



Rodeo  
72  
PUBLIC  
MARKET

Heritage Court  
AT THE GROVES



MAP OF THE PICKERING LAND AND WATER CO.'S SUBDIVISION  
JOHN M. THOMAS' RANCH, LOS ANGELES COUNTY, CAL.

# Welcome to Whittier, CA

A thriving 14.7 square mile suburb of Los Angeles, Whittier has over 87,300 residents. The founding of Whittier dates back to 1898 by a group of 585 Quaker residents naming the City in honor of the original founders.

The community's early success and prosperity came from its agriculture (lemons, oranges and walnuts). Whittier saw tremendous growth through the creation of the automobile. This gave rise to the automotive commercial-retail strip known as Whittier Blvd.

In the 1960's, on weekend nights in East Los Angeles, Mexican-American teenagers would hop in their cars to cruise up and down the Whittier Boulevard.





# Rodeo 72 & Heritage Court | Design Inspiration







41,500  
Vehicles Per  
Day

**The Groves Whittier**  
Master Planned Residential Community  
(561 Homes & 189 Apartments)

**IN-N-OUT**  
BURGER

**Cane's**  
CRAVING CHICKEN FINGER

**CAVA**

**Rodeo**  
72  
PUBLIC MARKET

6

6A

7

9

**STATER BROS.**  
markets

**EoS**  
FITNESS

California  
**FISH GRILL**

**crumbl**  
cookies

**Jersey Mike's**  
SUBS

**W**  
SUNSHINE  
**ONK 28**

**PACIFIC**  
DENTAL SERVICES

**Carbon Health**

**THE JOINT**  
...the characteristic place

**Inspire Nails**

**ALMQUIST**

DEVELOPMENT + INVESTMENT





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markets.

California  
**FISH GRILL**  
**crumbl**  
cookies  
**Jersey Mike's**  
SUBS  
N.H.  
D.M.C. 20

**Canes**  
CHICKEN FINGERES

**PACIFIC**  
DENTAL SERVICES  
**Carbon Health**  
**THE JOINT**  
...the chiropractic place  
**Inspire Nails**

**IN-N-OUT**  
BURGER

**CHASE**

**41,500**  
Vehicles Per  
Day

Whittier Blvd.

Sorensen Ave.





IN LEASE

Concept Elements

- |                            |                      |                           |
|----------------------------|----------------------|---------------------------|
| ① Entry Boardwalk          | ⑪ Wood Seat Wall     | ⑳ Vintage Food Truck      |
| ② Orchard Grove            | ⑫ Seat Wall Lounge   | ㉑ Nature Playground       |
| ③ Art Pavilion             | ⑬ Pre-Cast Seat Wall | ㉒ Historic Monument       |
| ④ Fire Pit Gathering Area  | ⑭ Heritage Tree      | ㉓ Historic Bench          |
| ⑤ Community Tables         | ⑮ Outdoor Bar        | ㉔ Bike Parking            |
| ⑥ Garden Trellis           | ⑯ Historic Fence     | ㉕ Entry Ramp              |
| ⑦ Upper Fire Place Terrace | ⑰ Fountain           | ㉖ Relocated Heritage Tree |
| ⑧ Lower Fireplace Terrace  | ⑱ Cafe Tables        | ㉗ Bench                   |
| ⑨ Bartop Seating           | ㉀ Lounge Furnishing  | ㉘ ADA Tables              |
| ⑩ Solidified Soil Plaza    | ㉁ Dining Trellis     | ㉙ Historic Fountain       |



IN LEASE

4,223 SF

AVAILABLE

PATIO

1,365 SF

AVAILABLE



**T H E  
G R O  
V E S**

HERITAGE COURT

**ALMQUIST**  
DEVELOPMENT · INVESTMENT  
**BICKEL GROUP** **swa** ARCHITECTURE





# Heritage Court

## THE SITE

7012 WALNUT GROVE  
DR. WHITTIER, CA 90606

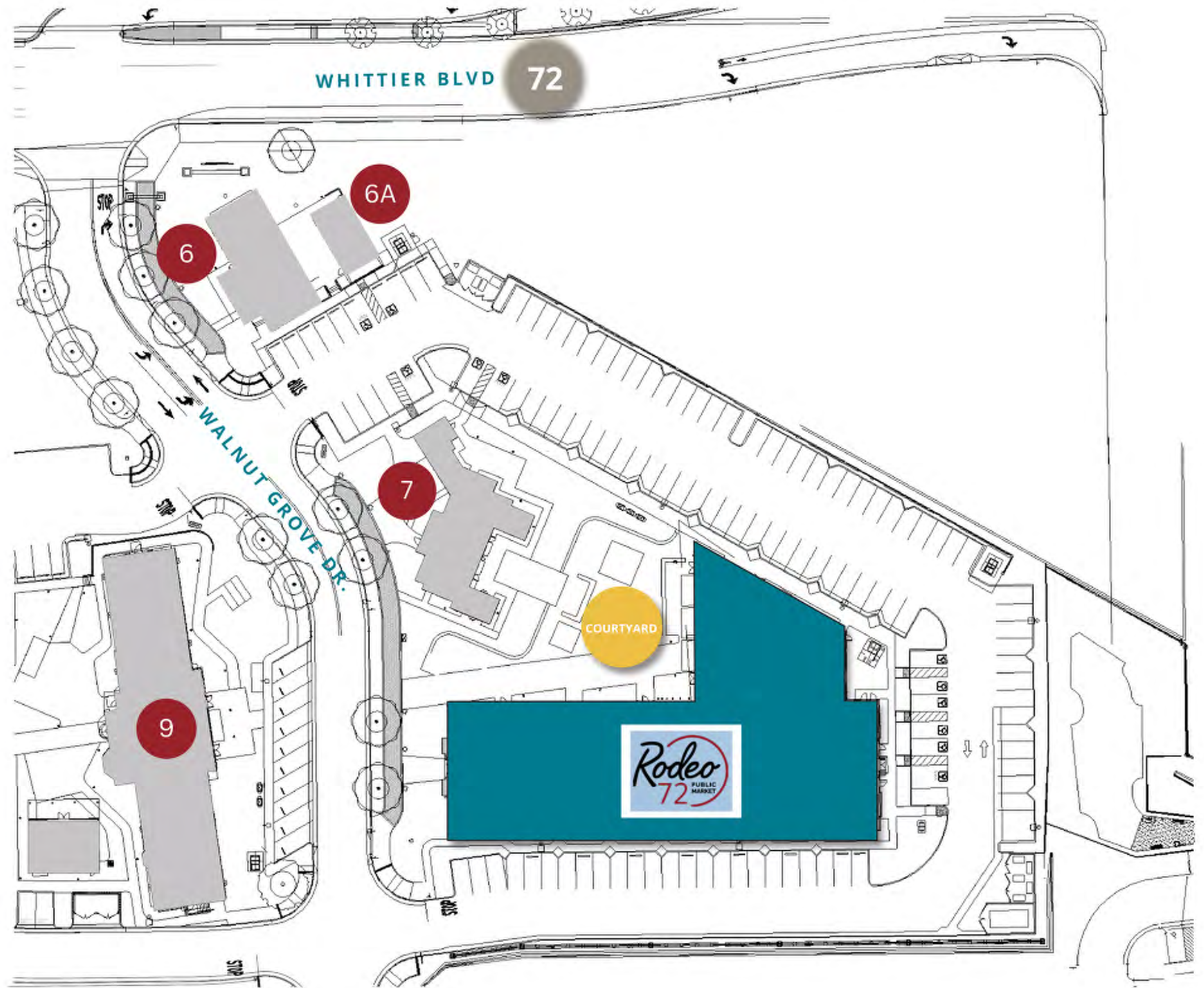
### Building Square Footage

Building 6: 1,796 SF

Building 6A: 623 SF

Building 7: 4,223 SF

Building 9: 7,847 SF





# Building 7 | 1st Floor

Heritage  
Court

1st Floor - 2,389

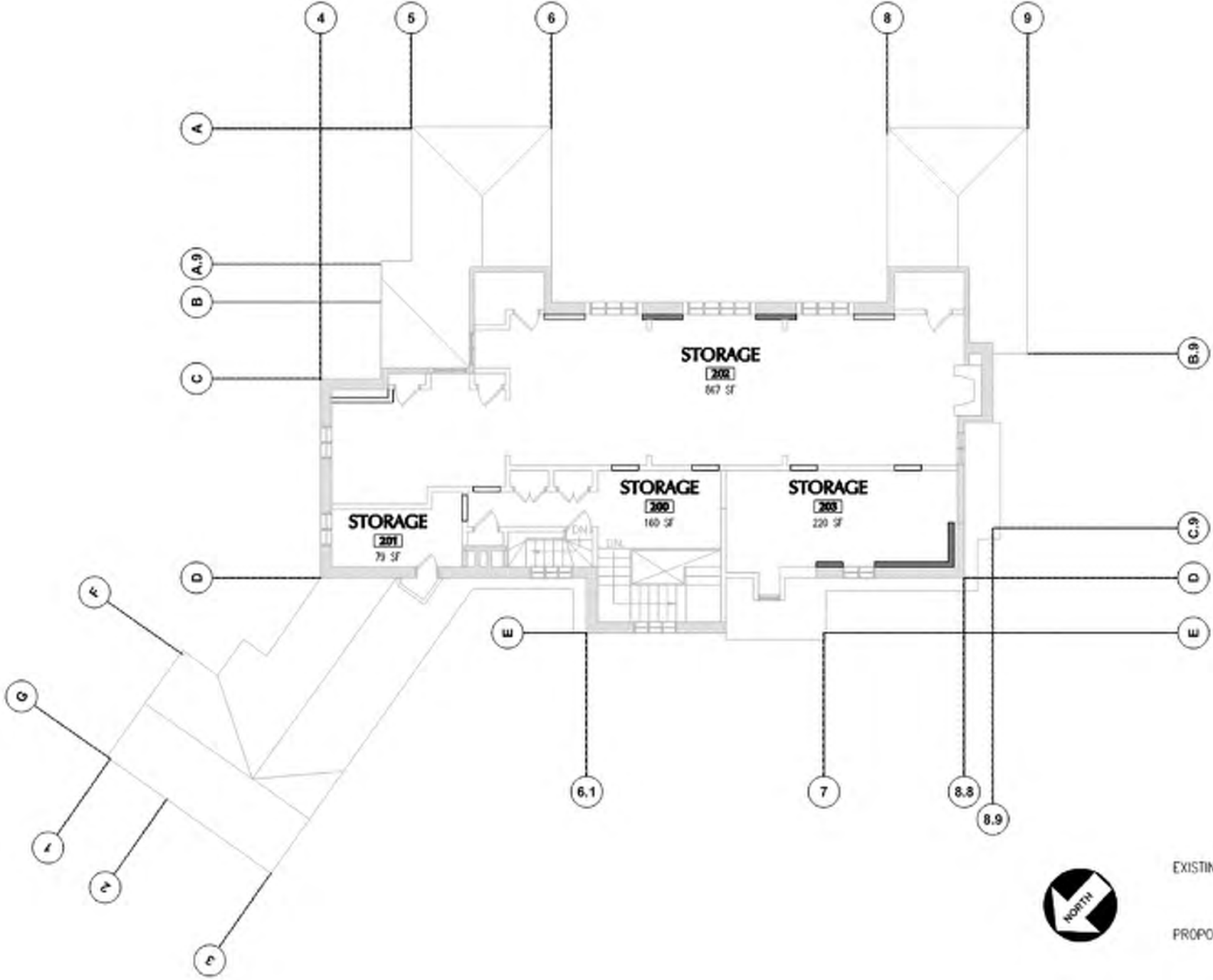




# Building 7 | 2nd Floor

Heritage  
Court

2nd Floor - 1,834 SQ FT



EXISTING BLDG. AREA:	1ST FLOOR	2,389 SF
	2ND FLOOR	1,834 SF
		4,223 SF
PROPOSED BLDG. AREA:	1ST FLOOR	2,389 SF
	2ND FLOOR	1,834 SF
		4,223 SF



# Building 7 | Elevation

Heritage  
Court





# Building 9 |

## Heritage Court

Tenant A - 2,732 SQ FT

Tenant B - 1,475 SQ FT

Tenant C - 3,640 SQ FT







**The Groves Heritage Court | Building 7 - Superintendent Residence**

Whittier, CA

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## The Groves Heritage Court | Building 7 + Rodeo 72 Aerial

Whittier, CA

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## The Groves Heritage Court | Rodeo 72

Whittier, CA

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## The Groves Heritage Court | Building 9 - Administration Building

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## The Groves Heritage Court | Plaza

Whittier, CA

**ALMQUIST**

DEVELOPMENT • INVESTMENT





## The Groves Heritage Court | Rodeo 72 Plaza

Whittier, CA

**ALMQUIST**

DEVELOPMENT • INTERIORS



# ALMQUIST

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DEVELOPMENT + INVESTMENT

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