

SMOG
CHECK

LEASE

Sunny Hills Corner Building

1500 S HARBOR BLVD

La Habra, CA 90631

PRESENTED BY:

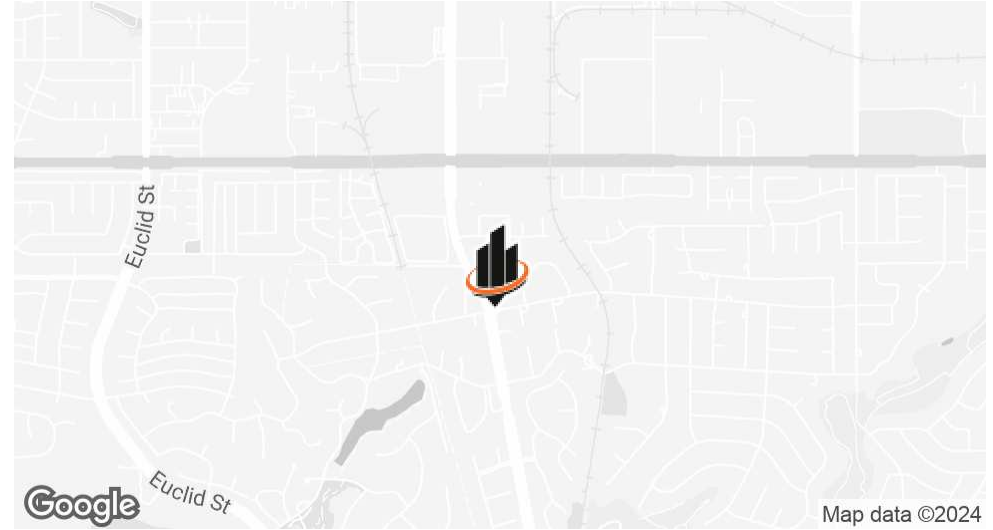
**CAMERON IRONS, BRE#
01176224**

O: 714.446.0600 x112
ciron@svn.com
CalDRE #01176224

ASHLEY HUTCHINSON

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

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6,000.00 per month (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,584 SF
BUILDING SIZE:	1,584 SF

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at this well-appointed property in La Habra, CA. Boasting a strategic location with high visibility and easy accessibility, this property offers an ideal setting for businesses looking to make a statement. The modern architecture and versatile layout provide a blank canvas for customization, tailored to meet diverse commercial needs. With ample parking and proximity to major thoroughfares, this property ensures convenience for both tenants and customers. Whether launching a new venture or expanding a thriving business, this property sets the stage for success with its standout features and potential for a dynamic presence in the local market.

PROPERTY HIGHLIGHTS

- - Prime location with high visibility
- - Modern architecture and versatile layout

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ADDITIONAL PHOTOS

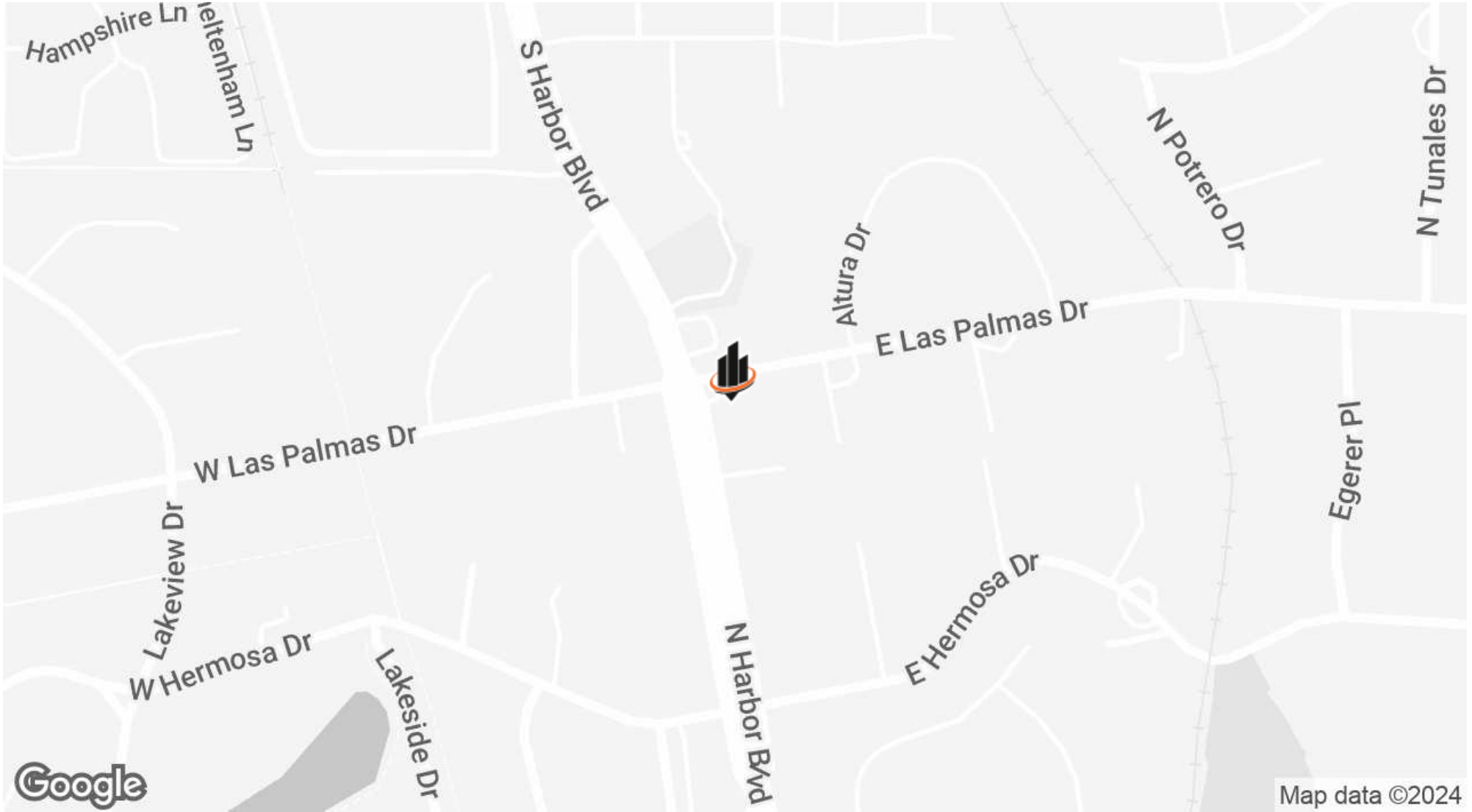


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

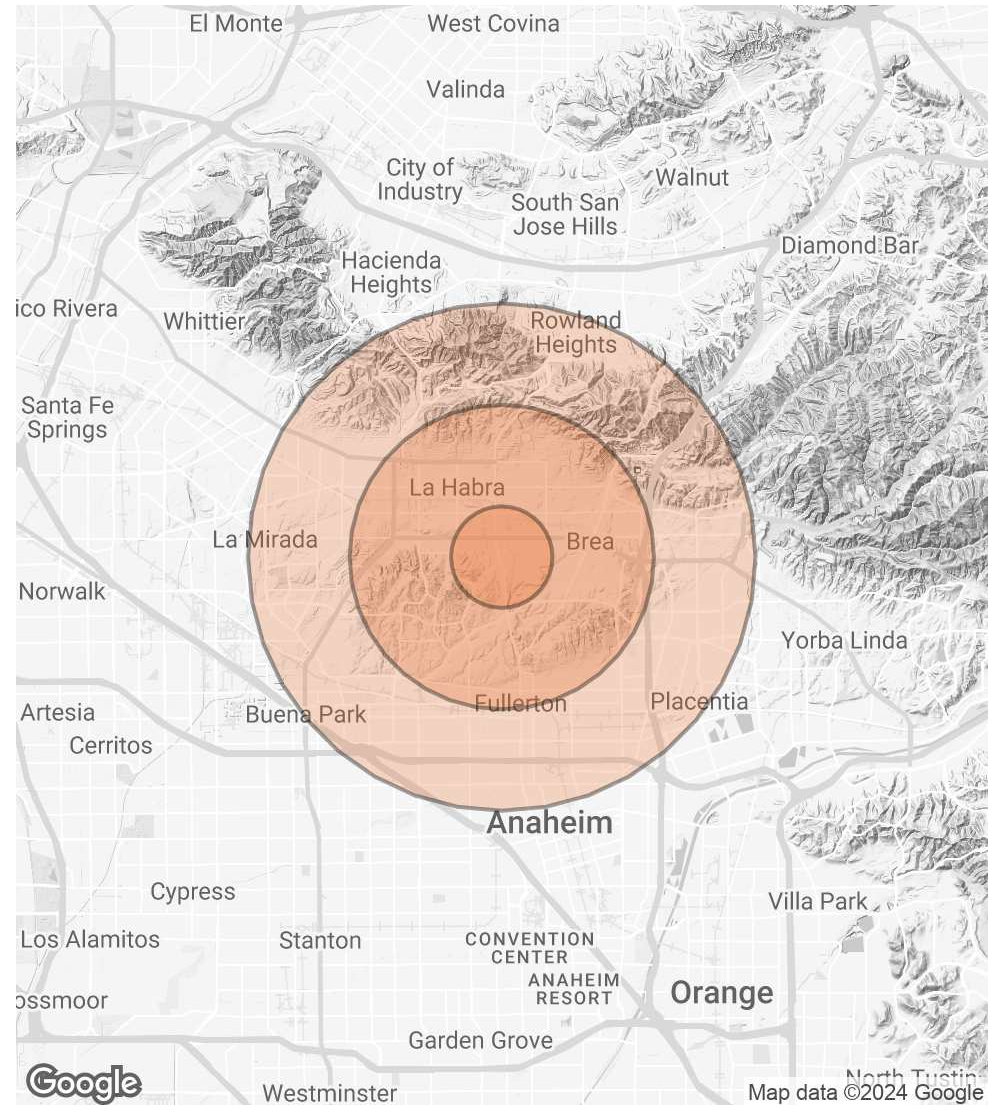
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,617	144,178	431,218
AVERAGE AGE	38.9	37.5	35.6
AVERAGE AGE (MALE)	38.1	36.6	34.7
AVERAGE AGE (FEMALE)	40.1	38.6	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,489	49,450	140,535
# OF PERSONS PER HH	3.0	2.9	3.1
AVERAGE HH INCOME	\$104,279	\$94,782	\$85,430
AVERAGE HOUSE VALUE	\$716,484	\$621,166	\$585,510

2020 American Community Survey (ACS)



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