
12924 Philadelphia St	4,156			Fashion Fair	A
7007 Greenleaf Ave	1,438			Pho & Roll	ED
7007 Greenleaf Ave	1,150			Steve's BBQ	ED
7011 Greenleaf Ave	1,581			Gu Thai	ED
7013 Greenleaf Ave	1,294	1,294		Vacant	VAC
7029 Greenleaf Ave	2,731			Pawn Shop	S
7033 Greenleaf Ave	1,294			Girly Girls	SVC
7039 Greenleaf Ave	2,875			La Pescadora	ED
7041 Greenleaf Ave	1,438			One Stop Shop	S
7043 Greenleaf Ave	1,869			Mexican Art & Furniture	FA
7049 Greenleaf Ave	1,581			Greenleaf Massage	SVC
7051 Greenleaf Ave	1,438			Red Oak BBQ	ED
7639 Greenleaf Ave	1,181	1,181		Vacant	VAC
7639 Greenleaf Ave	2,194			California Market	F
8001 Greenleaf Ave	3,038			7 Eleven	F
8009 Greenleaf Ave	2,363			LC Star Wash	SVC
8013 Greenleaf Ave	1,125			Barber Shop	SVC
8021 Greenleaf Ave	2,250	2,250		Vacant	VAC
8025 Greenleaf Ave	1,350			Barber Shop	SVC
7902 Greenleaf Ave	1,444			El Sonido de Musica	S
7756 Greenleaf Ave	3,938			Claudia's Place	ED
<b>UNNAMED CENTER</b>	<b>17,956</b>	<b>4,463</b>	<b>24.9%</b>		
SEC Wardman St / Comstock Ave	2,125			The Coffee Bean	ED
	638			Print Masters	SVC
	744			Bella Emperio	SVC
	1,700			Super Cuts	SVC
	1,063			Subway	ED
	2,125			Greenleaf Café	ED
	1,488			Beauty Salon	SVC
	1,275			H&R Block	SVC
	1,381			Whittier Health Center	SVC
	3,400	3,400		Vacant	VAC
	956			Nails & Spa	SVC
	1,063	1,063		Vacant	VAC
7301 Greenleaf Ave	4,625			Uptown Liquor	F
7303 Greenleaf Ave	1,750			Bakery	ED
7305 Greenleaf Ave	1,400			A List	SVC
7307 Greenleaf Ave	1,050			QCB Jewelers	A
7309 Greenleaf Ave	875			Puppy Salon	SVC
7311 Greenleaf Ave	1,050			M&D Hair Salon	SVC
7313 Greenleaf Ave	1,225			Dentist	SVC
7317 Greenleaf Ave	3,325			Zumaya's	ED
7254 Greenleaf Ave	1,862			Rick's Drive In	ED
7232 Greenleaf Ave	3,019	3,019		Vacant	VAC
7058 Greenleaf Ave	2,763			Teriyaki Bistro	ED
7350 Greenleaf Ave	650			Jewelry	A
7348 Greenleaf Ave	650			Village Salon	SVC
7046 Greenleaf Ave	2,194			Candylicious	ED
7044 Greenleaf Ave	1,706			Aura's World	SVC
7040 Greenleaf Ave	3,594			Uptown Mexican Café	ED
7036 Greenleaf Ave	938			Yogurt & Boba	ED
7030 Greenleaf Ave	1,381			Restaurant	ED
7028 Greenleaf Ave	1,406			Oasis Nails & Spa	SVC
7028 Greenleaf Ave	1,094			Metro PCS	S
7022 Greenleaf Ave	1,000			La Corona	ED
7020 Greenleaf Ave	1,960			Havana House	ED
13002 Philadelphia St	12,750			Furniture Liquidators	FA
13100 Philadelphia St	1,463			Casita Del Pueblo	S
13102 Philadelphia St	975			Emmy Doo's	ED
13106 Philadelphia St	975			iDoctor	SVC
13108 Philadelphia St	1,300			4D Special Delivery	SVC
13112 Philadelphia St	3,738			Ciao Italian Ristorante	ED
13120 Philadelphia St	2,194			United Independent	SVC
13124 Philadelphia St	1,856			Salon Selah	SVC
13126 Philadelphia St	2,194			Art Classes	SVC
Philadelphia St & Washington Ave	1,181			Antiques	S
13119 Philadelphia St	1,200			Azabu	ED
6744 Bright Ave	1,350			Beauty Salon	SVC
6742 Bright Ave	900			Tailor	SVC
6740 Bright Ave	1,050			Acupuncture	SVC

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
6738 Bright Ave	1,500			Simply Susie's Boutique	A
6736 Bright Ave	1,500			Maki Yaki	ED
6734 Bright Ave	1,050			Pictures & Frames	S
6732 Bright Ave	1,050			Nails	SVC
6730 Bright Ave	1,006			Galvan Photography	SVC
6728 Bright Ave	2,300			Local Fixture	A
6724 Bright Ave	3,369			Phlight	ED
6724 Bright Ave	2,756			Gym	SVC
6707 Bright Ave	6,375			Ceveux Attic	S
6711 Bright Ave	2,231			Luna Sol	S
6741 Bright Ave	1,200			Village Café	ED
6743 Bright Ave	1,350			Scrapbooks	S
6745 Bright Ave	1,050			Holistic Health	S
6747 Bright Ave	750			T Shirts	A
6749 Bright Ave	750			Barber Shop	SVC
6751 Bright Ave	1,500			Bombshell Boutique	A
6753 Bright Ave	3,575			Seta	ED
13015 Philadelphia St	3,150			New Canton	ED
13013 Philadelphia St	1,050			Shoes	A
13011 Philadelphia St	1,200			Mr. Sandwich	ED
13009 Philadelphia St	1,200			Melrose Co	A
6756 Greenleaf Ave	1,375			Starbucks	ED
6754 Greenleaf Ave	1,000			Fenix 5-4	ED
6752 Greenleaf Ave	1,188			Jewelry Design	A
6746 Greenleaf Ave	4,725			Dattilo	ED
6744 Greenleaf Ave	1,575			Sugar Express	S
6740 Greenleaf Ave	1,575			The 6740	ED
6738 Greenleaf Ave	4,725			Eeden Boutique	A
6732 Greenleaf Ave	6,075			Green Dollar	GM
6718 Greenleaf Ave	2,063			Jeanology	A
6716 Greenleaf Ave	1,875			Dentist	SVC
6714 Greenleaf Ave	1,438			Artika	SVC
6710 Greenleaf Ave	1,294	1,294		Vacant	VAC
6708 Greenleaf Ave	3,019			Book Store	S
6704 Greenleaf Ave	1,294			Haute Mess Boutique	A
6702 Greenleaf Ave	719			Tobacco	S
6702 Greenleaf Ave	1,094			Jeyn's Boutique	A
13006 Bailey St	900			Me-ow	A
13008 Bailey St	2,588			Baily Street Kitchen	ED
13010 Bailey St	1,400	1,400		Vacant	VAC
13012 Bailey St	900			Studio Dance	SVC
13013 Bailey St	1,000			J's Skincare & Nails	SVC
6560 Greenleaf Ave	1,306			Ephemere	ED
6556 Greenleaf Ave	5,250	5,250		Vacant	VAC
6550 Greenleaf Ave	2,625			Berlin Diuinus	A
6546 Greenleaf Ave	2,625			State Farm	SVC
6544 Greenleaf Ave	4,813			Pawn Shop	S
6538 Greenleaf Ave	5,031			School of Beauty	SVC
6532 Greenleaf Ave	1,969			Spin Lounge	S
6518 Greenleaf Ave	2,613			Bambooze	ED
6518 Greenleaf Ave	1,100			Falak Hookah Bar	ED
6518 Greenleaf Ave	756			The Wing Fix	ED
6518 Greenleaf Ave	1,100			Nutrishop	S
6518 Greenleaf Ave	1,463			Golden Ox Burgers	ED
6501 Greenleaf Ave	2,625			Skin Perfect	SVC
6511 Greenleaf Ave	4,500			Sage	ED
6531 Greenleaf Ave	1,000	1,000		Vacant	VAC
6533 Greenleaf Ave	1,625			Kodak	SVC
6537 Greenleaf Ave	963			Optometrist	SVC
6541 Greenleaf Ave	2,875			Orange Grill	ED
6545 Greenleaf Ave	2,875			Pet Spa	SVC
6701 Greenleaf Ave	2,344			Men's Clothing Outlet	A
12924 Bailey St	675			The Vape Box	S
12922 Bailey St	675			Fabulous Vintages	S
12920 Bailey St	675	675		Vacant	VAC
12908 Bailey St	9,625	9,625		Vacant	VAC
13124 Philadelphia St	1,225			Salon Selah	SVC
6707 Greenleaf Ave	3,544			Shoe Store	A
6711 Greenleaf Ave	1,856			Dentist	SVC
6711 Greenleaf Ave	1,013			Color Me Mine	SVC
6713 Greenleaf Ave	1,425			G's Cyclery & Wheels	S
6717 Greenleaf Ave	2,150			Franco Trattoria	ED

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
6719 Greenleaf Ave	2,613			Levels	S
6721 Greenleaf Ave	2,375			Bath Shop	S
6723 Greenleaf Ave	2,375			Toy Store	S
6727 Greenleaf Ave	5,225			Melrose Co	A
6735 Greenleaf Ave	1,600			Memo's Café	ED
6737 Greenleaf Ave	1,750			Soho	A
6739 Greenleaf Ave	1,225			Whittier Coins	S
6741 Greenleaf Ave	1,225	1,225		Vacant	VAC
6743 Greenleaf Ave	1,050			Village Sweets	S
6745 Greenleaf Ave	1,050			9 Steps	A
6747 Greenleaf Ave	1,750			Geeks	S
6747 Greenleaf Ave	1,575			Uptown 2000	S
6749 Greenleaf Ave	2,275			Rusty Monk	ED
6757 Greenleaf Ave	4,263			Rocky Cola Café	ED
12923 Philadelphia St	963			His & Hers Nutrition	S
12921 Philadelphia St	1,100			King Trophy	S
12919 Philadelphia St	963			Tarot Cards	S
12913 Philadelphia St	1,938			Fire House Grill	ED
12911 Philadelphia St	1,744			Marco Pollo Pizza	ED
12909 Philadelphia St	1,938			Spitfire Interiors	FA
12907 Philadelphia St	1,744			Tattoo	SVC
12901 Philadelphia St	3,681			Memories Dining & Dancing	ED
12809 Philadelphia St	2,080	2,080		Vacant	VAC
6703 Comstock Ave	3,038	3,038		Vacant	VAC
6711 Comstock Ave	5,850			Optometry	SVC
6717 Comstock Ave	2,013			JB's Famous	ED
6723 Comstock Ave	1,438			Kairos Salon	SVC
6725 Comstock Ave	5,250			Akido	SVC
6727 Comstock Ave	1,500			Our Cleaners	SVC
6729 Comstock Ave	1,688			Legacy Running Co	A
6731 Comstock Ave	1,688			The Hair Club	SVC
12515 Philadelphia St	2,875			7 Eleven	F
12802 Penn St	2,363			Clothing Boutique	A
<b>PICO RIVERA</b>					
<b>RITE AID CENTER</b>					
NEC Whittier & Durfee	18,150	1,500	4.6%	Rite Aid	GM
	2,906			Starbucks	ED
	1,423			Tommy's	ED
	1,500			Studio Fit	SVC
	1,750			Corner Store Staffing	SVC
	1,500			Dentist	SVC
	1,500	1,500		Vacant	VAC
	3,900			Sherwin-Williams	BHG
<b>UNNAMED CENTER*</b>					
NEC Whittier & Columbia	813	-	0.0%	Little Caesars	ED
	1,056			F&M Liquor	F
	569			Berri's Salon	SVC
	731			Income Tax	SVC
	1,056			Boost Mobile	S
	731			OK Donuts	ED
	1,056			Coin Laundry	SVC
<b>PICO RIVERA PLAZA*</b>					
SEC Whittier & Paramount	3,864	11,344	7.9%	Denny's	ED
	8,594			Fallas Paredes	A
	24,025			Food 4 Less	F
	447			Baskin Robbins	ED
	447			Venus Nails	SVC
	3,094			David's Academy of Beauty	SVC
	1,031	1,031		Vacant	VAC
	750			Pupuseria	ED
	469			Magic Straight	SVC
	750	750		Vacant	VAC
	844	844		Vacant	VAC
	1,219			Mother's Nutritional	SVC
	1,594	1,594		Vacant	VAC
	844			H&R Block	SVC
	1,594	1,594		Vacant	VAC
	853			Subway	ED
	66,319			Target	GM

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	722			Kaya Threading	SVC
	656			You & I Barber Shop	SVC
	656			Locksmith	SVC
	722			Hong Kong Express	ED
	722			Check into Cash	SVC
	591	591		Vacant	VAC
	2,166			WIC	SVC
	722			Dentist	SVC
	525			Thrifty Cleaners	SVC
	591			Liberty Tax	SVC
	656			Natural Choice Health Foods	F
	1,050	1,050		Vacant	VAC
	1,181			Burger King	ED
	1,381			Chipotle	ED
	1,463	1,463		Vacant	VAC
	731			Metro PCS	S
	975	975		Vacant	VAC
	2,625			Pacific Western Bank	SVC
	4,594			O'Reilly Autoparts	AD
	1,066			Papa John's	ED
	1,453	1,453		Vacant	VAC
	1,163			Panda Express	ED
<b>CROSSROADS PLAZA</b>	<b>232,640</b>	<b>4,971</b>	<b>2.1%</b>		
SEC Whittier & Rosemead	2,275			El Pollo Loco	ED
	1,550	1,550		Vacant	VAC
	1,744			Happy Wok	ED
	1,744	1,744		Vacant	VAC
	1,550			Optometry	SVC
	3,294			Health Center	SVC
	3,263			West Coast Dental	SVC
	1,269			Carambas	ED
	1,450			Water Mart	S
	1,631			Auto Insurance	SVC
	1,631			Don Roberto	SVC
	63,125			Superior	F
	4,125			Mega Shoe Factory	A
	3,575			Radioshack	FA
	3,850			Dollar Zone	GM
	2,750			US Post Office	SVC
	11,550			Family Dollar	GM
	2,750			Nails	SVC
	101,250			Home Depot	BHG
	6,050			Shakeys	ED
	2,188			Taco Bell	ED
	3,100			In N Out	ED
	2,100			Verizon	S
	1,677	1,677		Vacant	VAC
	1,350			El Super Taco	ED
	1,800			Adriana's Insurance	SVC
<b>UNNAMED CENTER</b>	<b>42,038</b>	<b>-</b>	<b>0.0%</b>		
SWC Whittier & Passons	2,375			Cash Advance	SVC
	2,375			Enterprise	SVC
	1,663			El Oasis	ED
	4,513			Donuts	ED
	4,513			Credit Union	SVC
	2,138			Estella Salon	SVC
	2,375			Pizza Hut	ED
	4,038			President Thai	ED
	6,650			Aaron's	FA
	11,400			Autozone	AD
<b>GATEWAY PLAZA</b>	<b>57,419</b>	<b>2,900</b>	<b>5.1%</b>		
SEC Whittier & Passons	2,363			Nova Dental	SVC
	9,450			Pico Clothing Outlet	A
	8,438			Big 5	S
	2,194			Mr. Bulldog	SVC
	1,600	1,600		Vacant	VAC
	1,300	1,300		Vacant	VAC
	1,350			Allstate	SVC
	1,181			Fruti Bionicos	ED

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	1,856			Dough Boy Pizza	ED
	1,181			Cleaners	SVC
	1,181			Panderia La Mexicana	ED
	1,181			Dashers Auto Insurance	SVC
	1,013			Smoke Shop	S
	1,350			1 Hour Photo	SVC
	1,181			Amigo Barber Shop	SVC
	1,181			Foot Massage	SVC
	1,350			Nails	SVC
	1,181			Boost Mobile	S
	1,688			Tacos El Chilango	ED
	1,350			Dental Office	SVC
	1,519			Cash for Gold	SVC
	1,519			Beauty Salon	SVC
	1,350			Tattoos	SVC
	3,881			Laudromat	SVC
	3,325			M&M Mini Market	F
	2,256			Red Chopstix	ED
<b>UNNAMED CENTER*</b>	<b>5,825</b>	<b>1,350</b>	<b>23.2%</b>		
NEC Washington & Passons	625			Shell	GAS
	800			La Fonda Paisa	ED
	400			Celia Cutting Shop	SVC
	400			Fruti Bioncos	ED
	550			Bail Bonds	SVC
	700			La Hacienda Pet Shop	S
	1,350	1,350		Vacant	VAC
	1,000			Physical Therapy	SVC
<b>CROSSWAY PLAZA*</b>	<b>5,938</b>	<b>625</b>	<b>10.5%</b>		
NWC Washington & Crossway	1,188			JB Liquor & Market	F
	1,188			Radioshack	FA
	563			Topline Nails & Spa	SVC
	500			Rapido Income Tax	SVC
	625	625		Vacant	VAC
	625			Allstate	SVC
	1,250			Payday Advance	SVC
<b>RIO HONDO CENTER*</b>	<b>4,091</b>	<b>1,116</b>	<b>27.3%</b>		
8535 Washington Blvd	963			Carniceria Cesar Meat Market	F
	263			AA	SVC
	525			El Molinito Restaurant	ED
	425			Venus Beauty Shop	SVC
	425			Signs	SVC
	638	638		Vacant	VAC
	478	478		Vacant	VAC
	375			Donuts	ED
<b>UNNAMED CENTER</b>	<b>11,525</b>	<b>-</b>	<b>0.0%</b>		
Rosemead & Beverly Rd	2,600			Carniceria Family Meats	F
	1,500			El Lagunero	ED
	800			Book Keeping	SVC
	1,950			Coin Laundry	SVC
	4,675			Pico Liquor	F
<b>UNNAMED CENTER</b>	<b>66,619</b>	<b>1,938</b>	<b>2.9%</b>		
SWC Rosemead & Mines	9,938			Dearden's	FA
	1,938	1,938		Vacant	VAC
	11,025			Chuck E Cheese	ED
	4,375			Kumon	SVC
	1,400			Kong Donuts	ED
	1,050			London Barber	SVC
	1,400			Elado	ED
	4,700	4,700		Vacant	VAC
	1,575			Mr. Pepe's Burgers	ED
	1,400	1,400		Vacant	VAC
	22,494			dd's Discounts	A
	4,025			Carniceria Los Primos	F
	1,300			Dentist	SVC
<b>PICO RIVERA MARKETPLACE*</b>	<b>42,959</b>	<b>650</b>	<b>1.5%</b>		
NWC Rosemead & Washington	2,197			T Mobile	SVC

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
	534			6 Star Nutrition	S
	891			Sexy Nails & Spa	SVC
	6,988			Fresh & Easy	F
	21,150			LA Fitness	SVC
	975			Panda Express	ED
	731			Fred Loya Insurance	SVC
	731			Wingstop	ED
	650	650		Vacant	VAC
	1,381			Rubios	ED
	1,706			Dentsit	SVC
	1,950			Chase	SVC
	825			Wienerschnitzel	ED
	2,250			McDonalds	ED
<b>UNNAMED CENTER</b>	<b>24,594</b>	<b>-</b>	<b>0.0%</b>		
6708 Rosemead Blvd	1,625			Hair Profusion	SVC
	5,850			Salsa Restaurant	ED
	1,463			Best Smoke Shop	S
	1,150			Tattoo	SVC
	1,294			La Bonita	ED
	1,294			State Farm	SVC
	3,450			Huejucer Meat Maket	F
	2,588			T&T Dental	SVC
	2,731			Women's Health Care	SVC
	3,150			Pico Family Medical	SVC
<b>ROSEMEAD ARMA CENTER*</b>	<b>11,850</b>	<b>1,125</b>	<b>9.5%</b>		
SEC Rosemead & Arma	675			Medical Clinic	SVC
	675			Sal's Pizza	ED
	675			Betty Nails	SVC
	675			Baja Mar Taco	ED
	600			Tax Services	SVC
	600			Flo's Flowers	S
	675			Beauty Salon	SVC
	1,125	1,125		Vacant	VAC
	675			Taxes	SVC
	750			Church	SVC
	600			Cigarette Cheaper	S
	525			Exterminators	SVC
	525			Party Supplies	S
	525			Real Estate	SVC
	525			Botanico Vasquez	S
	2,025			Duran's Bakery	ED
<b>UNNAMED CENTER</b>	<b>13,125</b>	<b>-</b>	<b>0.0%</b>		
4500 Rosemead Blvd	1,875			Nail Flair	SVC
	2,063			Bike Shop	S
	3,563			Coin Laundry	SVC
	1,875			Big Ocean Drinking Water	S
	1,688			Domino's	ED
	2,063			Dentist	SVC
<b>UNNAMED CENTER</b>	<b>6,125</b>	<b>-</b>	<b>0.0%</b>		
11526 Slauson Ave	1,250			Discount Store	GM
	2,250			Check Cashing	SVC
	1,250			Rosa's Beauty Salon	SVC
	1,375			Labor Ready	SVC
<b>FREESTANDING</b>					
9613 Whittier Blvd	12,094			A Mi Hacienda	ED
9545 Whittier Blvd	16,900			Steer N Stein	ED
9535 Whittier Blvd	19,800			99 Cents Only	GM
9405 Whittier Blvd	1,781			Shell	GAS
9247 Whittier Blvd	4,688			Mario's Tacos	ED
9237 Whittier Blvd	3,875			La Mano Tortilleria	ED
9233 Whittier Blvd	956			De la Cruz Jewelry	A
9231 Whittier Blvd	850			Insurance	SVC
9227 Whittier Blvd	1,700			Dentist	SVC
9219 Whittier Blvd	1,938	1,938		Vacant	VAC
9217 Whittier Blvd	1,938	1,938		Vacant	VAC
9215 Whittier Blvd	5,500			Nazareth Furniture	FA
9211 Whittier Blvd	2,750			Payday Loans	SVC

Shopping Center / Location	GLA	Vacant	Vacancy	Tenants	Category
9209 Whittier Blvd	3,750			Printing	SVC
9203 Whittier Blvd	3,000			W&P Pharmacy	S
9201 Whittier Blvd	6,500			Medical Clinic	SVC
9145 Whittier Blvd	650			El Amigos Taqueria	ED
9141 Whittier Blvd	2,400			April Flowers	S
8845 Whittier Blvd	394			76 Station*	GAS
4923 Rosemead Blvd	3,999			Barney's Coffee Shop	ED
8715 Whittier Blvd	2,217			McDonalds*	ED
8407 Washington Blvd	1,832			La Barca*	ED
9435 Washington Blvd	1,013			HMC Liquor*	F
9337 Washington Blvd	2,775			WSS*	A
9055 Washington Blvd	2,372			Quickstop*	F
9055 Washington Blvd	516			Hollywood Beauty Center*	SVC
9055 Washington Blvd	2,063			Super Wash n Dry*	SVC
8605 Washington Blvd	7,125			L&M Footware*	A
5923 Rosemead Blvd	2,975			USA Gas	GAS
8825 Washington Blvd	16,625			El Rodeo*	ED
6750 Rosemead Blvd	1,506			Jack in the Box*	ED
6730 Rosemead Blvd	2,084			Sizzler*	ED
6722 Rosemead Blvd	2,475			King Taco*	ED
6616 Rosemead Blvd	2,325			Mr. Ed's Liquor	F
4640 Rosemead Blvd	2,640			Chef's Coffee Shop	ED
9001 Beverly Rd	2,731			Pico Drive in Dairy	F
4705 Durfee Ave	1,806	1,806		Vacant	VAC
4711 Durfee Ave	1,000			Don David Restaurant	ED
4715 Durfee Ave	800			Discoteca Al Gusto	S
4722 Durfee Ave	2,100			Tacos Cocos	ED
4712 Durfee Ave	1,212			Bakery	ED
4706 Durfee Ave	813			Edith Hair Studio	SVC
4700 Durfee Ave	2,813			Poppy's Market	F
4620 Durfee Ave	1,013			Express Dairy	F
4608 Durfee Ave	1,140			Vargas Mexicatessan	ED
4604 Durfee Ave	900			Income Tax	SVC
4901 Durfee Ave	1,913			Cocina Café	ED
4580 Durfee Ave	1,437			Taqueria Guacamole	ED
4572 Durfee Ave	1,750			Ken's Liquor	F
4560 Durfee Ave	3,750			B&N Ranch Market	F

Note: \*  Square feet discounted by 50%. See discussion on page 6 of Urban Decay Study.

Source: TNDG; Los Angeles County Assessor; Shopping Center site plans.