

Retail for Lease				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
ANAHEIM - (On Euclid St East of W Romneya Dr.)				
N Euclid St.	1270	7,000	\$2.25 NNN \$0.70	Multi-tenant Retail center. Former T-Shirt Outlet. Surrounded by National and Regional Tenants. Units can be combined to 11,000 square feet.
	1280	4,000	\$2.25 NNN \$0.70	
BREA - (SEC of Brea Blvd & Adler St)				
S Brea Blvd			Fully Occupied	Brea Heights Shopping Center. Near downtown Brea. Anchors Goodwill and Fratellino's Restaurant. Co-tenants are liquor store, dentist, nail salon, barber, and shoe repair.
BREA - (NWC Brea Blvd & Lambert Rd)				
105 W Lambert Blvd			Fully Occupied	Tenants Auto Zone, Poki Monster. 7-Eleven (NAP). Property is located on prime signalized corner with heavy traffic. Property is located across from Brea Junior High School and is near the 57 Freeway.
BUENA PARK - (NEC of Valley View & La Palma in Buena Park)				
7882 Valley View St			Fully Occupied	Former Brazilian Jiu Jitsu, free Standing building shared with DaVita. Located on busy Valley View St, crossing La Palma. Surrounding tenants include Walgreens, Chevron, El Pollo Loco, Liquor Store, Smart & Final, In N Out, Fitness.
CERRITOS - (NEC of Norwalk Blvd & Artesia Blvd)				
	17350	1,125	\$3.00 NNN	Units can be combined. Property features Private, dedicated parking lot, and located on the hard corner of the Artesia and Norwalk in the City of Cerritos. High exposure from building and monument signage at a heavily trafficked signalized corner. High exposure from building and monument signage at a heavily trafficked signalized corner. This premier corner building is perfect for retail, medical, and office uses. Previously a medical building, the building has been completely rehabbed.
17350-17380 Norwalk Blvd	17370	2,900	\$3.00 NNN	
CHINO HILLS - (Chino Hills Pkwy & Pipeline)				
14864 Pipeline Ave			Fully Occupied	Two Freestanding buildings. Shares point corner with 7 Eleven and Auto Zone. Lot size 36,050. 4/1000 Parking with reciprocal parking at surrounding center.
4080 - 4090 Chino Hills Pkwy			Fully Occupied	
CORONA DEL MAR - (Pacific Coast Hwy & Poppy Ave)				
3732 East Coast Hwy			Fully Occupied	2nd Generation Restaurant Space With Exclusive Outdoor Patio Seating. Located Across The Street From The Five Crowns Restaurant & Adjacent To The New Altman Brothers Real Estate Office. The Existing CUP Has Type-41: Beer & Wine Licensing. The Majority of All FF&E Can Remain In Place.
COMPTON - (SEC of Atlantic Ave & E Alondra Blvd.)				
4510 E. Alondra Blvd		1,800	\$1.55 NNN \$0.45	Large retail strip center on the SEC of Atlantic Ave. and Alondra Blvd. directly off of the 710 Fwy. Multiple uses allowed, great co-tenancy present and ample parking. Monument signage available as well.
COSTA MESA - (NWC Harbor Blvd & Adams Ave)				
2801 Harbor Blvd	B	980	\$TBD	A multi-tenant retail shopping center Located on the hard corner of Harbor & Adams, retail space available at Harbor Heights center. Existing Seiko Time Zone jewelry and watch store. Please do not disturb Tenant. Showings are by appointment only. The space has a private restroom & HVAC. Additionally, monument signage available at the corner. Join Poke Tiki & Off The Charts at one of the busiest intersections in Orange County.
EL MONTE - (NEC of Valley Blvd & Ramona Blvd)				
Ramona Blvd	11105	1,500	\$3.00 NNN \$0.85	Property is located on busy intersection at the point corner. Surrounding tenants include 99 Cent Only Stores, Smart & Final, AutoZone, Bank of America, Citibank and more.
	11107	1,514	\$3.00 NNN \$0.85	
FONTANA - (SEC Mulberry Ave & Foothill Blvd)				
8127 Mulberry Ave			Fully Occupied	Multi-tenant retail center. Surrounding tenants include Domino's, Arco Gas, Mexican Restaurant, Barber Shop. *Large Monument Signage + Private Restroom.
FULLERTON - (NWC of State College Blvd & E Chapman Ave)				
E Chapman Ave			Fully Occupied	Existing & AT&T centered in one of the more popular plazas in North Orange County. Located on the Northwest corner of N. State College and E. Chapman Ave. Co-Tenants include: Starbucks, Panda Express, Nick The Greek,
FULLERTON - (on W Orangethorpe Ave E of Euclid St)				
926-942 W Orangethorpe Ave	932	1,969	\$2.25 NNN \$1.00	Former cellphone shop. Co-tenant include Food 4 Less, Larry's Pizza, Sally Beauty, Love Nails & Spa, Dental Office and more.
GARDEN GROVE - (Euclid St & Chapman Ave)				
11891 - 11921 Euclid St			Fully Occupied	Former Accupuncture. A multi-tenant shopping Center. Co-Tenants include a Thai Restaurant, Beauty Shop, Liquor Store, Water Store, Japanese Restaurant. Available is the former Alpine Market.
HERMOSA BEACH - (PCH & N of 5th St)				
524 Pacific Coast Hwy		886	\$4.50 NNN	An approximate 886 SF endcap retail/office space available off of coast hwy nearest 5th street. The space is equipped with a private restroom, hvac and excellent signage facing hwy 1. Many uses acceptable and the unit is available now.
HUNTINGTON BEACH - (Edwards St N of Edinger Ave)				
15942 Edwards St.			Fully Occupied	730 SF building on a 13,000 SF+ lot. Free standing double drive-thru with monument signage. Former Dairy. Walk in fridge. Perfect for a pop-up retail shop, seasonal businesses, florists, or a start up. Month-to-Month available. Building offered as-is. Tenant pays for utilities.
INGLEWOOD - (Centinela Ave & Cedar St)				
1403-1415 Centinela Ave			Fully Occupied	A retail strip center. Co Tenants include Serving Spoon restaurant, Wheels Magazine & New Life Security.
LA HABRA - (NWC Harbor Blvd. & La Habra Blvd)				
115 N Harbor Blvd	Whole Lot	79,704	TBD	Currently designed for Residential over Retail. Ground floor retail TBD. New 60 unit Housing Development planned adjacent to the North. Total lot is 79,704sf. All Subject to reconfiguration.
LA HABRA - (NWC of Harbor & La Habra Blvd)				
201 N Harbor Blvd	201	Showroom 20,000 Lot 72,875	TBD	Former car dealership. Showroom, Office and Auto Service Bays. Former Burch Ford. 72,875 square foot lot for retail mixed use development opportunity. Potential mixed use residential over retail development. Can add an additional acre.
LA HABRA - (Harbor Blvd & Imperial Hwy)				
1261 S Harbor Blvd			Fully Occupied	A multi-tenant shopping center on busy intersection. Co-tenants are Walmart, Wienerschnitzel, Leslie Pools Supply, Moros, Monogram BBQ, Barber Shop, LT Nails, Dentist, Dept Education. Suite D is an open shell and contains 1
LA HABRA - (NEC Harbor Blvd & La Habra Blvd)				
1241 - 1279 E La Habra Blvd			Fully Occupied	A newly renovated multi-tenant neighborhood shopping center. Co-Tenants include Hart Dance, Arthurs Coffee Shop, Harbor Freight, Dentist, Hair Salon, Chiropractor, Wine Stop, H&R Block, Subway, Starbucks, Currently Furniture.
LA HABRA - (SEC of Euclid St and 1st Ave)				
106 E 1st Ave			Fully Occupied	Retail/Office building located on high traffic corner location. Property includes fenced parking lot, lunch room, interior offices, 2 HVAC Units, 9ft ceilings, 7 parking spaces including 1 ADA parking space plus street parking. Located across La Habra City Hall, Community Center, U.S. Post Office, La Habra Police Department and Bank of America. Property
LA HABRA - (SWC La Habra Blvd. & Euclid St)				
100 - 156 W La Habra Blvd			Fully Occupied	A newly renovated multi-tenant retail strip center. Co-Tenants 7-Eleven, Eyebrow Threading, Dentist, Metro PCS, Sparklean Coin Laundry, La Habra Donuts, Domino's Pizza. Seeking Hair Salon & Take-Out or sit down restaurants and medical.
LA HABRA - (NWC Beach Blvd & Lambert Rd)				
641-671 S Beach Blvd	641&643	1,650	\$2.00 NNN \$0.66	Neighborhood retail center. Tenants include Liquor Store, Coin Laundry, Barber, Dentist and more. Surrounding area includes Del Taco, Carl's Jr, Ace Hardware & Veterinarian. Current chiropractor.
LA HABRA - (Whittier Blvd E of Hacienda Blvd)				
1630 W Whittier Blvd			Fully Occupied	Former Jewelry shop, space features its own private restroom with plenty parking. Conveniently located near La Habra High School and near national and regional tenants. Location has strong surrounding demographics.
LA HABRA - (Between Beach & Valley Home)				
2400-2450 W Whittier Blvd	2424	100 - 1,000	TBD	Multi-tenant shopping center. Great exposure on Whittier Blvd with common area parking. Co-Tenants are Laundry, Honey Baked Hams, Yoga Studio, Karate, Nail Salon, Dentist, Jax Donuts and Shang Hwa Restaurant. Unit 2436 formally Advanced Auto Detailing & Accessories. Suite 2424 is currently a hair salon and is renting suites
	2436	2,222	\$1.50 NNN \$0.54	
LA HABRA - (On W Whittier Blvd & Rigsby St)				
2350 W Whittier Blvd.		3,200	\$2.00 NNN	Drive thru corner lot with high visibility. The space is currently occupied by a dairy. Can be converted into a QSR restaurant.
LA HABRA - (On Whittier Blvd West of Beach Blvd)				
2050 W Whittier Blvd			Fully Occupied	Available now on Whittier Blvd. with prime frontage and visibility. Former Crest Lock and Key Located on high traffic location just West of Beach Blvd. Surrounded by several National, Regional and Local Tenants Large Pylon signage available. Great Visibility Fronting Whittier Blvd. Strong Demographics. Ample Parking.
LA HABRA - (on Whittier Blvd W of Beach Blvd.)				
2274 W Whittier Blvd.		1,000	\$1.85 Gross	Available now, with prime frontage and visibility. The space comes equipped with one (1) restroom and primarily open space with a small lobby area.
LA HABRA - (Whittier Blvd W of Idaho St.)				
1249-1305 W Whittier Blvd	1465	2,020	\$4.00 NNN \$0.73	Property located on busy Whittier Blvd. Co-tenants include: Northgate Market, Barber shop, Water Store, Higo Sushi, LH Vision, Movita Juice, Real Estate, CUS, The Crab Shack, KC Nails, Waba Grill, Tierra Mia Coffee, Yogurt Land, Hair Salon, Smoke & Fire and Jack in The Box.
LA HABRA - (E of Beach Blvd.)				
1530 W Whittier Blvd			Fully Occupied	Property features abundant street frontage located on high traffic location. Former Bank with Vault. Surrounding tenants include: Northgate Market, CVS Drugs, Chase Bank, AutoZone, Starbucks, In N Out, Albertsons, Rite Aid, Big 5 and several other regional and National tenants. All property is also for Sale \$4,175,000

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LA HABRA - (West of Harbor Blvd & Imperial Hwy)				
701 E Imperial Highway	Parcel 1	92,117	La Quinta Hotel	Coming soon La Quinta Hotel, Taco Bell and Hallmark. Adjacent now open Kaiser Permanente medical facility to the West, Howards Appliances to the East, Wal-Mart across the street and CVS cold storage warehouse to the North. The City is updating their General Plan and may allow additional uses beyond current commercial zone for office, medical and light industrial. Owners are performing a traffic study to extend the traffic signal at Village Dr into the property. CPD 44,100.
711 E Imperial Highway	Parcel 2	39,928	Dunkin Donuts	
731 E Imperial Highway	Parcel 3	32,195	Taco Bell	
751 E Imperial Highway	Parcel 4	20,749	Hallmark	
LAGUNA BEACH - (S Coast Hwy & Legion St)				
570-574 S Coast Hwy			Fully Occupied	"Available 2/1/2025 - Located in Downtown Laguna Beach Between Legion St. & Laguna Ave. directly across the street from the iconic Cliff Restaurant. The space is freshly painted with concrete polished flooring and has tremendous frontage onto Pacific Coast Hwy. Currently Bill Mack Gallery. <u>Many retail uses are now approved by the city of Laguna Beach. Please call for details.</u> "
LAKE FOREST - (NEC Rockfield Blvd & Centre Dr)				
23591 Rockfield Blvd	C&D	1,334	\$3.65 NNN \$0.92	Multi tenant strip center, co-tenants include Enterprise Car Rental, Phone Repair, and Mr Pickles Sandwiches. Surrounding tenants include Simpson Chevrolet, Starbucks, IHOP, Panera Bread, The Hat.
LAKE FOREST - (Bridger Rd at El Toro Rd)				
23811 Bridger Rd.			Fully Occupied	Located on Bridger Road at El Toro Road, just one block from the 5 freeway. Co-tenants include Comic Quest, Computer Store, Hair Salon, Kung F and Sierra Pool Supply. Surrounding tenants include Chevron, Mc Donalds, Property is Located on a a high traffic intersection in Long Beach. This location is conveniently located next to schools, residential, national and regional tenants. Suite 6624-6628 can be divided, 1,100 square feet each unit. Suite 6636-6638 can be divided, 825 square feet each unit. Co-tenants include: Jack in The Box, C&S Donuts, Learning Center, and Thai Restaurant. 6620 is built-out, was a dry cleaner. Unit 6632 is a 2nd Generation Restaurant Space for Co-Tenants are a Mexican restaurant El Zarape and liquor store. CAM Charges for Restaurant \$0.50, for non Restaurant \$0.46
LONG BEACH - (NEC of Cherry Ave & Artesia Blvd)				
6620	6620	1,100	\$3.00 NNN	Property is Located on a a high traffic intersection in Long Beach. This location is conveniently located next to schools, residential, national and regional tenants. Suite 6624-6628 can be divided, 1,100 square feet each unit. Suite 6636-6638 can be divided, 825 square feet each unit. Co-tenants include: Jack in The Box, C&S Donuts, Learning Center, and Thai Restaurant. 6620 is built-out, was a dry cleaner. Unit 6632 is a 2nd Generation Restaurant Space for Co-Tenants are a Mexican restaurant El Zarape and liquor store. CAM Charges for Restaurant \$0.50, for non Restaurant \$0.46
6600-6640 Cherry Ave	6636-6638	1,650	\$3.00 NNN	
	6640	1,600	\$3.00 NNN	
LOS ANGELES - (N Hobart Blvd & Melrose Ave)				
4803-4809 Melrose Ave			Fully Occupied	
MAYWOOD - (NEC of Atlantic and E Slauson Ave)				
4509 E. Slauson Ave			Fully Occupied	Four Large Private Offices Inside, Large Bullpen Area with two Restrooms and two Entrance Points.Property is locatedo on a high traffic signalized corner with strong demographics.
MONTCLAIR - (NWC of Olive & Rose)				
5350 Olive St		5,000	\$1.50 NNN \$0.25	Retail Office/R&D Space, Former Sherwin Williams Paints. Open Entry, 3 Offices, 2 Restrooms, 2 A/C Systems, Double Man Doors For Loading 100% Air Conditioned Space. Surrounding tenants include America's Tire Store, Uhaul, Montclair Place; Carl's Jr, Target, US Bank, Best Buy, Cinnabon. Adjacent to Moreno Plaza; Starbucks, Subway, Supercuts. <u>Paradise Buffet. Property is also for Sale \$TBD.</u>
MORENO VALLEY - (NWC of Pigeon Pass Rd & Ironwood Ave)				
11875 Pigeon pass Rd			Fully Occupied	Endcap property located in a Stater Bros anchored shopping center in Moreno Valley, CA, with a population exceeding 200,000. The space is currently entitled as a cannabis distribution facility with all entitlements still in place. Owners will also consider other traditional retail uses. This property is positioned near the 60 freeway, offering excellent visibility and frontage to Ironwood Avenue and Pigeon Pass Road. As part of Riverside County Moreno Valley has seen substantial growth, now ranking as the second-largest city in the county and a major hub in the Inland Empire.
MORENO VALLEY - (SWC Iris Ave & Perris Ave)				
SWC Iris & Perris Avenues		4.1 Acres	\$TBD	Seeking Anchor and Pad Tenants for Phase 2 which shares reciprocal access and parking with Phase 1. Phase 1 has Aldi Supermarket, Starbucks, Habit Burger, Quick Quack Car Wash. Home Depot located across the street. The area is surrounded by Retail, residential and schools.
ONTARIO - (Vineyard Ave & Riverside Dr)				
2943-2961 Vineyard Ave	2947	671	\$1.50 NNN \$0.52	A multi-tenant newly remodeled retail shopping center on Vineyard Ave & the 60 freeway. Co-tenants areJedi Travel Services, AAA Check Cashing, Donut Star & Mariscos Las Brisas, Raspados Arcoiris. Roof fund \$0.04 Paving fund \$0.02.
ORANGE - (NWC N Tustin St & E Briardale Ave)				
1800-1814 N Tustin St			Fully Occupied	Multi-tenant shopping center. Great Exposure on N Tustin St and E Briardale Ave. Busy Intersection. Co-tenants include: Dentist, Massage/Body Care, SuperCuts and Restaurant. .
ORANGE - (NEC N Tustin St & E Chapman Ave)				
125 N Tustin st			Fully Occupied	Multi-Tenant Shopping Center. Former 7- Eleven. End Cap Space, with refrigeration and coolers still in place. Co - Tenants Include: Braces By Garcia, Subway, Fred Loya Insurance, Grocery Outlet, Fitness 19, Rite Aid, Carl's Jr, West
ORANGE - (N Orange Olive Rd & E Greenleaf Ave)				
2683 N Orange Olive Rd		1,500	\$1.70 NNN \$0.45	Multi-tenant neighborhood retail center surrounded by residential. Co-tenants include Thrift Store which fronts Orange Olive, Post Office, Alfa Creative Services, Drapery, Upholstry, Market, Vacuum repair, El Japo's restaurant and Mini Movers. Adjacent to O&J Auto Repair. 3 blocks south of Lincoln Ave with Chaser's Lounge, The Olive Pit, Fabric Land and Nohl Ranch Animal Hospital. Surrounding area includes St Paul's Lutheran school. Two ingress/egress points on E Greenleaf & N Orange Olive
2703 N Orange Olive Rd		963	\$1.70 NNN \$0.45	
PARAMOUNT - (Somerset Blvd & Paramount Blvd)				
			Fully Occupied	Join Sprouts and Starbucks in a full City Block Development with onsite parking. Strong 3 mile demographics. Surrounding tenants include: Northgate Market, Furniture Store, Liquor Store, Papa John's Pizza, T-Mobile, Income
POMONA - (NEC of S Myrtle Ave & W Mission Blvd.)				
1187 W Mission Blvd.			Fully Occupied	Open layout with 2 bay doors, restroom, and office/Lobby area. Great for retail or office. Available Now.
PICO RIVERA - (NEC of ROSEMEAD BLVD & BURKE ST.)				
7828 Rosemead Blvd.		2,950	\$1.80 PSF Gross	Located adjacent to the hard SE corner of Rosemead & Slauson, this 3-Tenant freestanding building has a vacancy with many permitted uses by the city of Pico Rivera. Monument signage is visible from the intersection and large storefront windows present great visibility and advertising. Retail/Flex Space with a private restroom and high ceilings
POMONA - (W of Towne Ave & Foothill Blvd)				
551 E Foothill Blvd		1,000	TBD	Adjacent to Arco Station and HiBrow Sports Bar. Private restroom in the unit. Space was previously occupied by a food operator. Lots of plumbing inside the unit.
RIALTO - ( Route 66 & N Palm Ave)				
235 W Foothill Blvd		1,650	\$2.00 NNN	Newer flooring, HVAC, Private Restroom and ample parking. Many retail and professional uses allowed. Monument Signage Available
SANTA FE SPRINGS - (NWC Imperial Hwy & Shoemaker)				
12959 Imperial Hwy			Fully Occupied	On the signalized NW corner of Imperial and Shoemaker. 7-Eleven with gas station is on the NE corner, Carl's Jr is on the SW corner. 1 million sf Golden Springs Industrial, Business and Food Court is across the street.
SANTA FE SPRINGS - (Imperial Hwy & Leffingwell)				
13244 Imperial Hwy		1,145	\$1.50 PSF	Former Staffing Agency Available within the Golden Springs Development. 3 Private Offices, 1 Conference Room, 1 Private Restroom, Open Floor Area & Plenty of Parking. Monument Signage Available & the Space is Adjacent to Starbucks. Rate special of \$1.50 is for the first 6 months of Lease Agreement.
SIGNAL HILL - (E Willow St W of Cherry Ave)				
E Willow St.			Fully Occupied	1798: Terrific 2nd Generation Restaurant Just South of the 405 Fwy and Cherry Ave. in Signal Hill. Previously a Burger Restaurant, Located on a Pad Attached to a Starbucks DT. The Space Comes With Private, Large, Wrap Around Patios, 3 Restrooms, Hood & Walk In Coolers, 3 Compartments, Cakes Still In Place, 1800, Previous T Mobile Property located in high traffic intersection. Co-tenants include 7-Eleven and El Bucanas Restaurant. Surrounded by schools, residential, national and regional tenants. Suite E is currently occupied by Dry Cleaner (Month to Month).
WEST COVINA - (NWC of S Azusa Ave & E Francisquito Ave)				
1347 S Azusa Ave	B	850	\$3.00 NNN \$1.05	
WHITTIER - (East of Valley Home & Leffingwell)				
16501 - 16519 Leffingwell Rd	16501	1775	\$1.25 NNN \$0.45	Multi-tenant retail center. Co-tenants include: Tubby's Bar, Liquor Store, Gym & Pet Grooming.
	16501	900	\$1.35 NNN \$0.45	
WHITTIER - (SWC Greenleaf Ave & Wardman St)				
7201 Greenleaf Ave	D	472	\$2.50 NNN	Multi-tenant shopping center. Plenty of parking, with one of the largest parking lots in the area. Now available, The unit has 1 restrooms. Many uses approved. Join many regional and national tenants such as Coffee Bean and Tea, A free standing retail building. Lot 20,774sf. Located across from a Catholic Church. Surrounding tenants; Marisco's El Paisa, Michael's Burgers, May Flowers, Barber, 2 blocks from Aeolian Elementary School. Zone LCC4* 28 Parking
WHITTIER - (SEC Norwalk Blvd & Rivera Rd)				
8542 Norwalk Blvd			Fully Occupied	16216-SUBLEASE 16228-Subway- Great signalized Location. Retail street frontage and monument signage available. Co-Tenants include: Dog Grooming, Signarama, Classic Dry Cleaners, A Sculpted You, Rosarito Tacos, Royal Dental, Hair Salon, Insurance, Yang's Restaurant, Marisco Pool Supply, Massage, Vacuum Repair, CBD Shop, Thrift Store, La Cecilia Mexican Restaurant
WHITTIER - (Whittier Blvd & First St)				
16214 - 16248 Whittier Blvd.	16216	3,360	\$2.00 NNN \$0.39	Located in the busy Uptown Whittier with prime frontage and visibility on Philadelphia Street. Retail/Flex space. Private restroom. Newly painted interior and ceilings. Landlord to install new front door and windows once new tenant has been identified. Available now.
	16228	1,280	\$3.00 NNN \$0.39	
WHITTIER - (Philadelphia St E of Milton Ave)				
12812 Philadelphia St.		2,300	\$1.85 NNN \$0.35	Multi tenant retail strip center, NW signalized corner of Whittier Blvd and Valley Home. Co-tenants TJ Nails, Casa De Bellini Salon, Barber Shop. 16571 is currently Vans Store. Parking in rear. 16571 available June 2021
WHITTIER - (Whittier Blvd & Valley Home)				
16561-16571 Whittier Blvd			Fully Occupied	Whittier Blvd. Retail/Office space between Mills Ave. and Gunn Ave.Ample parking and high visibility. The space has 2 restrooms and 2 private offices. Large, open floorplan. HVAC equipped and acceptable of many business uses.
WHITTIER (W of Colima Rd.)				
14630 Whittier Blvd.			Fully Occupied	

Office Space For Lease				
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<b>BREA - ( S Brea Blvd Sout of E Fir St)</b>				
747 S Brea Blvd			Fully Occupied	Upstairs Office Space in Quiet Complex with Plenty of Parking. 2 Individual Private Offices Within & Large Entryway. Common Restroom. Brand New Flooring.
<b>BREA - (Central Avenue &amp; Site Street)</b>				
395 W Central Ave			Fully Occupied	Fully equipped turn key Dental Office. 4 Operatories, with room and plumbing to add 4 more operatories; totaling 8. Prime End Cap Location.10 Years in same Location.
<b>CORONA - (NWC of Compton Ave &amp; Old Temescal Rd)</b>				
1385 Old Temescal Rd Bldg F	100	3,385	\$2.00 Gross	Single Story, high-image office.High-Image, Free-Standing, First-Floor Office Space located directly off of the 15 Freeway. Updated lobby and improved build out featuring a large kitchen, conference room, large bullpen area and 5 private offices. *Available 9/1/2025* Located in the Corona Spectrum Business Center with excellent freeway visibility off of the 15-freeway and Old Temescal Rd. 4:1 parking ratio with plenty of available spaces. Adjacent to South
<b>DUARTE - ( NWC of Highland Ave &amp; Huntington Dr)</b>				
1755 East Huntington Drive			Fully Occupied	Located on signalized intersection, Strong street visibility, Surface parking, Suite 104- provides 2 entrances with 4 private office rooms,1 bathroom, and a lobby area. Available Now.
<b>HARBOR CITY- ( SWC of Frampton Ave &amp; Pacific Coast Hwy)</b>				
1300 Pacific Coast Hwy			Fully Occupied	Renovated office space with excellent visibility and signage opportunities. The space is equipped with a private restroom, ample parking and HVAC. Many professional uses allowed.
<b>LA HABRA - (W La Habra &amp; Macy St)</b>				
2241-2249 W Whittier Blvd			Fully Occupied	First Floor Office/Retail Space located off of Whittier blvd. just West of Beach Blvd. The space can be used for many professional and retail uses. Large lobby area, private restroom and 3 private offices. Ample parking and Pole Signage
<b>LA HABRA - (W La Habra Blvd. Between S Monte Vista Ave &amp; S Walnut St)</b>				
623 W La Habra Blvd.			Fully Occupied	Spanish-Style Office Building For Lease. Property has been meticulously maintained. The property consists of 7 private offices, a large conference room, 2 restrooms & a private courtyard area. Great visibility on La Habra Blvd. with signage available as well. The parking lot will have a new slurry and striping performed prior to a new lease
<b>LA HABRA - (On Whittier Blvd West of Beach Blvd)</b>				
2053 W Whittier Blvd			Fully Occupied	Available now on Whittier Blvd. with prime frontage and visibility. Former Real Estate Located on high traffic location just West of Beach Blvd. Surrounded by several National, Regional and Local Tenants Large Pylon signage available. Great Visibility Fronting Whittier Blvd. Strong Demographics. Ample Parking.
<b>LA HABRA - (Beach Blvd South of W Whittier Blvd)</b>				
731 N Beach Blvd.	175	6,000	TBD	A great opportunity for an urgent care / medical office user. Signage availability with excellent exposure on busy Blvd. Property features ample parking and is surrounded by strong Demographics. \$1 /sf bonus for Lease terms of 1-2 years. \$2/ sf bonus for Lease terms of 3-5 years.
	220	2,055	TBD	
<b>LA HABRA - (Beach Blvd. &amp; La Habra Blvd)</b>				
200 S Beach Blvd.			Fully Occupied	Multi-tenant free standing building facing Beach Blvd. Ideal for medical/professional, general office, law office, accounting, etc. Surrounding tenants to the North include Costco, Goodwill, Park Regency Care Center, 7-Eleven.
<b>LA HABRA - (W of S Cypress St)</b>				
325 E La Habra Blvd			Fully Occupied	Property is located on a busy Boulevard. Property is close to Police Station, Banks and many other national and regional Tenants. Ample parking available
<b>LA HABRA - (Between Harbor Blvd &amp; Euclid)</b>				
404-424 W Whittier Blvd.			Fully Occupied	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. Former Barber
<b>LA HABRA - (E La Habra Blvd &amp; S Valencia St)</b>				
860 E La Habra Blvd			Fully Occupied	Spanish-Mediterranean style, free-standing building. Property can be used as medical/office or retail space. Located within 1 mile of City Hall, Police Department, and Post Office. Suite 110 for medical use. St. Jude Hospital is located 3.3 miles away.
<b>LA HABRA - (W La Habra Blvd &amp; Rigsby St)</b>				
2501 W La Habra Blvd	5	950	\$1.60 MG	Medical office building fully built out. Just west of Costco and Beach Blvd. Unit 1 shares utilities with the adjacent tenant. Unit 5 was a former massage use. Unit 8&9 can be divided. 2531 was a former sports medicine. 2531 was a former doctors office.
	6	1,500	\$1.35 MG	
	8	500	\$1.50 MG	
	9	1,200	\$1.50 MG	
	889	1,700	\$1.50 MG	
2541 W La Habra Blvd		1,200	\$2,500 per month	
<b>LA HABRA - (NWC Beach Blvd &amp; Lambert Rd)</b>				
641-671 S Beach Blvd			Fully Occupied	Neighborhood retail center. Tenants include Shop N Go, Coin Laundry, Barber, Dentist, Pacific Pay, Envy Nails. Surrounding area includes Del Taco, Car's Jr, Ace Hardware & Veterinarian. Current chiropractor.
<b>LA HABRA - (Beach Blvd &amp; Lambert Rd)</b>				
800 S Beach Blvd	A	1,113	\$3.19 Gross	Professional office building on busy Beach Blvd between Lambert and Imperial Hwy. Executive office concept within a law office with shared secretarial, restroom, lunch room, conference room, kitchen, and law library. 3 private offices and a storage room. New paint quiet office setting. Perfect for, attorney, CPA, Insurance, and other professional tenants. Includes utilities and janitorial. Free surface level parking.
<b>LA HABRA - (NWC Valley Home Ave &amp; W Whittier Blvd.)</b>				
2661 W Whittier Blvd.	F	840	\$TBD	Private Office Suite with newer built-in cabinetry, wet bar and countertops. Common Restroom Area.
	H	525	\$TBD	
<b>NORWALK - (Firestone Blvd &amp; Pioneer Blvd)</b>				
11850 E Firestone Blvd	3	729	\$1.95 Gross	Renovated office building. Parking 4/1000. Monument sign space available. Current tenants Dental, Dr Randall Shue.
	788	656-1738	\$TBD	
<b>NORWALK - (Firestone Blvd &amp; Pioneer Blvd)</b>				
12715 Pioneer Blvd			Fully Occupied	Former EDD free standing Office building. Reception with Lobby, perimeter offices, large open bull pen area, 3 conference rooms, telecom room, storage, janitor closet, drinking fountains, Men's & Women's restrooms; 1 private, 1 public. Free standing building in a multi tenant office park. Co-tenants are Care More and EDD Fraud Investigations
<b>SANTA FE SPRINGS - (SEC of Leffingwell Rd &amp; Imperial Hwy)</b>				
13244 Imperial Hwy		1,145	1.50 PSF	Former Staffing Agency Available within the Golden Springs Development. 3 Private Offices, 1 Conference Room, 1 Private Restroom, Open Floor Area & Plenty of Parking. Monument Signage Available & the Space is Adjacent to Starbucks. Rate special of \$1.50 psf is for the first six months of the Lease Agreement.
<b>SANTA FE SPRINGS - (Imperial Hwy &amp; Leffingwell)</b>				
12640 Leffingwell Rd			Fully Occupied	Co-Tenants: Subway, Starbucks, Flame Broiler, Staffing Agency, 24 Hr. Fitness & Poke Restaurant
<b>WHITTIER - (W of Colima Rd)</b>				
14619 Whittier Blvd.			Fully Occupied	Property sits in a large food court adjacent to a 1 million square foot industrial master planned development. Office formerly occupied by a real estate brokerage. 8 private offices. Conference Room. Large bullpen cubicle area. 2
<b>WHITTIER - Whittier Plaza (Between Beach &amp; First)</b>				
16262 Whittier Blvd.				Located on busy street. Office includes 6 Individual office spaces, private restroom, private kitchen area, and shared lobby. Sinks in majority of office and treatment rooms. Medical or Professional office uses welcome.
	1	525	\$1,200 per month	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. Suite 17A shares common restrooms with Suite 17 & or with suite 18. We welcome all offers. However, all above rates are based on type of business and rate is subject to change. Suite 12 and Suite 27 have desk. Units 3 & 4 can be combined, units 7 & 8 can be combined, units 9 & 10 can be combined. For Suites 250-500sf \$150 added for utilities fees monthly, for suites 750sf plus \$200 added for utility fees monthly.
	4	500	\$1,200 per month	
	7	644	\$1,500 per month	
	8	500	\$1,200 per month	
	9	500	\$1,200 per month	
	10	500	\$1,200 per month	
	11	500	\$1,200 per month	
	14	500	\$1,200 per month	
	19-20-21	1,750	\$TBD	
	27	500	\$1,200 per month	
<b>WHITTIER - (Painter Ave North of Whittier Blvd)</b>				
7915 Painter Ave		600-2,025sf	\$TBD	High-Image Upstairs office space located on Painter Ave. just south of the court house. The upgraded office space A multi-tenant Office building with the subject *upstairs space* containing approximately 600-2,025 SF. The available space has one (1) restroom, five (5) private offices, a large conference room + Bull-pen. Kitchen/Break Room and Six (6) parking spots.
<b>WHITTIER - (Painter Ave &amp; Walnut St)</b>				
7648 Painter Ave			Fully Occupied	Location features ample parking and Large Monument Signage. Unit has private restroom. Excellent exposure to Uptown Whittier traffic. Ample Parking. Located one Block South of Whittier College and Court House.
<b>WHITTIER - (NEC of Painter Ave &amp; Walnut St)</b>				
13407 Walnut St			Fully Occupied	Free-Standing office building on the corner of Painter Ave. & Walnut St. Perfect for Medical, Beauty, General Office etc. Excellent exposure to Uptown Whittier traffic. Ample Paking. Located one Block South of Whittier College and
<b>WHITTIER - (Painter Ave &amp; Penn)</b>				
7318 Painter Ave			Fully Occupied	Down the street from Whittier College and Across the street from City Hall.



Industrial For Lease/Sale				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
BALDWIN PARK - (Garvey Ave & Westcott Ave)				A two commercial building on a lot size of approximately 1.8 acres or 78,408 square feet.
12819 E Garvey Ave		2,500	TB D	
EL MONTE - (E of Fineview St.)				A warehouse building containing approximately 12,089 square feet on a parcel of land containing approximately 1.354 acres of Land. Perfect for contractors yard, plumbing supply and storage. Also for sale. Asking sale price \$4,500,000
2253 & 2307 Durfee Ave		12,089	\$0.80 psf based upon lot size	
FONTANA - (W of Beech Ave)				An industrial property with office buildings containing approximately 3,600 square feet combined on a lot size of approximately 73,616 square feet (1.69AC).
15176 Whittram Ave		3,600	\$25,075.00	
LA HABRA - (N of Imperial Hwy.)				An industrial two-tenant building with a small yard and ample parking. 400 AMPs of power. Two 12x12 ground level doors. One with dock high loading. Property was just vacated 11/18/2023. Bow truss ceiling with different heights. Owner will consider upgrading interior based upon tenants' needs and length of lease. Currently 6,140 sf available and we can potentially add an additional 6,000 sf totaling 12,140 sf. Property is surrounded by other Industrial buildings and is near the intersections of Harbor Blvd. and Imperial Hwy.
1067 S Leslie St		6,000	\$1.45 NNN \$0.065	
LA HABRA - (S Euclid St S of La Habra Blvd.)				A unique flex property with approximately 50% warehouse space and 50% office space. The site contains a semi-private yard area, along with a large parking lot on a separate parcel. Great visibility off of La Habra Blvd. & Euclid St. with signage available as well. An excellent free-standing property for many uses.
115 S Euclid St.			Fully Occupied	
LA HABRA - (On E 2nd St South of E La Habra Blvd.)				2 Separate Free-Standing Buildings that can be separated or conjoined. Oversized Fenced Yard. Building #300: 2,000sf, 100% Warehouse with 17.5' Ceiling Height. Building #308: 2-Story, 4,055sf, 50% Office, 500sf mezzanine with 16.5' Ceiling Height 6 Private Offices, 3 Bathrooms and 1 Shower.
300-308 E 2nd St			Fully Occupied	
LA HABRA - (on S Walnut St S of W La Habra Blvd.)				An Industrial Property with multiple buildings containing approximately 13,249 sf on a lot size of approximately 1.36 Acres (59,242 square feet). Approved for Residential Development.
300 S Walnut Street	13,249 sf Bldg	1.36 AC Lot	\$3,850,000.00	
LA HABRA - (S of E La Habra Blvd & W of S Cypress St)				Industrial For Lease Small Yard
301-311 E 4th St			Fully Occupied	
LA HABRA - (SEC of Cypress St. & Whittier Blvd.)				The 420 building contains 5 bays with rollup doors, office and restroom. Built in 1979. The Perfect Auto Building has roll up doors on each side of the building creating drive through access.
400-420 E Whittier Blvd.	420	2,800	\$2.80 NNN \$0.43	
LA HABRA - (North of W Lambert Rd & W of Walnut St)				3 units available. Industrial Warehouse fully fenced yard with office. 14' clearance, 2 ground level roll up door, each unit has a restroom. 5 parking spaces in front, parking also available on side and rear yard parking as well. Property is located near residential, retail properties, schools and parks.
W Mountain View Ave	541 543 545		Fully Occupied Fully Occupied Fully Occupied	
SANTA ANA - (S Standard & E Walnut)				2 buildings with total of 8,932 sf with an industrial lot of land containing approximately 86,865 SF. Located on the One building contains a paint spray booth and can be used as a body shop or mechanical shop. Other uses would be contractors yard, vehicle storage, automotive repair and trucking. Owner will Lease yards with a minimum of 20,000 SF near the 5 & 55 freeway.
818 E Walnut St - C	4,872 sf Bldg on 20,000 - 50,000 sf of Lot		TBD	
LA HABRA - (West of Harbor Blvd & Imperial Hwy)				One Pads Remains, parcel 2 (711). Join coming soon La Quinta Hotel, Taco Bell and Hallmark. Adjacent now open Kaiser Permanente medical facility to the West, Howards Appliances to the East, Wal-Mart across the street and CVS cold storage warehouse to the North. The City is updating their General Plan and may allow additional uses beyond current commercial zone for office, medical and light industrial. Parcel 2 (711) is available 39,928sf. Owners are performing a traffic study to extend the traffic signal at Village Dr into the property. CPD 44,100.
701 E Imperial Highway	Parcel 1	92,117	Fully Occupied La Quinta Hotel	
711 E Imperial Highway	Parcel 2	39,928	Dunkin Donuts	
731 E Imperial Highway	Parcel 3	32,195	Taco Bell	
751 E Imperial Highway	Parcel 4	20,749	Hallmark	
ORANGE - (N Parker St & W Struck Ave)				A commercial building with a contractor's yard on a lot size of approximately 0.65 acres.
1090 N Parker Street			Fully Occupied	
WHITTIER -- (NW of Whittier Blvd & Washington Blvd)				Warehouse property on busy Whittier Blvd just west of Washington Blvd. Fenced yard. 10' drive-up door in rear. 20,499sf lot.
12512 Whittier Blvd			Fully Occupied	
Land For Lease/Ground Lease/Sale				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
ANAHEIM - (East Orangethorpe Ave & N Jefferson St)				Vacant lot containing an active oil well and approximately 55,191 square feet of land. Fenced lot surrounded by RR Tracks and Flood Control Channel. Close to the 91 and 57 Freeways.
1515 N Jefferson		55,191	\$0.60 Gross	
FONTANA - (Valley Blvd East of Almond Ave)				Location features Fencing, Curb and Gutter improvements. Access to I-10 Freeway. Approved for multiple uses. Seeking Drive Thru Restaurant. One of the Last Prime parcels Fronting Valley Boulevard. CPD: 17,562
14336 Valley Blvd		19,500	\$100,000 per year	
LA HABRA - (On Whittier Blvd between Hacienda Blvd & Beach Blvd)				One of the last large full city block developments available on Whittier Blvd. Located on the NEC of Whittier Blvd and Beach Blvd to Hacienda Blvd. National and Regional tenants already in place to be developed; Chase bank, Auto Zone, Starbucks, In-N-Out, Carwash. Construction Starting Soon.
1701-1751 W Whittier Blvd			Fully Occupied	
LA HABRA - (NW Corner Beach Blvd & Imperial Hwy)				Ground Lease Only. Approved plan for a 4,100 sf retail bank building and possible 2,300 square foot fast food with drive-thru or gas station. Taxes \$8,335.92 \$175/month Landscaping. Point corner location. Busiest intersection in La Habra with 37,000 vehicles per day. Total lot area 100,000 sq ft. 100% commercial or mixed use 37-50 units per acre. Just West of 201 N Harbor which is also available with 72,875sf.
1199 S Beach Blvd			Fully Occupied	
LA HABRA - (NWC Harbor Blvd & La Habra Blvd)				Currently designed for Residential over Retail. Ground floor retail to be determined. Possible mixed use development to the North with 37-50 units per acre. The entire lot is 79,704 square feet. All Subject to reconfiguration. Seeking restaurants, possible food court opportunity. The City of La Habra wants 3 properties to be developed as one common development; Sunset St & Stearns Ave and 201 N Harbor.
115 N Harbor Blvd	Whole Lot		\$TBD	
LA HABRA - (SEC Sunset St & Stearns Ave)				Part of the La Habra Specific Plan; 100% commercial or mixed use 37-50 units per acre. Just West of 201 N Harbor which is also available with 72,875sf.
Sunset St & Stearns Ave	19 Townhomes	40,000	\$3,350,000	
LA HABRA - (SWC Harbor Blvd & Stearns Ave)				Former car dealership. Showroom, Office and Auto Service Bays. Former Burch Ford. 72,875 square foot lot for retail mixed use development opportunity, part of the La Habra Specific Plan. Potential mixed use residential over retail development with 37-50 units per acre. Can add an additional 38,107sf of land to the West. The City of La Habra wants 3 properties to be developed as one common development; Sunset St & Stearns Ave and 115 N Harbor.
201 N Harbor Blvd	201	Showroom 20,000 Lot 72,875	\$TBD	
LA HABRA - (West of Harbor Blvd & Imperial Hwy)				Adjacent now open Kaiser Permanente medical facility to the West, Howards Appliances to the East, Wal-Mart across the street and CVS cold storage warehouse to the North. The City is updating their General Plan and may allow additional uses beyond current commercial zone for office, medical and light industrial. Owners are performing a traffic study to extend the traffic signal at Village Dr into the property. CPD 44,100.
701 E Imperial Highway	Parcel 1	92,117	La Quinta Hotel	
711 E Imperial Highway	Parcel 2	39,928	Dunkin Donuts	
731 E Imperial Highway	Parcel 3	32,195	Taco Bell	
751 E Imperial Highway	Parcel 4	20,749	Hallmark	
MORENO VALLEY - (SWC Iris Ave & Perris Ave)				Ground Lease Seeking Anchor and Pad Tenants for Phase 2 which shares reciprocal access and parking with Phase 1. Phase 1 has Aldi Supermarket, Starbucks, Habit Burger, Quick Quack Car Wash. Home Depot located across the street. The area is surrounded by Retail, residential and schools.
SWC Iris & Perris Avenues		4.1 Acres	\$TBD	
PARAMOUNT - (Somerset Blvd & Paramount Blvd)				Join Sprouts and Starbucks in a full City Block Development with onsite parking. Strong 3 mile demographics. Surrounding tenants include: Northgate Market, Furniture Store, Liquor Store, Papa John's Pizza, T-Mobile, Income Tax, Donuts, Dentist, Cleaners, Thai Restaurant, Laundromat, Flower Shop, Nail Salon, "DoubleZ" Burgers & Tacos, Paramount Sheriff's Station. Only one pad left.
15101 Paramount Blvd		41,963	TBD	

### Land For Lease/Ground Lease/Sale

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
<b>REDLANDS - (NWC Tennessee St &amp; Lugonia Ave)</b>				
W Lugonia Ave		1.76 Acres	\$TBD	1.76 Acres Ground Lease along the 210 freeway. Across the street from Home Depot and new Super Walmart with Citrus Plaza on the West side of the freeway which includes Kohl's, Party City, Petco, BevMo, Sport Chalet, Niko Niko Sushi, Verizon Wireless and Barnes & Nobel. A regional Tire company is taking one pad, one pad available for automotive, retail or restaurant with drive thru. APN 0167-171-13

### Automotive For Lease/Sale

ADDRESS	SQ FT	LOT SIZE	PRICE	COMMENTS & FEATURES
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### Commercial/Office For Sale

ADDRESS	SQ FT	LOT SIZE	PRICE	COMMENTS & FEATURES
<b>ANAHEIM - (South of Lincoln Ave)</b>				
408 S Beach Blvd. #208	1075		\$600,000	Commercial Condominium Office/Medical Building. Elevator Served, Ample Parking, Excellent demographics. Traffic Count 67,584. Suite 208 is a former Chiropractor Office.
<b>EL MONTE - (E of Fineview St.)</b>				
2253 & 2307 Durfee Ave	12089	1.35 AC	\$4,500,000	A warehouse building containing approximately 12,089 square feet on a parcel of land containing approximately 1.354 acres of Land. Perfect for contractors yard, plumbing supply and storage. Also for lease.
<b>HIGHLAND ( Victoria &amp; 9th)</b>				
7842 Grape Street	2603	45,738	\$650,000	R1 zoned current use as religious/church. Over 1 acre of land ready for the right buyer. Church is currently being leased by a month-to-month tenant. Very close to the 10-210-215 freeways. Call Dennis Tello at 909-549-5269 with all questions and for showing instructions
<b>LA HABRA - (on E La Habra Blvd. E of Euclid St.)</b>				
305 E La Habra Blvd	5159	8,906	1,495,000	The subject property is situated at 305 East La Habra Boulevard East of Euclid Street in the City of La Habra. The property is surrounded by other Commercial/Retail, Apartments and residential properties. Property includes ample parking. Surrounding tenants : Casa Adelita, Bank of America, OC Library-La Habra, La Habra Police Station, La Habra City Hall, La Habra Chamber of Commerce, 7-Eleven, Domino's Pizza several other regional and national tenants.
<b>LA HABRA - (on E Lambert Rd. E of Palm St.)</b>				
2100 E Lambert Rd.	2078	16,596	1,425,000	The subject property is situated at 2100 East Lambert Road East of Palm Street in the City of La Habra. This is former Preschool licensed for 43 students which is a legal non conforming use. The zoning is light industrial which creates a great opportunity for a contractor or a user that needs a large yard. The property is surrounded by other Industrial/Retail and Apartments. Property includes ample parking. Surrounding tenants : In-N-Out Burger, Vinny's Italian Restaurant, Sonora High School, Jack in the Box and several other regional and national tenants. Perfect Conversion from Pre School to Contractors Yard or new industrial development.
<b>LA HABRA - (SEC of Cypress St. &amp; Whittier Blvd.)</b>				
400 - 420 E Whittier Blvd.	4820	22,651	2,900,000	Two Commercial automotive repair shops containing approximately a total of 4,820 square feet on a lot size of approximately 22,651 square feet (0.52 Acres). The 400 building contains 4 bays with rollup doors, office and restroom. The 420 building contains 5 bays with rollup doors, office and restroom. Built in 1979. The Perfect Auto Building has roll up doors on each side of the building creating drive through access.
<b>MONTCLAIR - (NWC of Olive &amp; Rose)</b>				
5350 Olive St	5000	14,400	\$TBD	Retail Office/R&D Space, Former Sherwin Williams Paints. Open Entry, 3 Offices, 2 Restrooms, 2 A/C Systems, Double Man Doors For Loading 100% Air Conditioned Space. Surrounding tenants include America's Tire Store, Uhaul, Montclair Place; Carl's Jr, Target, US Bank, Best Buy, Cinnabon. Adjacent to Moreno Plaza; Starbucks, Subway, Supercuts, Paradise Buffet. Property is also for Lease.
<b>PICO RIVERA - (Whittier Blvd. &amp; Deland Ave)</b>				
9219 Whittier Blvd.	1950	2,413	565,000	Property is located across from a major regional center that is anchored by Superior Market, Burlington, DDs Discounts Chase, In N Out and more! Large city owned parking area in the rear plus a fenced rear lot. Strong demographics.