



RETAIL FOR LEASE

1500 S Harbor Blvd

1500-1560 S HARBOR & 1400 LAS PALMAS

La Habra, CA 90631

PRESENTED BY:

SOPHIA MEHR

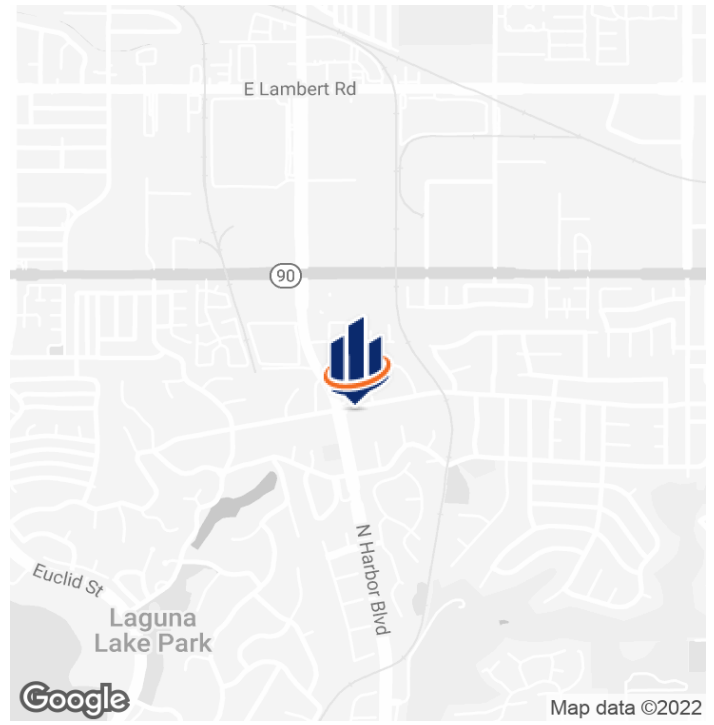
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CalDRE #02024106

CAMERON IRONS

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CalDRE #01176224



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$2.35
SF/month (NNN)

BUILDING SIZE: ±12,192 SF

AVAILABLE SF: ±1,325 SF

LOT SIZE: 1.19 Acres

ZONING: C-2, C-P

MARKET: North Orange
County

SUBMARKET: La Habra

APN: 293-134-01, 293-
134-02, 293-134-
03, 293-134-05,
293-134-06

PROPERTY OVERVIEW

One suite available in a busy, ±12,192 SF retail center in La Habra, CA.

PROPERTY HIGHLIGHTS

- Conveniently located where Fullerton meets La Habra near the intersection of Harbor Boulevard & Imperial Highway
- Signalized corner of Harbor Blvd & Las Palmas Ave
- Strong traffic count (38,000 VPD)
- Average HH income of \$107,541 within a 3 mile radius
- Seeking convenience stores, coffee shops, sit-down restaurants, & more

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ADDITIONAL PHOTOS



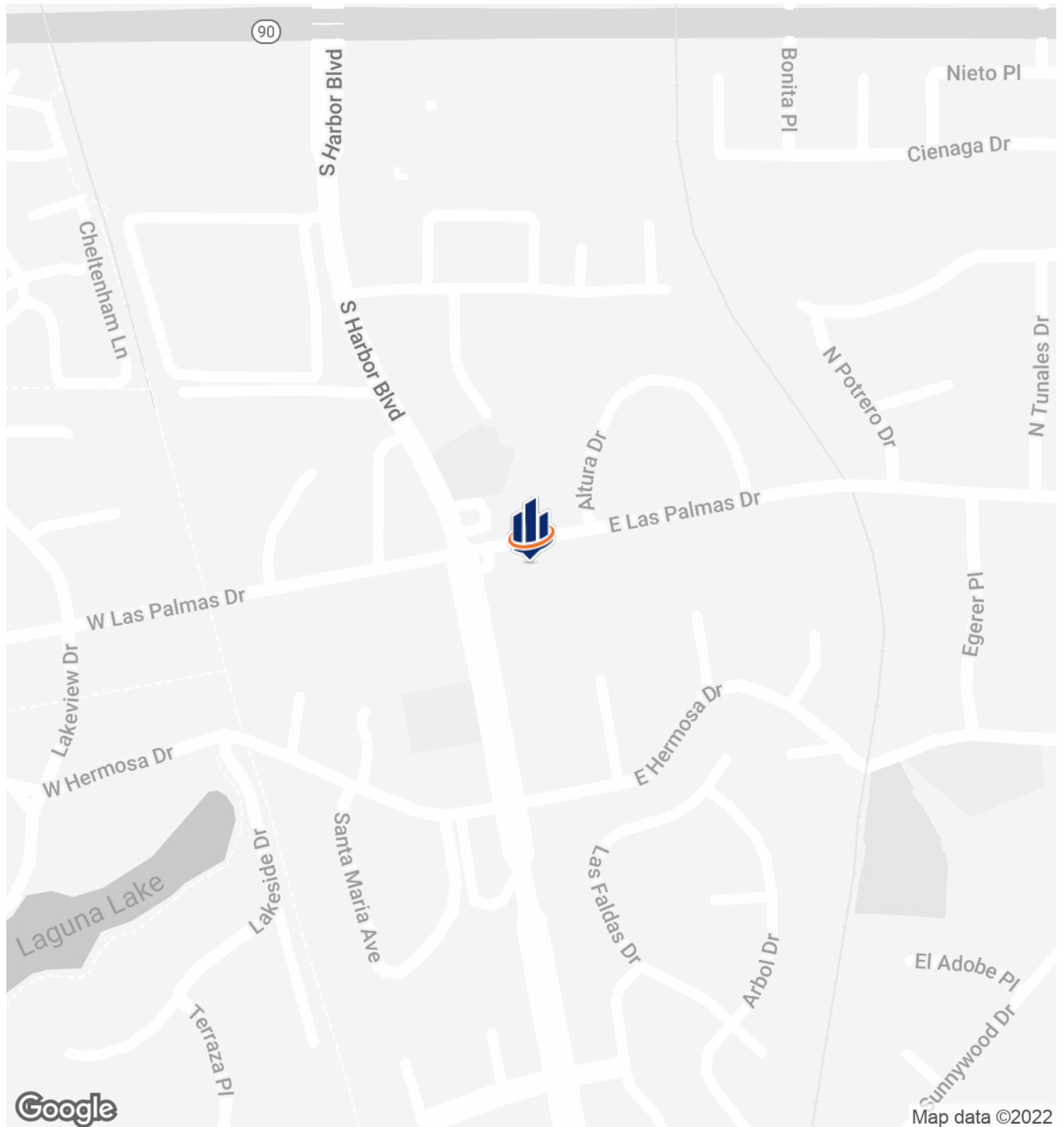
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LOCATION MAP



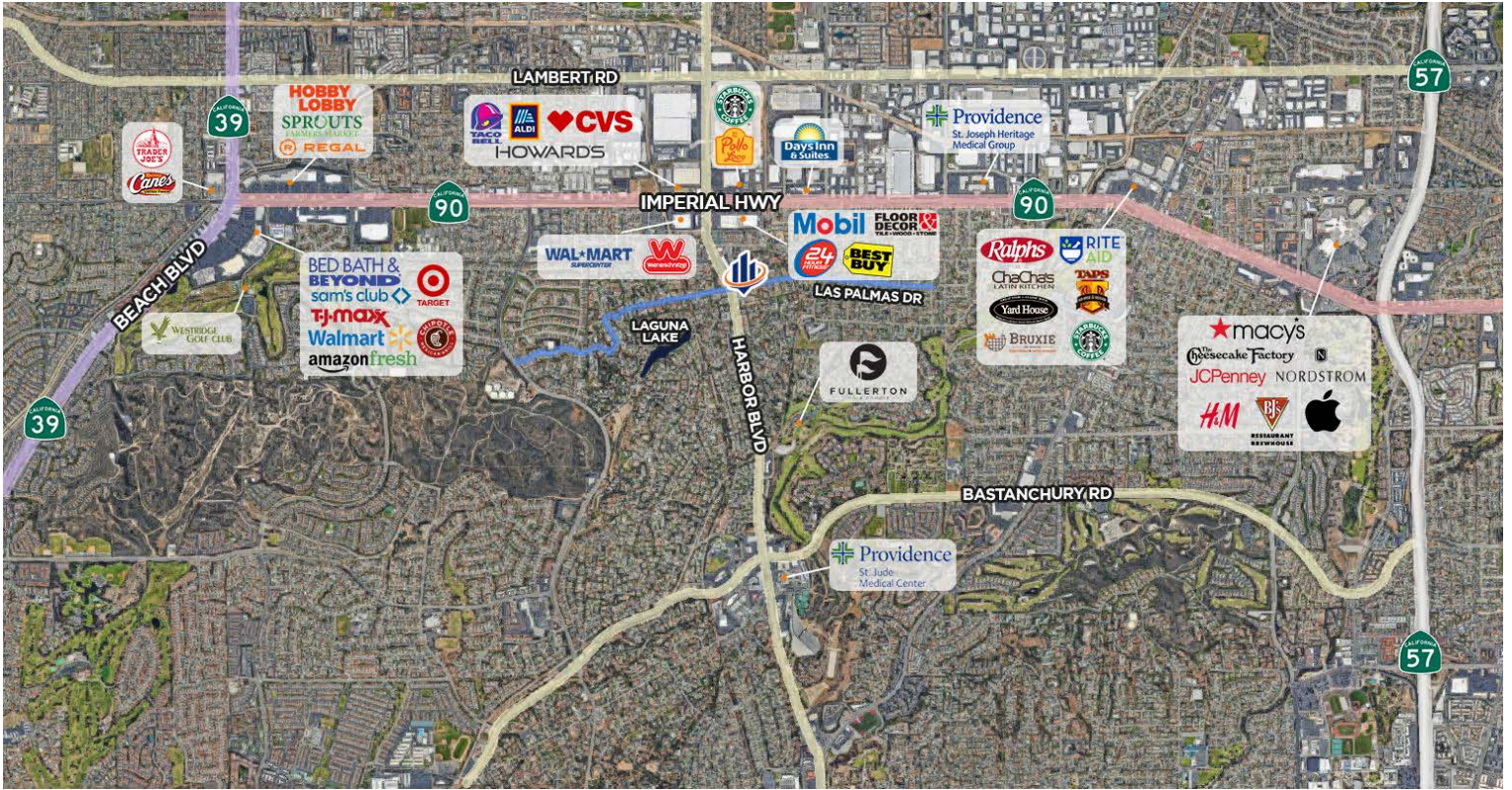
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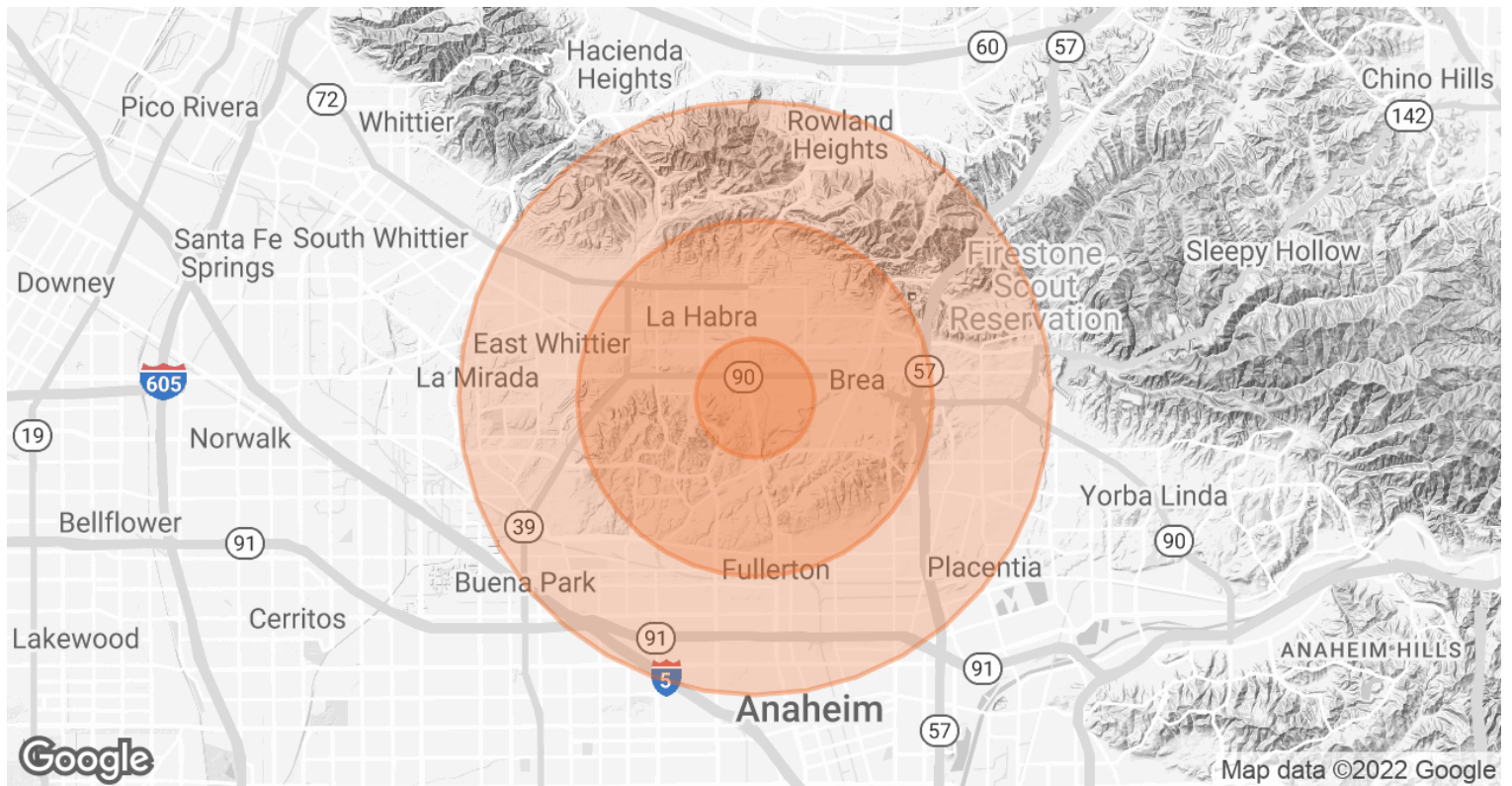
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,470	144,127	434,575
AVERAGE AGE	39.0	37.5	35.6
AVERAGE AGE (MALE)	38.0	36.5	34.7
AVERAGE AGE (FEMALE)	40.2	38.6	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,443	49,466	141,565
# OF PERSONS PER HH	3.0	2.9	3.1
AVERAGE HH INCOME	\$104,097	\$94,675	\$85,381
AVERAGE HOUSE VALUE	\$716,650	\$621,700	\$585,855

* Demographic data derived from 2020 ACS - US Census

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