

Retail for Lease				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
ANAHEIM - (Between Brookhurst & Euclid) 1845-1849 W. Katella Ave.			Fully Occupied	Strip Center with major retail frontage. Co-Tenants include Gonzalez Liquor, Panderia-Bakery
ANAHEIM - (Rio Vista & Lincoln) 2790 E. Lincoln Ave.			Fully Occupied	SWC of Lincoln and Rio Vista. Nice 4 Tenant retail center with 7 Eleven as the anchor. Other tenant's include John's Cleaners, mexican restaurant and hair & nail salon. Remodel recently completed. Monument Signage available.
BREA - (NWC Brea Blvd. & Lambert Rd.) 105 W. Lambert Blvd.			Fully Occupied	Current Tenant Auto Zone. 7-11 (NAP) Quiznos, Check Cashing, Available unit is former smoke shop.
BREA - (SEC of Brea Blvd & Adler St) 600-612 S. Brea Blvd.			Fully Occupied	Brea Heights Shopping Center. Near downtown Brea. Anchors Goodwill and Guitar Center. Lomeli's Restaurant coming soon. Co tenants are liquor store, dentist, audio and alarm, nail salon, chiropractor, barber, and shoe repair. Space available is Brea Car Stereo and Alarm.
BREA - (NEC of Central Ave & Site Drive) 395 W. Central Avenue	395	1,650-5,250	\$2.75 NNN \$0.50	New Development approved for a free standing building or a multi-tenant retail pad. Fast Food drive-thru possible opportunity. Signalized intersection. Consider ground lease at \$75,000 per year. Also for sale \$995,000.00. Seeking an urgent care facility or dentist.
BREA - (NEC of Central Ave & Tamarack) 295 W. Central Avenue			Fully Occupied	Two tenant retail pad on the NEC of Central & Tamarack with 7-11 and laundry mat
CHINO HILLS - (Chino Hills Pkwy & Pipeline) 14864 Pipeline Ave 40880 - 4090 Pipeline Ave	14864 4080 - 4090	2,896 5,900	Fully Occupied Fully Occupied	Freestanding building with drive thru (currently Jack In the Box). Shares point corner with 7 Eleven and Auto Zone. Lot size 36,050. 4/1000 Parking with reciprocal parking at surrounding center.
HACIENDA HEIGHTS - (Just off the 60 frwy.) 1231 Hacienda Blvd.	1231	7,200 (divisible) minimum 3,200	\$0.99 NNN \$0.34	Currently Standard Furniture. Available with 30 day notice. Can be divided. Freeway monument signage. Co-tenants include El Pollo Loco and Yunnan Chinese Restaurant
INGLEWOOD - Centinela (Centinela Ave. & Cedar St.) 1403-1415 Centinela Ave.	1407	1,000	\$0.99 NNN \$0.56	A retail strip center. Co Tenants include Centinela Cleaners Serving Spoon, & Perks Shoe Boutique. Suite 1407 is the elbow space.
LAKE FOREST - Rockfield Center (Rockfield & Lake Forest) 23591 Rockfield Blvd.			Fully Occupied	Nice mix of national, regional, and community tenants. Co-tenants Enterprise Car Rental, Forest Printing, Asian Fast Food, Albatros Mexican Food, and Quantum Signs. Across from The Hat Restaurant
LA HABRA - (SWC La Habra Blvd. & Euclid St) 120-156 W. La Habra Blvd.	100 112 150	2,500 1,060 1,256	\$2.00 NNN \$0.40 \$1.60 NNN \$0.41 \$1.60 NNN \$0.40	A multi-tenant retail strip center that was recently remodeled. Suite 100 La Fuente restaurant operating business. Co-Tenants Las Fuentes Mexican Restaurant, Bail Bonds, Dentist, Metro PCS, Sparklean Coin Laundry, La Habra Donuts, H&R Block. Seeking hair salon, check cashing or pizza
LA HABRA - (La Habra Blvd & Beach Blvd) 2000 - 2094 W La Habra Blvd	2094	1,500	\$1.35 NNN \$0.28	Free standing pad across from Costco. Co Tenants included 7-11, Fantanisc Cleaners, Subway, Check N Go, Jeans Donuts, Dentist, Eye Brow Threading, Clothing Store, Goodwill, Party Décor, Nail Salon, Taco Nazo, and more.
LA HABRA - 201 E. Whittier Blvd (Whittier Blvd & Euclid) 201 E. Whittier Blvd.	201	4,800	\$1.10 NNN	A free standing retail building, with prime Whittier Blvd. frontage, large rear lot can also be added for additional rent. Also for sale \$1,095,000.00
LA HABRA - 712 E. Whittier Blvd (Whittier Blvd & Cypress) 712 E. Whittier Blvd			Fully Occupied	Multi-Tenant retail. Center adjacent to El Cholo and Cat N Custard Cup.
LA HABRA - (Between Harbor Blvd. & Euclid) 404-412 W. Whittier Blvd.	422 404	518 330	\$0.90 NNN \$0.36 \$0.90 NNN \$0.36	A multi-tenant retail/office center with Whittier Blvd street frontage. Parking in the rear. Adjacent JonesRe between Euclid and Walnut. Insurance, Florist, Escrow, Acupuncture, Hair Salon
LA HABRA - (Between Harbor Blvd. & Cypress) 641 - 647 E. Whittier Blvd.	641	2,400	\$1.00 MG	A multi-tenant retail center with Whittier Blvd street frontage. Ste. 641 is a Beauty Store on month-to-month, verify availability with property owner. Co Tenants include Mc Donald's, Alberto's, Liquor Store, Travel Agency, Furniture Store, Dry Cleaners, Skateboard & Snowboard Shop.
LA HABRA - (Between Harbor Blvd. & La Habra Blvd) 115 N. Harbor Blvd	115	15,000-79,704	TBD	Pads available for ground lease or build to suit. Lease rate based upon a 10% return on \$ 25 land value for entire parcel. Smaller parcels available at \$30 psf.
LA HABRA - (NEC Harbor Blvd & La Habra Blvd) 1241 - 1265 E. La Habra Blvd.	1241	7,200	\$1.50 NNN \$0.25	Anchored by Big Lots. Remodel Planned. Open shell. Suite 1259. Co-Tenants include Scotts Cleaners, Haircuts, Arthurs Coffee Shop, Dentist, Hair Salon, Chiropractor, Wing Stop, Flame Broiler, H&R Block, Subway, Starbucks. Ste. 1279 was a former pizza restaurant.
LA HABRA - (Between Harbor Blvd. & La Habra Blvd) 1281 E. La Habra Blvd			Fully Occupied	Prime end cap loaction fronting La Habra Blvd. Anchored by Big Lots. Remodel Planned. Co-Tenants include Arthurs Coffee Shop, Dentist, Hair Salon, Chiropractor, Wing Stop, Flame Broiler, H&R Block, Subway, Starbucks. Street front end cap.
LA HABRA - (NWC Beach Blvd & Whittier Blvd.) 2050 W. Whittier Blvd.	2050	1,333	\$1.35 Gross	Mixed use multi-tenant retail shopping plaza on a major intersection. Next to Walgreens. Co-tenants Nail salon, Hair Salon, Mexican Restaurant, Dentist and West Coast.
LA HABRA - Lambert Center (NWC Lambert Rd. & Beach Blvd.) 641-671 S. Beach Blvd.	643 645 643 - 645 647 665	763 784 1,557 1,066 1,000	\$1.00 NNN \$0.41 \$1.00 NNN \$0.41 \$1.00 NNN \$0.41 \$1.00 NNN \$0.41 \$1.00 NNN \$0.41	Mixed use multi-tenant retail shopping center on a major intersection. Co-tenants include Shop N Go, Coin Laundry, SP Video, Envy Nails, Pronto Pizza. Unit 647 was formerly a Chiropractic office. Unit 651-655 are a fully built out dental office. Units 643 & 645 are currently combined. Unit 665 is a former video store.
La Habra - La Habra Blvd 770 E La Habra Blvd	770	1,350	\$1,100 per month	
LA HABRA - (West of Harbor Blvd & Imperial Hwy.) 601 Imperial Highway	601	70,000	\$38,500 NNN	Formerly HD Supply. Raill Served. Large Signalized corner lot with free standing 70,000 sf tilt up commerical building plus 34,000 sf of covered storage. 70,000 SF Building on 4 acres w/rail access for \$38,500/mo NNN or \$7,000,000. Adjacent two acres plus 34K SF covered storage available for additional \$8,000/mo NNN or \$1,750,000. The 4.2 acres can be purchased \$20 per square foot or \$3,659,000.00. Or entire 10.2 acres can be purchased at \$12,250,000. Taxes \$76,302.38. Insurance \$22,123.44. Landscaping \$4,200.
LA HABRA - (Between Harbor Blvd. & Euclid) 1001 - 1003 E. La Habra Blvd			Fully Occupied Fully Occupied	A multi-tenant retail/office center located on La Habra Blvd just west of Harbor Blvd. Can be combined. Recently upgraded and new air conditioning installed. Tenant to pay prorated share of electricity once both units are rented.
LA HABRA - (West of Euclid St. & Whittier Blvd.) 251 W. Whittier Blvd.			Fully Occupied	Coming soon Albertos Drive thru Mexican Restaurant. Point corner free standing drive thru building on a lot size 10,500 sf. Taxes \$3,562 & Insurance \$1,200. Also for sale \$690,000.00.

Retail for Lease					
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES	
LA HABRA - Von's Shopping Center (NEC Imperial Hwy. & Beach Blvd.)					
2121 W. Imperial Hwy.			Fully Occupied	Prime multi-tenant retail pad at the busiest intersection in La Habra. Over 80,000 Traffic Count. Co-tenants include Vons, Starbucks, Taco Bell, Firestone, UPS Store, L&L Hawaiian, Orange Yogurt. Monument Signage Available. Sub-lease Opportunity.	
LA HABRA - Sycamore Plaza (Between Beach & Valley Home)					
2408-2450 W. Whittier Blvd.	2408	1,070	\$0.99 NNN \$0.35	Multi-tenant shopping center Co-Tenants are Honey Baked Hams, Jax Donuts, Video Metro, Palm Reader, Liquor Store, Hair Salon, Orange House, Doll Collectives, Jewelry Store. Also seeking Nail Salon ste. 2446.	
	2430	6,570	\$1.10 NNN \$0.35		
	2424	2,400	\$1.25 NNN \$0.35		
	2446	1,000	\$1.25 NNN \$0.35		
LA HABRA - (NEC Beach Blvd & La Habra Blvd.)					
1901 W. La Habra Blvd.	1901	5,520	\$1.05 NNN \$0.24	Multi-tenant shopping center on the NEC of busy Beach Blvd & La Habra Blvd. Great rental rate. Busy intersection. New enhanced façade. Co-tenants include Exotic Pets, El Taco Sabroso, Sport Nail & Tan, F&B Cleaners, Lucy's Bakery, Coin Laundry, Video Town, La Habra Music, Cellphone Store, Dental One, State Farm Insurance, Art Hair Salon, D'Munoz Party Supplies, Liquor Store, Accupuncture, Dollar Store, Liberty Tax Service and Block Buster on the hard corner. New Costco across the street. Suite 1901 Video Town. Suite 1935 currently accupunnture tenant. - DO NOT DISTURB TENANT	
	1935	1,200	\$1.30 NNN \$0.24		
LA HABRA (NW Corner Beach Blvd. & Imperial Hwy.)					
1199 S. Beach Blvd.		20,473	\$125,000 per YR	Approved plan for a 4,100 sf retail bank building and possible fast food or gas station. Taxes \$8,335.92 \$175/month Landscaping. Point corner location. Busiest intersection in La Habra with over 170,000 cars per day. Verify Traffic. Co-tenants Vons, Taco Bell, Firestone, L&L Hawaiian BBQ, UPS Store, Downey saving & more.	
		LOT			
LA PUENTE - 2 Tenant Retail Pad (Just off Hacienda Blvd & the 60 frwy.)					
126 Glendora		2,200 SF on 5650 Lot	\$2,500 MG	This two tenant retail pad contains private parking, new paint, and monument sign. Previous Tenant was Curves for Women fitness. Great owner/user or investment opportunity. This space can be divided into 3 units. Multi-level, mixed use development planned on the adjacent property to the north. Retail will occupy the first floor. Should bring additional busines to new owner. Also for sale \$490,000	
LOS ANGELES -					
1861 E. Gage Ave.			Fully Occupied	Prime signalized corner building with rear fenced yard. In the heart of produce district.	
LOS ANGELES -					
4803 - 4809 Melrose			Fully Occupied		
Glendale -					
1700 - 114 Victory	1702	1,505	\$1.55 NNN 0.42	Formerly Thrify Wash Laundry	
NORWALK - (San Antonio Dr. & Firestone Blvd.)					
13804 San Antonio Dr.	13804	1,180	\$1.35 NNN \$0.20	A multi-tenant retail shopping center on busy San Antonio Drive. Co-tenants include Liquor Store, Medical Clinic & Dr. Paul Crismon Space 13804 is a former Real Estate Office. Higjhy Improved.	
	13816 -20	3,558	\$1.35 NNN .20		
ONTARIO - (Vineyard Ave. & Riverside Dr.)					
2943-2961 Vineyard Ave.	2943	1,068	\$1.25 NNN \$0.39	A multi-tenant newly remodeled retail shopping center on Vineyard Ave & the 60 freeway. Co-tenants are Hermosa Beauty Supply & Salon, 7-11, Jedi Travel Services, AAA Check Cashing, Donut Star & Mariscos Las Brisas. 2955 exisdtng Sally's Boutique, 2943 Former Beauty Salon	
SAN DIMAS - (57 FWY and Arrow HWY)					
149 N. Village Court	149	3,954-14,160	\$0.75 NNN \$0.17	A free standing retail building containing approx. 9,600 square feet on the ground level and 4,560 square feet in the upstairs mezzanine. Co-tenant with Vista Paint. ***freeway visible*** a portion of the southern part of the building that is 3,954 SF that can be divided off making the other portion a total of 10,206 SF. Also for sale at \$2,350,000	
Santa Fe Springs					
12959 Imerpial Hwy			Fully Occupied	Currently Alberts Mexican Restaurant	
TUSTIN - (Old Town - Prospect & Main St)					
286 S. Prospect	A	464	Fully Occupied	Newly developed office and or retail space in beautiful old town tustin. Marble bathroom. Open office area. Double large glass doors. Near renown dining and shopping	
WHITTIER - Retail Shopping Center (East of Valley Home & Leffingwell)					
16501-07 Leffingwell Rd.	16501	1,775	\$0.90 NNN .24	Multi-tenant shopping center co-tenants include Tubby's Bar, Liquor Store, Medical Equipmentand Salon. Vanilla Shell.	
	16511	3,198	\$0.85 NNN .24		
WHITTIER - (NWC Dorland & Whittier)					
11217 Whittier Blvd.	17,606	12,874	\$0.43 NNN \$0.04	Formerly Brian's Auto Accessories. Full shop, large free span space on corner lot. Zoning retail, Service industrial 1,147 sf fenced yard. Possible Furniture Store. Lock Box LRE. For Sale \$800,000	
WHITTIER - Whittier Plaza (Whittier Blvd. & First St.)					
16214-16262 Whittier Blvd.				Great signalized Location. Retail street frontage and monument signage available. Co-Tenants include: Prudential CA Realty, Classic Dry Cleaners, Bristol Home Loans, Medical Weight Control, Subway, Royal Dental, Woods Chiropractic, Hair & Nail, Affordable Window & Door, Yang's Restaurant, Promotional Concepts, Marsico Pool Supply, Acupuncture, Whittier Travel, Vacuum Repair, Brite Spot Grill Mexican Restaurant, and Nature Way Health Food Store. 16230 is month to month	
	16230	3,150	\$1.50 NNN \$0.29		
	16248	1,200	\$1.50 NNN \$0.29		
	16254	1,200	\$1.50 NNN \$0.29		
	16264	1,500	\$1.50 NNN \$0.29		
WHITTIER - 16269 Whittier Blvd.					
16269 Whittier Blvd.	16269	16,000	Fully Occupied	Currently Praise Chapel	

Office Space For Lease

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
Anaheim 9774 Katella			Fully Occupied	
BREA (Brea Blvd & 745 S. Brea Blvd)			Fully Occupied	Multi-tenant office building with suites 25 & 26 containing approximately 1,163 SF. Tenant pays approximately \$140 for Electricity
BREA (Apollo St) 450 Apollo St			Fully Occupied	Great R&D/Office/Industrial space near the Brea Mall and 57 Freeway. 95% built out as office with storage served by ground level roll up door. Highly upgraded.
BALDWIN PARK - 14327 Ramona Blvd	1st Floor 2nd Floor	1,904 756	\$2475 NNN \$500	A Free standing office containing approximately a total of 2,660 square feet. On a lot size of 2,997 square feet. Formerly the chamber of commerce
COSTA MESA - 2850 Mesa Verde E. Dr.	E E1 E2	1032 602 430	\$1.20/\$1.04 MG \$1.20MG \$1.20 MG	A multi-tenant office building located in beautiful Costa Mesa. Tenant pays for electrical & janitorial. ADA Bathrooms. Suites A, C, D, E, F, G, H, I, K, L, & M with private restrooms. With a private restroom shared by 2 suites N&P. Without private restroom J&O. Number Stes have common area restrooms. Stes B, C, & K can only be medical. Parking 4 per 1,000. 2 months free rent for lease terms of 1 year. Full Commission to outside Broker. Key to suite "O" on Door. Suite B & C ok for medical use and can be combined (Only one month free rent for two year lease). Ste B&C key is in lockbox on Suite C. Suite E, I, J, K, 109 - Keys are in lockboxes on the doors. Total Bldg size is 24,267 SF. Ste. 110 alarm code is 1153. Ste. 103 No Medical. Ste N. no medical.
IRVINE - 16662 Hale Ave.			Fully Occupied	Free Standing Bldg, 6500 sf. deluxe office space, 17' warehouse clearance, 4 restrooms, kitchen, reception. 3,650 SF Warehouse also contains large fenced yard.
LA HABRA - (Between Harbor Blvd. & Euclid) 1001 - 1003 E. La Habra Blvd	1003 A	850	Fully Occupied	A multi-tenant retail/office center located on La Habra Blvd. Can be combined. Recently upgraded and new air conditioning installed.
La Habra - 151 - 153 E. Whittier Blvd			Fully Occupied	Shared office space. No janitorial utilities included.
LA HABRA - Lambert Center (NWC Lambert Rd. & Beach Blvd.) 641-671 S. Beach Blvd.	643 645 647 665 651-655	763 784 1,066 1,000 1,600	\$1.00 NNN \$0.41 \$1.00 NNN \$0.41 \$1.00 NNN \$0.41 \$1.00 NNN \$0.41 \$1.35 NNN \$0.41	Mixed use multi-tenant retail shopping center on a major intersection. Co-tenants include Shop N Go, Coin Laundry, SP Video, Dentist, Dental Lab, Envy Nails, Pronto Pizza. Unit 647 was formerly a Chiropractic office. Unit 651-655 are a fully built out dental office. Units 643 & 645 are currently combined.
LA HABRA - (Whittier Blvd Between Idaho and Euclid) 721 W. Whittier Blvd	K L	1,000 1,000	\$1.10 MG \$1.10 MG	Multi Tenant Office building. Units can be combined to make 2,000 SF. Adjacent to Porto Fino's Restaurant
LA HABRA - IHA Building (North of Lambert Rd. on Idaho St.) 501 S. Idaho St.	260 260 330 330	2,250 Rentable 1,890 Useable 1,795 Useable 2,112 Rentable	\$1.10 FSG \$1.10 FSG \$1.10 FSG \$1.10 FSG	Nicest Class A Building in La Habra. High End glass building with a great full service rental rate. Rentable Auditorium and training rooms. Close to Power Centers and Country Club. Common Area Restrooms are located on each floor. Janitorial services included. Elevator served.
LA HABRA - (Beach Blvd. & Lambert Rd.) 800 S. Beach Blvd.			Fully Occupied	Open office space with view facing Beach Blvd. Tenant pays 5.3% of utilities and landscaping. Owner will grant 2 months free rent on a one + yrs lease.
LA HABRA - (West of Whittier Blvd. & Harbor Blvd.) 481 E. Whittier Blvd.	421 A 461 B 481 B 481 G 481 H 481 I	960 800 1,653 740 450 450	\$1.30 MG \$1.30 MG \$1.25 MG \$1.30 MG \$1.30 MG \$1.30 MG	This property is high quality office space with garden atmosphere. Suite "A" has 2 offices, reception, kitchenette with sink & workarea/breakroom. Suite B has 4 offices, reception, private restroom and kitchenette. Suite D contains 3 offices (could add 2 addl offices), conference room, breakroom, reception, large open storage area, restroom. Suite G has 1 private office and balance is open. Suite I has 2 office spaces plus reception. One month per year free rent. Lease rate \$1.25 per square foot for the first year. Upstairs door lock 532 for 481 I. Suite 481 I door code is 243. Alarm is 1234 All Suites have Private Restrooms
LA HABRA - (East La Habra Blvd. & Euclid St.) 110 E La Habra Blvd 120 E La Habra Blvd	100 100 B 200 103 B 110 201 240 250 280 290	4,260 2,272 4,260 720 3,786 920 2,469 795 650 600	\$0.99 MG \$0.99 MG \$0.99 MG \$0.99 MG \$0.99 MG \$0.99 MG \$0.99 MG \$0.99 MG \$0.99 MG \$0.99 MG	A 2-story, multi-tenant office complex located at Euclid and La Habra Blvd. Across the street from La Habra Police station, city hall, library, and post office. Elevator served. Parking in the rear.
LA Habra - 2501 W. La Habra Blvd	5	1,000	1.35 MG	Medical office building fully built out. Just west of Costco and Beach Blvd.
LA HABRA - (Between Harbor Blvd. & Euclid) 404-412 W. Whittier Blvd.	422 404	532 330	\$0.90 NNN \$0.30 \$0.90 NNN \$0.30	A multi-tenant retail/office center with Whittier Blvd street frontage. Parking in the rear. Adjacent JonesRe between Euclid and Walnut. A multi-tenant retail/office center with Whittier Blvd street frontage. Parking in the rear. Adjacent JonesRe between Euclid and Walnut. Insurance, Florist, Escrow, Acupuncture, Hair Salon
La Habra Blvd 2441-2449 W Whittier Blvd	2249 A 2249 B 2249 A&B 2245	1,387 800 2,187 1,056	\$0.99 MG \$0.99 MG \$0.99 MG \$0.99 MG	A multi-tenant 2-story office building
LA PUENTE - 2 Tenant Retail Pad (Just off Hacienda Blvd & the 60 frwy.) 126 Glendora		2,200 SF on 5650 Lot	\$2,500 MG	This two tenant retail pad contains private parking, new paint, and monument sign. Previous Tenant was Curves for Women fitness. Great owner/user or investment opportunity. This space can be divided into 3 units. Multi-level, mixed use development planned on the adjacent property to the north. Retail will occupy the first floor. Should bring additional busines to new owner. Also for sale \$490,000
NORWALK - 13804 & 13810 San Antonio	1st Floor 13804 2nd Floor 13810 13816-20	1,180 7,187 3,558	\$1.35 NNN .20 \$.80 MG \$1.35 NNN .20	Ste. 13810 is an upstairs office, elevator served. Close access to 5 freeway. Currently month to month. Ste. 13804 is a former Real Estate Office. Suite 13816-20 Medical space a former clinic
NORWALK - 11850 Firstone			Fully Occupied	Newly renovated office building. All offices have their own restrooms as well as common area restrooms. Parking 4/1000. Monument sign space available. Current tenants Dental, Dr Randall Shue,

Office Space For Lease

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
TUSTIN - (Old Town - Prospect & Main St)				
286 S. Prospect			Fully Occupied	Newly developed office and or retail space in beautiful old town tustin. Marble bathroom. Open office area. Double large glass doors. Near renown dining and shopping
WHITTIER - Whittier Plaza (Between Beach & First)				
16262 Whittier Blvd.	2	380	\$1.75 FSG	Located at the SEC of Whittier Blvd. and First St. single story garden office. No Janitorial. Suite 16 has a private common area restroom with suite 16A.
	3	620	\$1.75 FSG	
	4	500	\$1.75 FSG	
	5	345	\$1.75 FSG	
	6	900	\$1.75 FSG	
	10	500	\$1.75 FSG	
	11	500	\$1.75 FSG	
	13	750	\$1.75 FSG	
	14	500	\$1.75 FSG	
	16A	250	\$500 per month	
	17	250	\$500 per month	
	18	750	\$1.75 FSG	
	24	750	\$1.75 FSG	
WHITTIER - (Whittier Blvd. & Colima Rd)				
14530 Whittier Blvd.		1,899	\$1.25 FSG	Prime location on Whittier Blvd. Multi-Tenant office building. Free surface level parking. Janitorial 2 days per week. \$1.25 for the first year and \$1.50 the second year. Alarm code is 9733
Whittier - (Whittier Blvd)				
15935 Whittier Blvd		3,000	\$1.25 MG	Rear patio area. Lunch room. Two common restrooms. Five large offices. One conference room. Reception room. Open bullpen. Storage Area. Monument Sign and ten parking spaces.
WHITTIER - (Whittier Blvd. & Washington)				
12512 Whittier Blvd.	12512	3,520	\$3,500/month MG	Plans in process for a two story medical building. Free standing building on a 20,499 square foot lot. Large fenced yard. Next to Star Auto Body. Just west of Washinton.

Industrial For Lease/Sale

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
BREA - (Lambert & Tamarack)				
450 Apollo Street			Fully Occupied	Great R&D/Office/Industrial space near the Brea Mall and 57 Freeway. 95% built out as office with 400 SF of storage served by ground level roll up door. Highly upgraded.
IRVINE - (Barrance Pkwy & Millikan Ave)				
16662 Hale Ave.			Fully Occupied	Free Standing Bldg, 6500 sf. deluxe office space, 17' warehouse clearance, 4 restrooms, kitchen, reception. Warehouse has large fenced yard.
LA HABRA - (West of Harbor Blvd & Imperial Hwy.)				
601 Imperial Highway		70,000	\$38,500 NNN	Formerly HD Supply. Rail Served. Large signalized corner lot with free standing 70,000 sf tilt up commercial plus 34,000 sf of covered storage. 70,000 SF Building on 4 acres w/rail access for \$38,500/mo NNN or \$7,000,000. Adjacent two acres plus 34K SF covered storage available for additional \$8,000/mo NNN or \$1,750,000. The 4.2 acres can be purchased \$20 per square foot or \$3,659,000.00. Or entire 10.2 acres can be purchased for \$12,250,000. City wants sales tax producing occupant. Taxes \$76,302.38. Insurance \$22,123.44. Landscaping \$4,200.
Santa Fe Springs				
10647 Laurel Avenue		2,110	\$0.50 MG	A 30,000 square foot lot with an available warehouse containing approximately 2,110 square feet of leasable space plus up to 9,500 square feet of yard.
STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8150 Electric Ave.		5,000	Fully Occupied	Great industrial location. New paint & flooring in office and bathroom. Storage yard and two new ground level door. JX 206 Lock Box
STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8121 Electric Ave.	8121	2,500	Fully Occupied	Free standing building, fenced yard. The Bldg sits on a lot size of 7,174 Sf. Lock Box Combo 2,4,6
STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8151-8161 Electric Ave.			Fully Occupied	Small industrial Bldg. on a large lot of land. 2 offices, receptionist, shower in restroom, double exterior dock high loading, paint booth & interior crane. 19,500 SF Lot
STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8130 Electric Ave.			Fully Occupied	Completely Redone. New flooring, paint, landscaping, etc. Rear yard 93X95, side yard 37X60. 2 side yards.
STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8130 Monroe			Fully Occupied	A small free standing industrial bldg. Tenant pays utilities. Side yard 12X60
WHITTIER - (Washington & Whittier Blvd.)				
12512 Whittier Blvd.	12512	3,520	\$3,500/month MG	Free standing building on a 20,499 square foot lot. Large fenced yard. Next to Star Auto Body. Just west of Washington

Land For Lease/Ground Lease

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
BREA - (NEC of Central Ave & Site Drive)				
395 W. Central Avenue	395	5,250	\$75,000 per yr	New Development previously approved for a free standing 5,250 sf building or a multi-tenant retail pad. Possible fast food with drive thru. Signalized intersection. Also for Sale \$995,000.00. Seeking Urgent Care. Across from
LA HABRA - Car Wash (On Whittier Blvd. between Hacienda Blvd & Beach Blvd.)				
1701-1751 W Whittier Blvd.	1701	34,876	\$105,000	One of the last large corner lots available on Whittier Blvd. Located on the corner of Hacienda Blvd. & Beach Blvd. Also for Sale. Full city block development in process.
	1721	36,670	\$110,000	
	1741	83,670	\$251,000	
LA HABRA - (NW corner Beach Blvd. & Imperial Hwy.)				
1199 S. Beach Blvd.		20,473	\$125,000 NNN	Busiest intersection in La Habra with over 172,600 cars per day. Approved plan for a 4,100 sf retail bank building. Possible fast food. Taxes \$8335.92 \$175/month Landscaping.
LA HABRA - (NWC corner of HARBOR & LA HABRA BLVD)				
115 N. Harbor Blvd	115	15,00-79,704	TBD	Pads available for ground lease or build to suit. Lease rate based upon a 10% return on \$25 land value for entire parcel. Smaller parcels available at \$30 psf.
LA HABRA - (SWC corner of HARBOR & Stearns Street)				
201 N. Harbor Blvd	115	17,697	\$3,000 NNN \$400	Seeking Car Lot & Auto Services Bays for Lease. Owner will consider demolition of all improvements for a new development
MORENO VALLEY - (SWC Iris Avenue & Perris Avenue)				
SWC Iris & Perris Avenues		9 Acres	TBD	Seeking Anchor Tenants. Perfect for Supermarkets or other major retail uses. Home Depot located across the street. The area is surrounded by retail, residential and schools. This property is for lease or build to suit.
LA MIRADA - Signalized Corner Lot (SEC Imperial Hwy & Edwards St)				
Imperial Hwy (no allocated address # yet) APN #8044-031-017		18,596	\$80,000	Signalized SEC of Imperial Hwy & Edwards St just west of Valley View. Perfect for fast food, gas station, car wash, retail strip center. Plans in process for a 5,000 sf retail center. Across from Neighborhood Shopping Center Anchored by Big Lots & Kentucky Fried Chicken. 150 FT across on Imperial Hwy & 125 FT on Edwards.
Santa Fe Springs				
10647 Laurel Avenue		9,500	\$0.20 MG	A 30,000 square foot lot with an available yard containing approximately 9,500 square feet of leasable space plus up to 2,110 square feet of warehouse.

Automotive For Lease

ADDRESS	LOT Size	SQ FT	RENT	COMMENTS & FEATURES
La Habra - (NWC of Harbor & La Habra Blvd) 201 N. Harbor Blvd	201	1,000 - 9,268 17,697	\$1.00 NNN \$0.27 \$3,000 NNN \$400	Auto Service Bays For Lease. Former Burch Ford. Seeking Car Lot
NORWALK - (Rosecrans & Firestone & the 5 frwy.) 12605 Rosecrans Ave.	9,579	1,335	\$4,500	Signalized Corner Lot. Insurance \$1,800.00, Taxes \$2,734.57. Monument signage visible from the 5 freeway. Also for sale \$1,250,000.00. Lot size is 9,579.
SANTA ANA - (First St. & Newhope) 4609 W. First St.			Fully Occupied	
SOUTHGATE - (NEC Garfield & Imperial Hwy.) 10840 Garfield Ave.			Fully Occupied	Signalized Corner Lot. Current Tenant is Pro Masters. NEC of Imperial & Garfield. Monument sign.
WHITTIER - (NWC Dorland & Whittier) 11217 Whittier Blvd.	17,606	12,874	\$0.43 NNN \$0.04	Formerly Brian's Auto Accessories. Full shop, large free span space on corner lot. Zoning retail, Service industrial 1,147 sf fenced yard. Possible Furniture store. Lock Box LRE
WHITTIER - 12512 Whittier Blvd.	20,499	3,520	\$3,500/month MG	Free standing building on a 20,499 square foot lot. Large fenced yard. Next to Star Auto Body.

Commercial For Sale

ADDRESS	SQ FT	LOT SIZE	RENT	COMMENTS & FEATURES
BREA - (NEC of Central Ave & Site Drive) 395 W. Central Avenue		5,250	\$995,000	New Development approved for a free standing 5,250 sf building or a multi-tenant retail pad. Possible fast food with drive thru. Signalized intersection. Also for Ground Lease \$75,000 per year NNN
LA HABRA - (West of Euclid St. & Whittier Blvd.) 251 W. Whittier Blvd.	856	10,500	\$690,000	Point corner free standing drive thru building. Currently vacant. Taxes \$3,562 & Insurance \$1,200. Owner will carry with 25% down.
LA HABRA - (West of Harbor Blvd & Imperial Hwy.) 601 Imperial Highway		70,000	\$7,000,000	Formerly HD Supply. Rail served. Large signalized corner lot with free standing 70,000 sf tilt up commercial building plus 34,000 sf of covered storage. 70,000 SF Building on 4 acres w/rail access for \$38,500/mo NNN or \$7,000,000. Adjacent two acres plus 34K SF covered storage available for additional \$8,000/mo NNN or \$1,750,000. The 4.2 acres can be purchased \$20 per square foot or \$3,659,000.00. Or entire 10.2 acres can be purchased \$12,250,000. Taxes \$76,302.38. Insurance \$22,123.44. Landscaping \$4,200.
LA HABRA - (Between Orange St & Euclid) 201 E. Whittier Blvd.	4,800		\$1,095,000	A free standing retail building, with prime Whittier Blvd. frontage, large rear lot can also be added for additional rent.
LA HABRA - 300 E La Habra	9,950		\$875,000	The price has been reduced! Seller is relocating his business and motivated to sell. Seller is also including a vacant 7,187 square feet lot located behind this in the purchase price. The lot can be paved and used for additional parking this location could be used as owner/user or as an investment property. It is located on the corner of La Habra & Aldrich with ample parking in the back street parking.
LA PUENTE - 2 Tenant Retail Pad (Just off Hacienda Blvd & the 60 frwy.) 126 Glendora	2,200	5,650	\$490,000	This two tenant retail pad contains private parking, new paint, and monument sign. Previous Tenant was Curves for Women fitness. Great owner/user or investment opportunity. This vacant space can be divided. Multi-level, mixed use development planned next door. Retail will occupy the first floor. Should bring additional business to new owner. Seeking urgent care or fast food with drive thru
NORWALK - (Rosecrans & Firestone & the 5 frwy.) 12605 Rosecrans Ave.	9,579	1,335	\$1,250,000	Signalized Corner Lot. Insurance \$1,800.00, Taxes \$2,734.57. Monument signage visible from the 5 freeway. Also for sale \$1,250,000.00. Lot size is 9,579.
SAN DIMAS - (S7 FWY and Arrow HWY) 149 N. Village Court	3954 - 14160		\$2,350,000	A free standing retail building containing approx. 9,600 square feet on the ground level and 4,560 square feet in the upstairs mezzanine. Co-tenant with Vista Paint. ***freeway visible*** a portion of the southern part of the building that is 3,954 SF that can be divided off making the other portion a total of 10,206 SF
WHITTIER - (NWC Dorland & Whittier) 11217 Whittier Blvd.	17,606	12,874	\$800,000	Formerly Brian's Auto Accessories. Full shop, large free span space on corner lot. Zoning retail, Service industrial 1,147 sf fenced yard. Possible Furniture Store. Lock Box LRE. For Lease \$0.43
WHITTIER - Free Standing Bldg (East of Whittier Blvd. & First Street) 16239 Whittier Blvd.	11,584	20,909	\$2,499,000	Free standing building on a point corner lot. Monument Signage and 200 feet of Store Frontage. Possibility of dividing . Contains 17 parking spaces plus street parking. New façade enhancement and parking lot. Current tenant is Ortho Mattress.

Land For Sale

ADDRESS	BLDG SIZE	LOT SIZE	PRICE	COMMENTS & FEATURES
BREA - (NEC of Central Ave & Site Drive)				
395 W. Central Avenue		27,000	\$995,000	This prime signalized corner property is a Perfect Development Project. The former 15 acre Brea Hospital is located across the street which has proposed plans for 35,000 SF of Medical Office, 31,000 SF of Retail, and 452 Apartments. This will be a great addition to the already strong Trade Area. Shell Oil Company is planning to develop 2,600 Acres of land with 3,500 homes to the north of Site Drive & Central Avenue. Owners have approved conceptual plans to develop a 5,250 SF Multi-Tenant Retail Pad to lease. The Owners are finalizing the detailed working drawings and will build the project if it doesn't sell prior to plan approval. Traffic Counts over 30,000 Cars Per Day. Also for ground lease at \$75,000 per year.
LA HABRA - (NWC Hacienda & Whittier Blvds.)				
1701-1781 W. Whittier Blvd.	1701	34,876	\$1,050,000	4 parcels of Land Development on the NWC of Hacienda & Whittier Blvd. One of the last large parcels of land on Busy Whittier Blvd. A fourth parcel containing 49,013 SF can be added for add'l \$1,865,000. \$6,030,000 All 4 Parcels Combined.
	1721	36,670	\$1,100,000	
	1741	83,670	\$2,510,000	
LA MIRADA - Signalized Corner Lot (SEC Imperial Hwy & Edwards St)				
Imperial Hwy (no allocated address # yet) APN #8044-031-017		18,596	\$837,000	Signalized SEC of Imperial Hwy & Edwards St just west of Valley View. Perfect for fast food, gas station, car wash, retail strip center. Plans in process for a 5,000 sf retail center. Across from Neighborhood Shopping Center Anchored by Big Lots & Kentucky Fried Chicken. 150 FT across on Imperial Hwy & 125 FT on Edwards.

Business For Sale

ADDRESS	Gross Sales	Lot Size	PRICE	COMMENTS & FEATURES
Monrovia				
245 Foothill Blvd		7,000	\$1,950,000	NWC Foothill & Magnolia current gross \$120,000 per month peak market did \$350,000 per month. An existing well established produce market and delicatessen prime signalized corner location. Lots of upside by adding liquor, meat, lotto. Lot size 29,669 SF.