

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, Water Store, Panderia-Bakery	
ANAHEIM - (Rio Vista & Lincoln)					
2790 E. Lincoln Ave.	A	800	\$2.95 NNN \$0.74	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. Unit currently available is Nail and Hair Salon. Remodel recently completed. Monument Signage available.	
ANAHEIM - (NWC Orangewood Ave & Mallul Dr)					
624-636 W. Orangewood	624	698	\$2.95 NNN \$0.57	Multi-tenant retail strip center located on a point corner lot. Co-Tenants include coin laundry & cleaners, La Cobana Bar, and Hair Salon. Located directly behind Disneyland Convention Center & Hotels. Remodel just completed.	
	626	880	\$2.95 NNN \$0.57		
	628	924	\$2.95 NNN \$0.57		
	630-632	1,804	\$2.95 NNN \$0.57		
BREA - (NWC Brea Blvd. & Lambert Rd.)					
105 W. Lambert Blvd.			Fully Occupied	Current Tenant Auto Zone. 7-11 (NAP) Quiznos, Smoke Shop, Check Cashing	
BREA - (SEC of Brea Blvd & Adler St)					
600-602 S. Brea Blvd.	600	4,000	\$1.50 NNN \$0.25	A fully fixturized restaurant located in Brea Heights Shopping Center. Near downtown Brea. Anchors Goodwill and Guitar Center. Take over existing fully fixturized restaurant with built in refridgeration and freezer space. No key money. Lessor will consider retail.	
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 \$90,000 per year. Also for sale \$1,200,000.00	
BREA - (NEC of Central Ave & Tamarack)					
295 W. Central Avenue			Fully Occupied	Four tenant retail pad on the NEC of Central & Tamarack.	
CHINO HILLS - (Chino Hills Pkwy & Pipeline)					
14864 Pipeline Ave	14864	2,896	\$150,000/YR NNN	Freestanding building with drive thru (currently Jack In the Box). Share point corner with 7 Eleven and Auto Zone. Lot size 16,050. 4/1000 Parking. Expires	
HACIENDA HEIGHTS - (Just off the 60 frwy.)					
1231 Hacienda Blvd.	1231	7,200 (divisible) minimum 3,200	\$1.35 NNN \$0.38	Currently Standard Furniture. Available with 30 day notice. Can be divided. Freeway monument signage. Co-tenants include El Pollo Loco and Yunnan Chinese Restaurant	
HUNTINGTON BEACH - (Gothard Street & Edinger Ave.)					
15851-15891 Gothard Ave.	15863	700	\$1.25 NNN \$0.50	A multi-tenant retail center adjacent a proposed farmer's market. Currently under construction.	
	15865	780	\$1.25 NNN \$0.50		
	15867	700	\$1.25 NNN \$0.50		
	15887	820	\$1.25 NNN \$0.50		
INGLEWOOD -					
1403-1415 Centinela Ave.	1407	1,000	\$0.99 NNN \$0.56	A retail strip center. Co Tenants include Centinela Cleaners and womans clothing store. Space 1407 is the elbow.	
	1409	625	\$1.25 NNN \$0.56		
LAKE FOREST - Rockfield Center					
23591 Rockfield Blvd.	H	1480	\$2.25 NNN \$0.66	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 - (NE Harbor & La Habra)					
1281 E La Habra Blvd			Fully Occupied	Anchored by Big Lots NEC Harbor & La Habra. Located in the strip adjacent Big Lots. Co-Tenants are Starbucks, Subway, Wing Stop, H&R Block, and Flame Broiler. Call Greg Jones	
LA HABRA - (SWC La Habra Blvd. & Euclid St)					
120-156 W. La Habra Blvd.	120	1,230	\$1.80 NNN \$0.40	A multi-tenant retail strip center that was recently remodded. Co-Tenants Las Fuentes Mexican Restaurant, Party Rentals, Dentist, Metro PCS, Sparklean Coin Laundry, La Habra Donuts, Sunset Beauty Supply, H&R Block. Seeking check cashing or pizza	
LA HABRA - (Between Orange St & Euclid)					
201 E. Whittier Blvd.	201	4,800	\$1.10	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 - Plaza Del Sol (SWC Beach Blvd & La Habra Blvd)					
2000-2096 W. La Habra Blvd.	2060	1,000	\$1.25 NNN \$0.28	Substantial parking, great visibility. Co-Tenants include 7-11, Goodwill, Taco Nazo, Subway, Supercuts, Nails, Calico Quilts, Jean's Donuts, Cleaners, Dance Studio, Décor Party Supplies, LH Uniform, Korean BBQ, Acupuncture, Kumon Learning Center. 6 months free rent for lease terms of 3 or more yrs.	
121-151 S. Beach Blvd.	147	1,045	\$1.25 NNN \$0.28		

Retail for Lease				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
LA HABRA - (West of Harbor Blvd & Imperial Hwy.)				
601 Imperial Highway		70,000	\$45,500 NNN	Large 10.2 acre signalized corner lot with free standing 70,000 sf tilt up commercial building plus 34,000 sf of covered storage. Currently HD Supply. Rail served. Also for sale \$12,000,000.00 for 6 acres plus improvements. The 4.2 acres can be purchased \$20 per square foot or \$3,659,000.00
LA HABRA - (Between Harbor Blvd. & Euclid)				
404-412 W. Whittier Blvd.	410	1,150	\$0.90 NNN \$0.30	A multi-tenant retail/office center with Whittier Blvd street frontage. Parking in the back
	424	532	\$0.90 NNN \$0.30	
LA HABRA - (Between Harbor Blvd. & Euclid)				
1001 - 1003 E. La Habra Blvd	1001	1,600	\$0.90 MG	A multi-tenant retail/office center located on La Habra Blvd. Can be combined. Recently upgraded and new air conditioning installed.
	1003	1,000	\$1.10 MG	
LA HABRA - (NEC Harbor Blvd & La Habra Blvd)				
1241 - 1265 E. La Habra Blvd.	1265	2,100	\$1.25 NNN \$0.21	Anchor by Big Lots. Remodel Planned. Open shell. Suite 1259. Co-Tenants include Scotts Cleaners, Haircuts, Pizza Club, Arthurs Coffee Shop, Dentist, Hair Salon, Chiropractor, Copy & Com, Wing Stop, OC Yogurt, Flame Broiler, Verizon Wireless, H&R Block, Subway, Starbucks.
	1259	1,000	\$1.50 NNN \$0.21	
	1241	7,200	\$1.25 NNN \$0.21	
LA HABRA - (West of Euclid St. & Whittier Blvd.)				
251 W. Whittier Blvd.		856	\$2,500 NNN	Point corner free standing drive thru building on a lot size 10,500 sf. Currently vacant. Taxes \$3,562 & Insurance \$1,200. Also for sale \$690,000.00
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 - (NWC Beach Blvd & Whittier Blvd.)				
2050 W. Whittier Blvd.	2050	1,333	\$1.75 Gross	Mixed use multi-tenant retail shopping plaza on a major intersection. Next to Walgreens.
LA HABRA - Lambert Center (NWC Lambert Rd. & Beach Blvd.)				
641-671 S. Beach Blvd.	647	1,066	\$0.85 NNN \$0.39	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
LA HABRA - Sycamore Plaza (Between Beach & Valley Home)				
2408 W. Whittier Blvd.		Fully Occupied		Multi-tenant shopping center Co-Tenants by Honey Baked Hams, Tuesday Morning, Jax Donuts, Snap Fitness, Video Metro, Nail Salon, Dentist, Palm Reader, Liquor Store, Hair Salon, Orange House, Doll Collectives.
LA HABRA - (NEC Beach Blvd & La Habra Blvd.)				
1917 W. La Habra Blvd.	1861	1,600	Fully Occupied	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.
	1917	900	\$1.20 NNN \$0.26	
LA HABRA (NW Corner Beach Blvd. & Imperial Hwy.)				
1199 S. Beach Blvd.		20,473	\$175,000 per YR	Approved plan for a 4,100 sf retail bank building. Taxes \$8,335.92 \$175/month Landscaping. Point corner location.
		LOT		
LA HABRA - (Between Cypress & Harbor Blvd.)				
712 E. Whittier Blvd.	712	900	\$0.89 NNN \$0.30	A 900 square foot vacant retail space. Adjacent to El Cholo Restaurant and Cat and Custard Cup.
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. 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

Retail for Lease					
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES	
LOS ANGELES -					
1861 E. Gage Ave.	1861	3,628	\$3,600 MG	Prime signalized corner building with rear fenced yard. In the heart of produce district.	
NORWALK - (San Antonio Dr. & Firestone Blvd.)					
13804 San Antonio Dr.	13804	1,180	\$1.75 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.	
ONTARIO - (Vineyard Ave. & Riverside Dr.)					
2943-2961 Vineyard Ave.	2947	564	\$0.99 NNN \$0.26	A multi-tenant 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 formerly Sally's Boutique	
	2955	846	Fully Occupied		
SAN DIMAS - (57 FWY and Arrow HWY)					
149 N. Village Court	149	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***	
WHITTIER - (NWC Whittier Blvd. & 605 FWY.)					
10121 Whittier Blvd.	10121	400	\$2,000/mo NNN	Car wash facility seeking a kitchen in lobby area of the convenience store facility. Anchor Chevron Gas and Car Wash.	
WHITTIER - Retail Shopping Center (East of Valley Home & Leffingwell)					
16501-07 Leffingwell Rd.	16501	1,775	\$1.25 NNN \$0.20	Multi-tenant shopping center co-tenants include Thrift shop, Tubby's Bar, Liquor Store, and Salon. Vanilla Shell.	
	16507	690	Fully Occupied		
WHITTIER - (Whittier Blvd. & First Street)					
16239 Whittier Blvd.		11,584	Fully Occupied	Free standing building on a point corner lot. Major building signage and 200 feet of street frontage. Contains 17 parking spaces and street parking. New façade enhancement and parking lot Also For Sale \$2,499,000.00	
WHITTIER -					
16539-16555 Leffingwell Rd.	16551	2,400	\$0.85 NNN \$0.45	Multi-Tenant retail center recently enhanced with a new façade. Co-Tenants include Graphi Signs, Valley Nails, Hair Salon & Income Tax Service. One block from Costco at Beach and La Habra.	
	16555	1,050	\$0.85 NNN \$0.45		
WHITTIER - Whittier Plaza (Whittier Blvd. & First St.)					
16214-16262 Whittier Blvd.	16220	1,300	Fully Occupied	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		
	16246	1,200	\$1.70 NNN \$0.29		
	16248	1,200	\$1.70 NNN \$0.29		
	16254	1,200	\$1.70 NNN \$0.29		
	16264	1,500	\$1.70 NNN \$0.29		
WHITTIER - 16269 Whittier Blvd.					
16269 Whittier Blvd.	16269	16,000	\$0.75 NNN TBD	A free standing building on major Whittier Blvd. Major Building signage and approximately 250 feet of street frontage.	

Office Space For Lease					
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES	
ANAHEIM (Katella & Brookhurst)					
9774 Katella Ave.					
	101	1300	\$1.00 MG	Beautifully built, private restroom, large kitchen, outdoor area, security system, front of the building and possible signage	
	103	1,200	\$1.00 MG	103- Private restroom, private outdoor patio, private outdoor storage, full security system	
	205	350	\$1.00 MG	Small private office. Common bathrooms. Second Story	
	208	450	\$1.00 MG	Small private office. Common bathrooms. Second Story	
COSTA MESA -					
2850 Mesa Verde E. Dr.					
	103	828	\$0.98 MG	A multi-tenant office building located in beautiful Costa Mesa. Tenant pays for electrical & janitorial. ADA Bathrooms. Some Ltr Suites contain restrooms, (Suites I & G have restrooms, Suite O does not have a restroom/water) Number Suites have common area restrooms. No Medical except suite K. Suite G contains 3 offices one w/ private restroom, breakroom,common restroom, reception and waiting area. parking 4 per 1,000. 6 months free rent for lease terms of 3 or more years, does not include suite K. Full Commission to outside Broker. Key to suite "O" in suite "I". Suite B & C ok for medical use and can be combined. Only one month free rent for two year lease.Suite E- Key is in lockbox on door. Suite G- Key is in lockbox on door. Suite I- Key is in lockbox on door. Suite K- Key is in lockbox on door. Suite 103- Key is in lockbox on door. Suite 113- Key is in the lockbox on the door to Suite 103	
	113	235	\$1.27 MG		
	B	600	\$1.50 MG		
	C	620	\$1.50 MG		
	E	1032	\$1.25 MG		
	G	1,120	\$0.98 MG		
	I	880	\$1.45 MG		
	O	1,096	\$1.25 MG		
	K	961	\$1.75 MG		
IRVINE -					
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.	
Laguna Beach - Loma Building (3rd St. & Laguna Canyon Rd.)					
352 3rd Street					
	306	500	\$3.00 MG	Small office space located in beautiful Laguna Beach. Perfect for a two - three person office. reception area, common area, private office, restroom and outside deck. Located on 3rd street. Cross streets are Laguna Canyon Rd & 3rd Street. Close to the beach, the Pageant of the Masters, the Festival of the Arts and city hall.	
LA HABRA - Towne Center (SEC La Habra Blvd. & Euclid Street)					
120 E. La Habra Blvd.					
	201	920	\$0.99 MG	Perfect Office space for service providing businesses in the heart of La Habra. Across from City Hall, police station, post office, and library. Parking is available in the back of the building. Express mail pick ups are at 5pm. Landlord is motivated to lease space. Many improvements and upgrades made to the property.	
	240	2,469	\$0.99 MG		
	250	795	\$0.99 MG		
	290	600	\$0.99 MG		
	103A	400	\$0.99 MG		
	105	1,385	Fully Occupied		
	110	3,707	\$0.99 MG		
	110 E. La Habra Blvd.	2nd fl	4,090		\$0.99 MG
	Basement	2,272	\$0.75 MG		
LA HABRA - (Between Harbor Blvd. & Euclid)					
1001 - 1003 E. La Habra Blvd					
	1001	1,600	\$1.00 MG	A multi-tenant retail/office center located on La Habra Blvd. Can be combined. Recently upgraded and new air conditioning installed.	
	1003	1,000	\$1.10 MG		
LA HABRA - (NWC Beach Blvd. & Lambert Rd.)					
647 S. Beach Blvd.					
	647	1,066	\$0.85 NNN \$0.39	Mixed use multi-tenant retail shopping plaza on a major intersection. Signalized corner, co Tenants include Coin Laundry, Envy Nails, La Cabana Bar, Crowns R Us Dental Lab, Shop N Go, SP Video and Life Style Barber.	
LA HABRA - (Whittier Blvd Between Euclid & Cypress St.)					
151-153 E. Whittier Blvd.					
	153 C	150	\$1.50 MG	A one story multi-tenant retail/office building located on Whittier Blvd at Euclid.	
LA HABRA - IHA Building (North of Lambert Rd. on Idaho St.)					
501 S. Idaho St.					
	250/2nd fl	3,396	\$1.65 FSG	Class A Building. 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.	
	270	2,121	\$1.65 FSG		
	200	3,369	\$1.65 FSG		
	230	1,604	\$1.65 FSG		
LA HABRA - (Beach Blvd. & Lambert Rd.)					
800 S. Beach Blvd.					
	B	331	\$1.50 MG	Open office space with view facing Beach Blvd.Tenant pays 5.3% of utilities and landscaping. Owner will grant 3 months free rent on a three yr lease.	
LA HABRA - (Whittier Blvd & Macy Street)					
2241-2249 W. Whittier Blvd.					
	2245	1,100	\$1.25 MG	Multi-tenant medical or professional office spaces. Building has two stories, enclosed 3 car garage with a covered carport. Some spaces share electrical based upon square footage of occupancy. 2245 upstairs has 4 offices plus reception.	
	2249 A	1,500	\$1.40 MG		
	2249 B	1,000	\$1.35 MG		
LA HABRA - (West of Whittier Blvd. & Harbor Blvd.)					
481 E. Whittier Blvd.					
	481B	1,653	\$1.35 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. Broker bonus until 12/31/09. One month per year free rent. Lease rate \$1.25 per square foot for the first year. Upstairs door lock 532 fir 481H.	
	481D	1,300	\$1.35 MG		
	481G	800	\$1.40 MG		

Office Space For Lease				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES

NORWALK - (Firestone Blvd & 11850 Firestone Blvd	7 & 8	1,167	\$1.20 NNN \$0.26	Newly Renovated Office Building. All office suites have their own restrooms as well as common area restrooms. Parking ratio is 4 per 1,000. TI's are possibility with long term leases. Monument sign available upon request. Currently has All Friends Dental, Dr. Randall Shue, New Hope Podiatry and AMA Labs. Would be a great fit for any other medical or office use. Suite 7 is 391 sf & Suite 8 is 776 sf.
---	-------	-------	-------------------	--

NORWALK - 13804 & 13810 Norwalk Blvd.	1st Floor 13804	1,180	1.75 NNN .20	Upstairs office, elevator served. Close access to 5 freeway.
	2nd Floor 13810	7,187	\$.80 MG	

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	
	11	500	\$1.75 FSG	
	13	750	\$1.75 FSG	
	14	500	\$1.75 FSG	
	16A	250	\$500 per month	
	18	750	\$1.75 FSG	

WHITTIER - (Whittier Blvd. & the 605 Frwy.)				
10121 Whittier Blvd.		1,800	\$1.50 MG	Freeway Visible, Possible signage, 3 offices, file room, kitchen, restroom with shower, and 750 sf. bull pen area. No janitorial. Freeway Exposure. Possible car dealer, auto insurance, CPA Attorney.

WHITTIER - 12512 Whittier Blvd.	12512	3,520	\$5,000/month MG	Free standing building on a 20,499 square foot lot. Large fenced yard. Next to Star Auto Body.
--	-------	-------	------------------	--

Industrial For Lease/Sale				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES

IRVINE - 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	\$45,500 NNN	Large 10.2 acre signalized corner lot with free standing 70,000 sf tilt up commercial building plus 34,000 sf of covered storage. Currently HD Supply. Rail served. Also for sale \$12,000,000.00 for 6 acres plus improvements. The 4.2 acres can be purchased \$20 per square foot or \$3,659,000.00

STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8150 Electric Ave.			Fully Occupied	Great industrial location. New paint & flooring in office and bathroom. Storage yard and two new ground level door.

STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8121 Electric Ave.			Fully Occupied	The Bldg sits on a lot size of 7,174 Sf.

STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8151-8161 Electric Ave.	8151		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.

STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8130 Electric Ave.		7,950	\$.70 MG	Completely Redone. New flooring, paint, landscaping, etc. Rear yard 93X95, side yard 37X60.

STANTON - (Cross Streets Beach Blvd. & Ball Rd.)				
8130 Monroe			Fully Occupied	A small free standing industrial bldg. Tenant pays utilities. Side yard 12X60

WHITTIER - 12512 Whittier Blvd.	12512	3,520	\$5,000/month MG	Free standing building on a 20,499 square foot lot. Large fenced yard. Next to Star Auto Body.
--	-------	-------	------------------	--

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	\$90,000 per yr	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 Sale \$1,200,000.00

LA HABRA - Car Wash (On Whittier Blvd. between Hacienda Blvd & Beach Blvd.)				
1701-1751 W Whittier Blvd.		73,795	\$300,000 per yr	One of the last large corner lots available on Whittier Blvd. Located on the corner of Hacienda Blvd. & Beach Blvd. Also for Sale
1781 W. Whittier Blvd.		48,422	\$250,000 per yr	

LA HABRA - (NW corner Beach Blvd. & Imperial Hwy.)				
1199 S. Beach Blvd.		20,473	\$175,000 per yr	Approved plan for a 4,100 sf retail bank building. Taxes \$8335.92 \$175/month Landscaping.

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.

Automotive For Lease				
ADDRESS	LOT Size	SQ FT	RENT	COMMENTS & FEATURES
NORWALK - (Rosecrans & Firestone & the 5 frwy.)				
12605 Rosecrans Ave.	9,579	1,335	\$5,500	Signalized Corner Lot. Current Tenant is Tune Up Masters. Current Tenant will vacate early based upon finding a new tenant for space. Insurance \$1,800.00, Taxes \$2,734.57. Monument signage visible from the 5 freeway. Also for sale \$1,250,000.00
SANTA ANA - (First St. & Newhope)				
4609 W. First St.		1,770 - 13,762	\$1.25 MG	Currently three separate Auto Body locations. Seeking one strong tenant to replace all existing or smaller 1770SF Unit. Signage on First Street. Several Lifts and Paint Booths.
SOUTHGATE - (NEC Garfield & Imperial Hwy.)				
10840 Garfield Ave.	13,247	1,169		Signalized Corner Lot. Current Tenant is Tune Up Masters. NEC of Imperial & Garfield. Monument sign. Available March 2010. Insurance \$1,800.00, taxes \$3,118.98
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, Lock Box LRE
WHITTIER -				
12512 Whittier Blvd.	12512	3,520	\$5,000/month MG	Free standing building on a 20,499 square foot lot. Large fenced yard. Next to Star Auto Body.
Commercial For Sale				
ADDRESS	LOT Size	SQ FT	RENT	COMMENTS & FEATURES
BREA - (NEC of Central Ave & Site Drive)				
395 W. Central Avenue	395	5,250	\$1,200,000	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 \$90,000 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 - (Whittier Blvd & Macy Street)				
2241-2249 W. Whittier Blvd.	15,300	4787	\$699,000	A two-story multi-tenant office complex containing approximately 4,787 SF. Seller reserves right to refuse any offer below \$725,000
LA HABRA - (West of Harbor Blvd & Imperial Hwy.)				
601 Imperial Highway	70,000		\$9,250,000	Large 10.2 acre signalized corner lot with free standing 70,000 sf tilt up commercial building plus 34,000 sf of covered storage. Currently HD Supply. Rail served. The 4.2 acres can be purchased \$20 per square foot or \$3,659,000.00. Also for lease at \$60,000 per month NNN for building and 6 acres.
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 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 busines to new owner.
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.

Land For Sale				
ADDRESS	BLDG SIZE	LOT SIZE	PRICE	COMMENTS & FEATURES
BREA - (NEC of Central Ave & Site Drive)				
395 W. Central Avenue		27,000	\$1,200,000	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 80,000 SF of Medical Office, 50,000 SF of Retail, and 200 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 \$90,000 per year.
LA HABRA - (Euclid St. & Second St.)				
222 S. Euclid Street		4,275	\$295,000	Owner has preliminary plans for a 1,200 square foot single story dental office. Perfect for CPA, Attorney, Dentist or other professional uses
LA HABRA - (NWC Hacienda & Whittier Blvds.)				
1701-1781 W. Whittier Blvd.		73,795 49,013	\$3,577,500 \$2,451,000	3 parcel 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 \$2,451,000. \$6,030,000 All 4 Parcels Combine
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	PRICE	COMMENTS & FEATURES

Residential For Lease				
ADDRESS	LOT Size	SQ FT	RENT	COMMENTS & FEATURES
BREA -				
506 S. Puente St.	7,624	1,359	fully Occupied	3 bedrooms, 2 bath, single story home with a fireplace, new paint, freshly cleaned carpets,
WHITTIER -				
11204 Gladhill Road	10,685	1,142	fully Occupied	3 bedroom, 1 bath, detached two car garage, fruit trees, private area, fully renovated with new kitchen, carpet and paint. Large lot, private street.
FULLERTON - ALT Home (Las Palmas & Harbor Blvd.)				
250 Altura Drive		1,492	Fully Occupied	located in beautiful Sunny Hills 3BR, 2BA, fireplace, Large yard for entertaining, Pets Okay with additional security deposit. Landscaping is included in rental rate. Fenced yard.
LA HABRA - GOY Condominium (Idaho St. & Imperial Hwy.)				
971 S. Idaho Street		1,014	Fully Occupied	2BR, 2BA large condo. Close to pool. Has Garage. Near shopping centers, nice location.