

**LEASE**

# Sunny Hills Plaza Medical/Dental Office

**1400 E LAS PALMAS DRIVE**

La Habra, CA 90631

**PRESENTED BY:**

**ASHLEY HUTCHINSON**

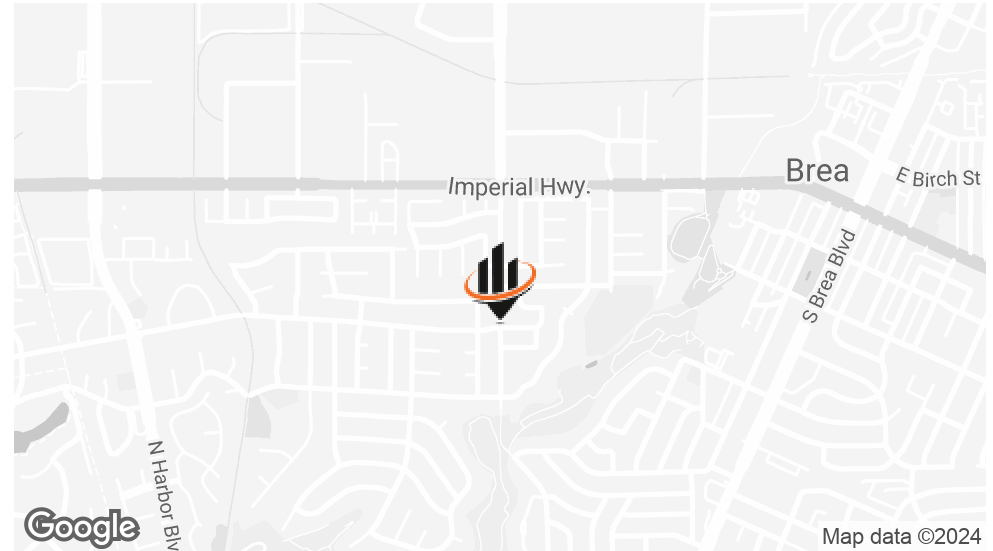
O: 714.446.0600

[ashley.hutchinson@svn.com](mailto:ashley.hutchinson@svn.com)

CalDRE #02005679



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2.50 - \$2,600.00 SF/month (NNN)
<b>AVAILABLE SF:</b>	1,040 SF
<b>MARKET:</b>	North Orange county

## PROPERTY OVERVIEW

The medical office is 1,040 SF located on busy La Palmas Drive.

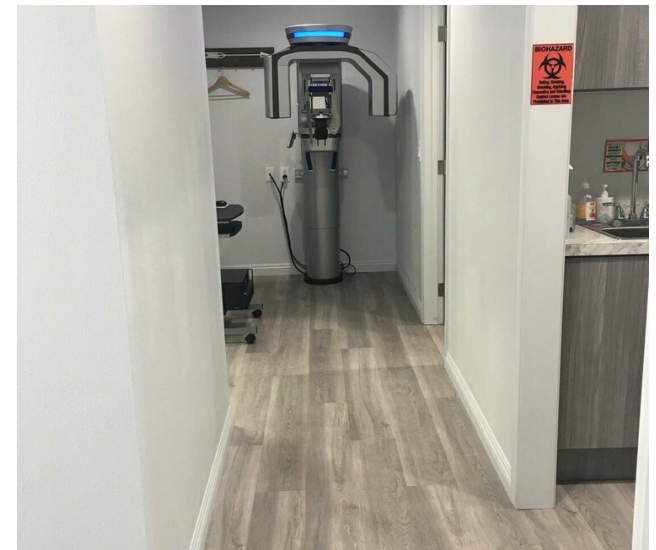
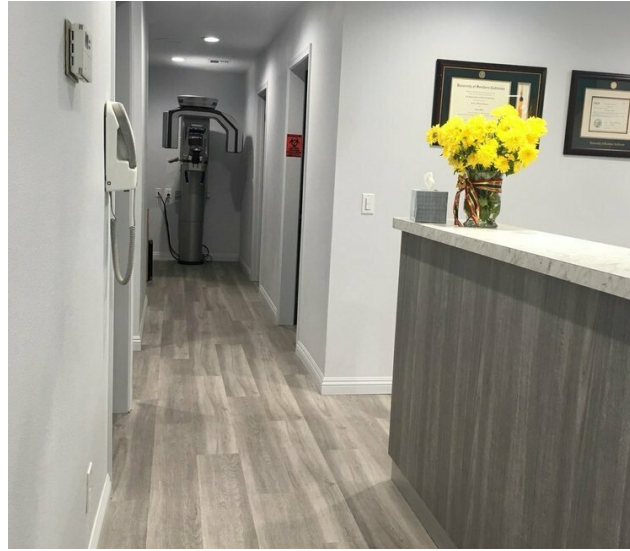
## PROPERTY HIGHLIGHTS

- Prime office space in prestigious Sunny Hills area
- Open to a variety of uses
- Over \$100K annual income in surrounding neighborhood

### ASHLEY HUTCHINSON

O: 714.446.0600  
ashley.hutchinson@svn.com  
CalDRE #02005679

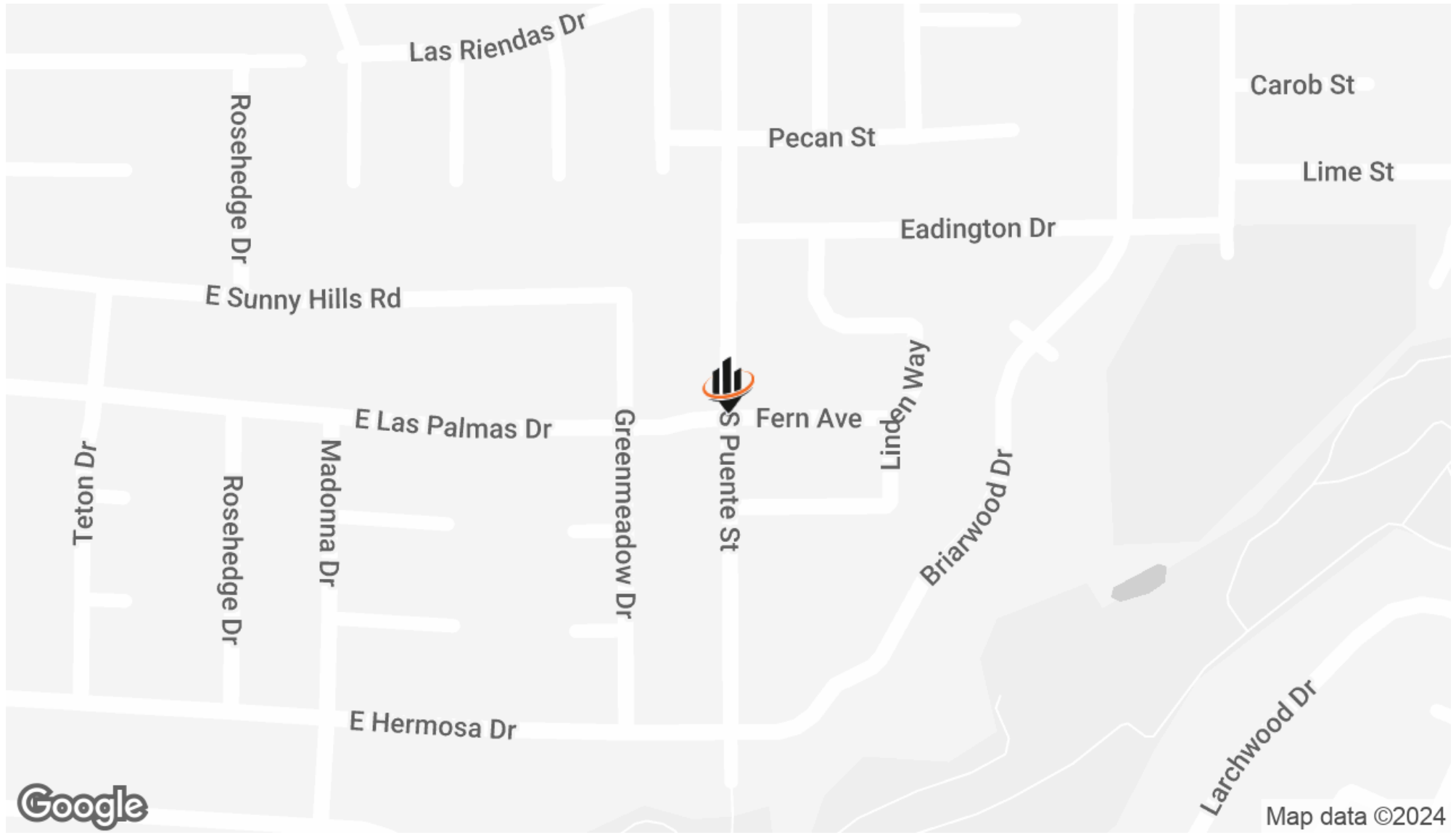
## ADDITIONAL PHOTOS



**ASHLEY HUTCHINSON**  
O: 714.446.0600  
ashley.hutchinson@svn.com  
CaDRE #02005679

\*Photos courtesy of Angela Shaw Dental on Yelp\*

# LOCATION MAP



**ASHLEY HUTCHINSON**  
O: 714.446.0600  
ashley.hutchinson@svn.com  
CalDRE #02005679

# DEMOGRAPHICS MAP & REPORT

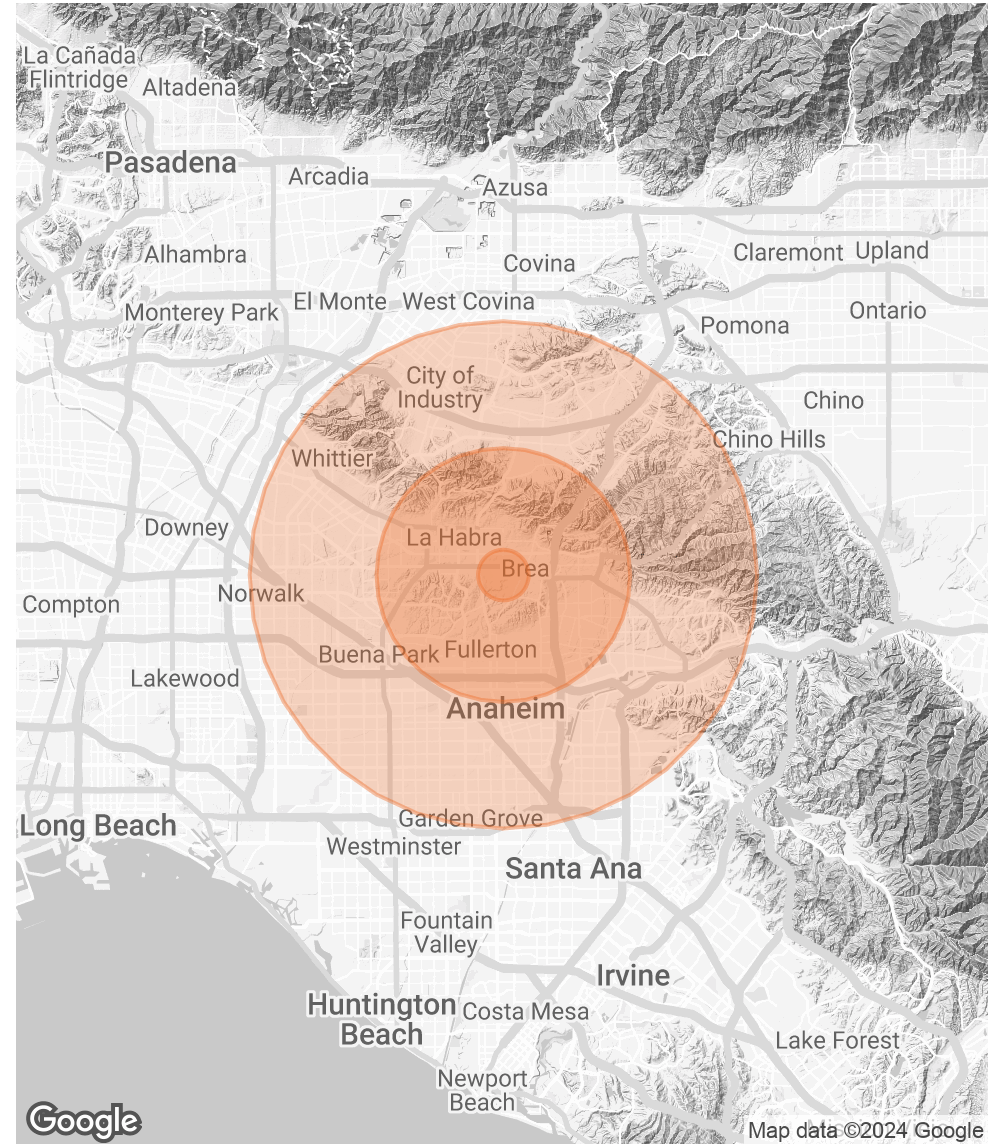
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	14,861	424,862	1,744,877
<b>AVERAGE AGE</b>	40.7	38.4	38.5
<b>AVERAGE AGE (MALE)</b>	40.8	37.7	37.3
<b>AVERAGE AGE (FEMALE)</b>	42.8	38.9	39.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	4,796	138,280	537,921
<b># OF PERSONS PER HH</b>	3.1	3.1	3.2
<b>AVERAGE HH INCOME</b>	\$123,974	\$106,767	\$102,716
<b>AVERAGE HOUSE VALUE</b>	\$672,100	\$594,113	\$568,154

\* Demographic data derived from 2020 ACS - US Census



**ASHLEY HUTCHINSON**

O: 714.446.0600

ashley.hutchinson@svn.com

CalDRE #02005679