

2,185 SF



FOR LEASE



Former Hair Salon Available

Lambert Center

1403 East Lambert Road
La Habra, California 90631

Property Highlights

- 32,533 SF Home Depot Anchored Shopping Center
- Medical/Retail/Office use OK
- High Traffic Corner at Harbor Blvd. - 70,000 CPD
- Monument Signage Available Facing Lambert Rd
- 2,185 SF Former Hair Salon
- Across Street From Newly Built Beckman Business Center - Almost 1M SF of Office & Industrial

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN, \$0.47)
Available SF:	2,185 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,224	42,657	127,537
Total Population	17,209	127,024	379,729
Average HH Income	\$81,252	\$93,544	\$89,981

SPACES

	LEASE RATE	SPACE SIZE
K (Hair Salon)	\$1.75 SF/month	2,185 SF



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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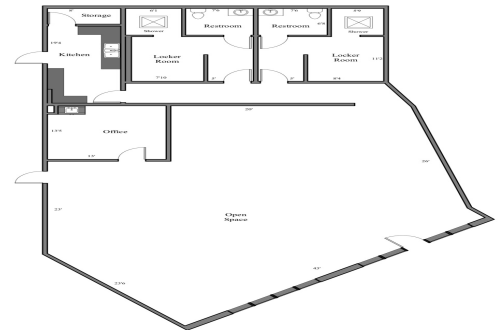
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1403 East Lambert Road | La Habra, CA 90631
Suite 0



All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. Room.com



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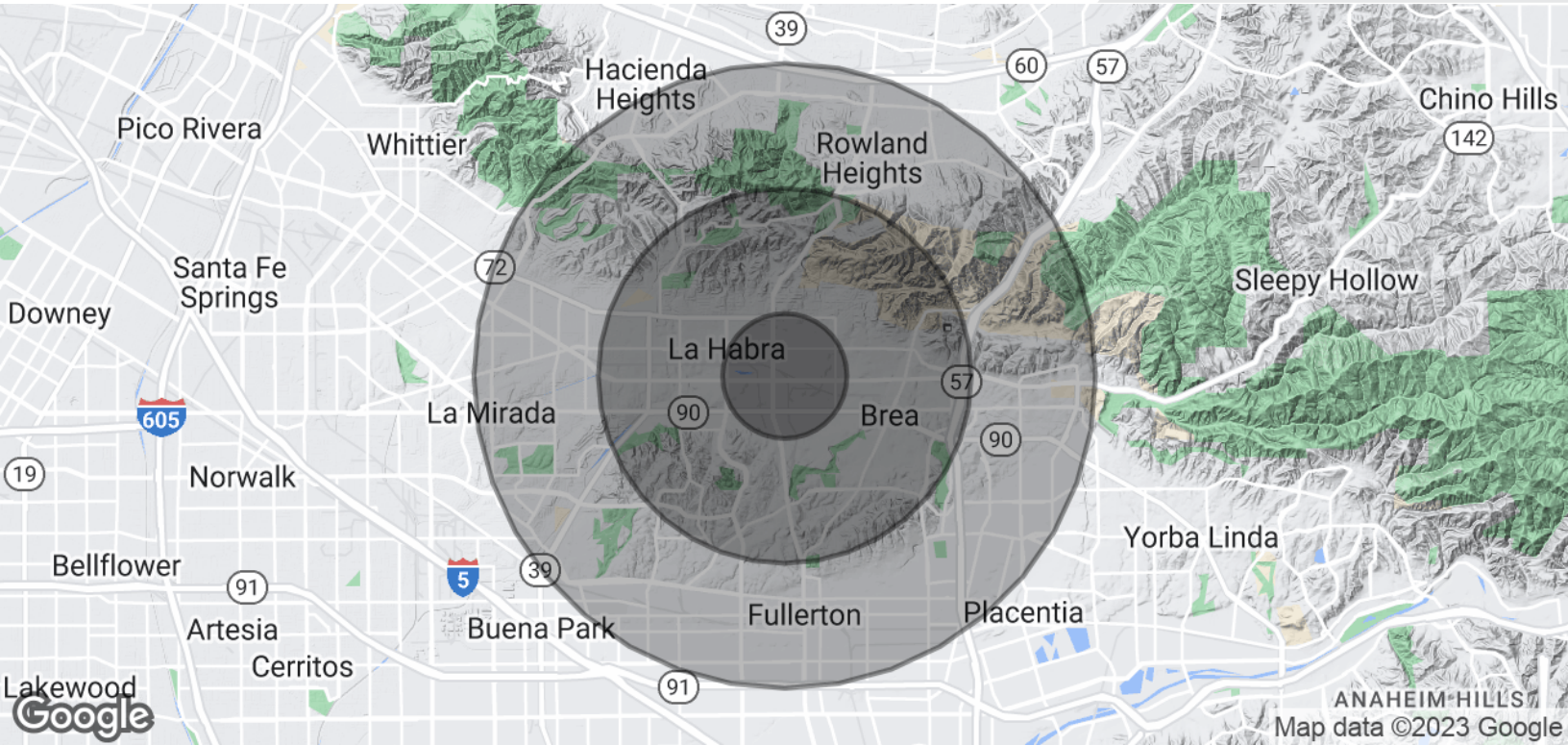
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	17,209	127,024	379,729
Average age	34.0	37.3	37.4
Average age (Male)	33.8	36.5	36.3
Average age (Female)	34.5	38.4	38.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	5,224	42,657	127,537
# of persons per HH	3.3	3.0	3.0
Average HH income	\$81,252	\$93,544	\$89,981
Average house value	\$518,820	\$621,053	\$596,909

* Demographic data derived from 2020 ACS - US Census



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