



Retail for Lease					
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES	
<b>ANAHEIM - (SEC Lincoln Ave &amp; Laxore)</b>					
2940 W Lincoln Ave			Fully Occupied	Neighborhood strip center located on busy Lincoln Ave, 1 block East of Beach Blvd. 25,800 CPD. Tenants include Circle K, Baber Shop, Personnel Trainer, Hair Salon, Quick Cash, Laundromat, Juice Bar, Hot Mamas Beauty Bar, and Dentist. Surrounding tenants include 76 Gas, Car Wash, Motel, Pep Boys, 7 Eleven, Rally's, Wal-Mart and Chuze Fitness. Minutes to Knott's Berry Farm	
<b>ANAHEIM - (Lincoln Ave E of S Beach Blvd)</b>					
2922 W Lincoln Ave		1,200	\$2.09 NNN	Space located on busy Lincoln Ave, 1 block East of Beach Blvd. 25,800 CPD. Tenants include Pupuseria Restaurant, Kelly's Hair Salon, Botanica Catemaco and Mini Market Carniceria. Former smoke shop. Surrounded by National and Regional Tenants.	
<b>BREA - (SEC of Brea Blvd &amp; Adler St)</b>					
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, chiropractor, barber, and shoe repair.	
<b>BREA - (NWC Brea Blvd &amp; Lambert Rd)</b>					
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	
<b>BUENA PARK - (NEC of Valley View &amp; La Palma in Buena Park)</b>					
7882 Valley View St		5,983	\$1.75 NNN \$0.35	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 19, Hair & Nail, Indian House, All Smiles Dental, Taco Bell and One West Bank. Building has sprinklers. 120ft deep-42ft wide	
<b>CERRITOS - (NEC of Norwalk Blvd &amp; Artesia Blvd)</b>					
17350-17380 Norwalk Blvd	17350	1,125	\$2.25 NNN \$0.85	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 converted to a retail building.	
	17370-17380	2900	\$2.25 NNN \$0.85		
	(2) - 1,450				
<b>CHINO HILLS - (Chino Hills Pkwy &amp; Pipeline)</b>					
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		
<b>COMPTON - (SEC of Atlantic Ave &amp; E Alondra Blvd.)</b>					
4510 E. Alondra Blvd		(2) 900	\$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.	
		1,800	\$1.55 NNN \$0.45		
<b>COSTA MESA - (NWC Harbor Blvd &amp; Adams Ave)</b>					
2801 Harbor Blvd			Fully Occupied	A multi-tenant retail shopping center near the 405 freeway. Located at one of the busiest intersections in the City. The center has a monument sign.	
<b>EL MONTE - (NEC of Valley Blvd &amp; Ramona Blvd)</b>					
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	1,500	\$3.00 NNN \$0.85		
<b>FONTANA - (SEC Mulberry Ave &amp; Foothill Blvd)</b>					
8127 Mulberry Ave	107	1,008	\$1.70 NNN \$0.86	Multi-tenant retail center. Surrounding tenants include Domino's, Arco Gas, Mexican Restaurant, Barber Shop. *Large Monument Signage + Private Restroom.	
	108	947	\$1.70 NNN \$0.86		
<b>FONTANA - (Foothill Blvd W of Calabash Ave)</b>					
13819 Foothill Blvd.	C	1,200	\$1.80 NNN \$0.55	Former nail salon in large neighborhood shopping center. Located off of foothill blvd. there are many complimenting co-tenants such as a church, insurance office, physical therapy, pet grooming, beauty and more.	
<b>FULLERTON - (State College Blvd &amp; E Chapman Ave)</b>					
501 N State College			Fully Occupied	Front Building: Chipotle, Panda Express, 7 Leaves Cafe, Verizon, Starbucks. Back Building: AT&T and Papa Johns.	
<b>GLENDALE - (SEC Victory Blvd &amp; Raymond Ave)</b>					
1700-1714 W Victory Blvd			Fully Occupied	Prime location adjacent to the Disney Campus and DreamWorks. Upgraded electrical, refrigeration, fire suppression, floors & ceilings. Co-tenants include Liquor Store, Coin Laundry, Dry Cleaner, Barber, Salon, Nails & Sushi restaurant.	
<b>HACIENDA - (S Hacienda Blvd &amp; 60 Freeway)</b>					
S Hacienda Blvd	1231	2,282	\$1.03 NNN \$0.34	A multi-tenant shopping. Co-Tenants include El Pollo Loco and Yunnan Garden. Located on busy Hacienda Boulevard conveniently near the 60 freeway. 1231 Former H&R Block, 1233 Currently Health Club	
	1233	2,351	\$1.50 NNN \$0.34		
	Rear Storage	2,382	\$1.00 Gross		
	1231-1233	2,282 - 7,015	TBD		
<b>INGLEWOOD - (Centinela Ave &amp; Cedar St)</b>					
1403-1415 Centinela Ave			Fully Occupied	A retail strip center. Co Tenants include Serving Spoon restaurant, Wheels Magazine & New Life Security.	
<b>LA HABRA - (NWC Harbor Blvd. &amp; La Habra Blvd)</b>					
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.	
<b>LA HABRA - (NWC of Harbor &amp; La Habra Blvd)</b>					
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.	
<b>LA HABRA - (Harbor Blvd &amp; Imperial Hwy)</b>					
1261 S Harbor Blvd	C	1,000	\$1.70 NNN \$0.65	A multi-tenant shopping center on busy intersection. Co-tenants are Walmart, Wienerschnitzel, Leslie Pools Supply, Moros, Mongolian BBQ, Barber Shop, LT Nails, Dentist, Dept Education. Suite D is an open shell and contains 1 restroom.	
<b>LA HABRA - (NEC Harbor Blvd &amp; La Habra Blvd)</b>					
1241 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, Wing Stop, Flame Broiler, H&R Block, Subway, Starbucks. Currently United Fitness	
<b>LA HABRA - (SEC of Euclid St and 1st Ave)</b>					
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 also for Sale.	
<b>LA HABRA - (SWC La Habra Blvd. &amp; Euclid St)</b>					
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	
<b>LA HABRA - (NWC Beach Blvd &amp; Lambert Rd)</b>					
641-671 S Beach Blvd	647	1,066	\$1.40 NNN \$0.53	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.	
<b>LA HABRA - (Whittier Blvd E of Hacienda Blvd)</b>					
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.	
<b>LA HABRA - (Between Beach &amp; Valley Home)</b>					
2420-2450 W Whittier Blvd	2424	2,400	\$1.50 NNN \$0.50	Multi-tenant shopping center. Great exposure on Whittier Blvd with common area parking. Co-Tenants are Laundry, Honey Baked Hams, Yoga Studio, Karate, Advanced Auto Detailing & Accessories, Nail Salon, Dentist, Jax Donuts and Shang Hwa Restaurant. Unit 2420 was a former dollar plus store. Unit 2420 and 2424 can be combined.	
<b>LA HABRA - (On Whittier Blvd West of Beach Blvd)</b>					
2270 W Whittier Blvd			Fully Occupied	Whittier Blvd. with prime frontage and visibility.	
<b>LA HABRA - (Whittier Blvd W of Idaho St.)</b>					
1249-1305 W Whittier Blvd	Suite A-4	1,602	\$3.25 NNN \$0.73	Property located on busy Whittier Blvd. Co-tenants include: Northgate Market, Barber shop, T-mobile, 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.	
<b>LA HABRA - (Whittier Blvd W of Idaho St.)</b>					
1490 W Whittier Blvd.		1,120	\$1.85 NNN \$0.54	Endcap Space Across from Northgate Market. Monument Signage Available. Former Hair Salon. Private Restroom. Parking In Front and In Rear.	

Retail for Lease					
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES	
<b>LA HABRA - (West of Harbor Blvd &amp; Imperial Hwy)</b>					
701 E Imperial Highway	Parcel 1	92,117	La Quinta Hotel	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.	
711 E Imperial Highway	Parcel 2	39,928	Sale or Ground Lease		
731 E Imperial Highway	Parcel 3	32,195	Taco Bell		
751 E Imperial Highway	Parcel 4	20,749	Hallmark		
<b>LA HABRA - (West of Euclid St &amp; Whittier Blvd)</b>					
251 W Whittier Blvd			Fully Occupied	Free Standing Building pointing NEC of Hillside & Whittier Blvd. Property located on busy Whittier Blvd. Formerly a Fast Auto & Pay Day Loan. Lot Size 10,500sf with Monument Signage Available.	
<b>LAKE FOREST - (NEC Rockfield Blvd &amp; Centre Dr)</b>					
23591 Rockfield Blvd			Fully Occupied	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.	
<b>LAKE FOREST - (Bridger Rd at El Toro Rd)</b>					
	100	952	\$3.25 NNN \$0.25	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, Arby's, The Pub Sports Bar, Honey Baked Hams, Green Thumb Nursery and more.	
23811 Bridger Rd.	101	807	\$3.25 NNN \$0.25		
	102	550	\$3.25 NNN \$0.25		
<b>LAGUNA BEACH - (On S Coast Hwy W of Legion St)</b>					
S Coast Hwy			Fully Occupied	Prime Retail Space. Located in Downtown Laguna Beach Between Legion St. & Laguna Ave. Directly across the street from the iconic Cliff Restaurant. The space is freshly painted and has tremendous visibility and frontage onto Pacific Coast Hwy. City is open to many uses. Please call for details.	
<b>LONG BEACH - (NEC of Cherry Ave &amp; Artesia Blvd)</b>					
	6620	1,100	\$2.75 NNN \$0.96	Property is Located on 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.	
6600-6640 Cherry Ave	6624-6628	2,200	\$2.75 NNN \$0.97		
	6636-6638	1,650	\$2.75 NNN \$0.98		
	6640	1,600	\$2.75 NNN \$0.99		
<b>LOS ANGELES - (N Hobart Blvd &amp; Melrose Ave)</b>					
4803-4809 Melrose Ave			Fully Occupied	Current Tenants are a Mexican restaurant El Zarape and liquor store.	
<b>MAYWOOD - (NEC of Atlantic and E Slauson Ave)</b>					
4509 E. Slauson Ave			Fully Occupied	Four Large Private Offices Inside, Large Bullpen Area with two Restrooms and two Entrance Points. Property is located on a high traffic signalized corner with strong demographics.	
<b>MONTCLAIR - (NWC of Olive &amp; Rose)</b>					
5350 Olive St			Fully Occupied	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.	
<b>MORENO VALLEY - (SWC Iris Ave &amp; Perris Ave)</b>					
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	
<b>ONTARIO - (E 4th St &amp; N Baker Ave)</b>					
1635 E 4th Street			Fully Occupied	Property features Drive Thru Restaurant with Large Monument Sign, located on major Signalized Intersection that is Freeway Visible and adjacent to 10 Freeway. Most FF&E still in Place. Co-tenant is Carl's Jr Green Burrito, surrounding tenants include AM/PM, Burger King, Jack in The Box and Golden Corral. Former Seafood Restaurant with two Cooking Hoods Available. Taxes: \$5,999.76 (property) + \$1,825.52 (Parking lot) = \$7,825.28	
<b>ONTARIO - (Vineyard Ave &amp; Riverside Dr)</b>					
2943-2961 Vineyard Ave			Fully Occupied	A multi-tenant newly remodeled retail shopping center on Vineyard Ave & the 60 freeway. Co-tenants are Jedi Travel Services, AAA Check Cashing, Donut Star & Mariscos Las Brisas, Raspados Arcoriris	
<b>ORANGE - (NWC N Tustin St &amp; E Briardale Ave)</b>					
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.	
<b>ORANGE - (NEC N Tustin St &amp; E Chapman Ave)</b>					
125 N Tustin st			Fully Occupied	Multi-Tenant Shopping Center. Co-tenants include Fred Loya Insurance, Flowers & Lei, and Subway. Property is located at a high traffic location with with close proximity to the 55 fwy.	
<b>ORANGE - (East of N Tustin St &amp; E Katella Ave)</b>					
1936 E Katella Ave		4,200	\$175,000 per year	Restaurant building located on a lot of approximately 29,761 square feet. Former sushi restaurant. Ample parking availability. High traffic location and high visibility from 55 freeway. Also for Sale \$2,499,000.00	
<b>ORANGE - (N Orange Olive Rd &amp; E Greenleaf Ave)</b>					
N Orange Olive Rd			Fully Occupied	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 Ground Lease Pads available. Almost 1 full city block. Currently Lindsay Lumber and ACE Hardware with a 22,052sf Free Standing Building to be demised. Surrounding tenants include Paramount Sheriff Station, Furniture Store, Liquor Store, Papa John's Pizza, T-Mobile, Income Tax, Donuts, Dentist, Cleaners, Thai Restaurant, Laundromat, Flower Shop, Nail Salon, DoubleZ Restaurant. Seeking Home Improvement, Lumber, Flooring, Gym, Restaurant, Market, Fast Food, Gas Station, Car Wash, etc. Daytime population: 97,500 CPD: 40,593. Taxes \$43,000.00 <b>Anchor position and pads available.</b>	
<b>PARAMOUNT - (Paramount Blvd &amp; Somerset Blvd)</b>					
15101 Paramount Blvd	3.28 acres	22,052	\$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.	
<b>POMONA - (W of Towne Ave &amp; Foothill Blvd)</b>					
551 E Foothill Blvd		1,000	\$1.35 NNN \$0.75	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.	
<b>SANTA FE SPRINGS - (NWC Imperial Hwy &amp; Shoemaker)</b>					
12959 Imperial Hwy			Fully Occupied	Multi-tenant mix of retail, food users and office flex space.. Co-tenants include Starbucks, Flame Broiler, 24 Hr Fitness, Farmer Boys and Select Staffing.	
<b>SANTA FE SPRINGS - (Imperial Hwy &amp; Leffingwell)</b>					
12610 Leffingwell Rd			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. 2-Restrooms. Hood & Walk-In Coolers, 3-Compartment Sinks Still In Place. 1850: Previous T-Mobile Store With Newer Flooring & Paint. Endcap Space with High Visibility off the SWC of E. Willow St. & Cherry Ave. Near Costco, Food 4 Less, Black Bear Diner, Mother's Market & More.	
<b>SIGNAL HILL - (E Willow St W of Cherry Ave)</b>					
E Willow St.	1798	1,770	\$3.30 NNN	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).	
	1850	2,263	\$2.50 NNN		
<b>WEST COVINA - (NWC of S Azusa Ave &amp; E Francisquito Ave)</b>					
1347 S Azusa Ave	B	850	\$2.50 NNN \$1.05		
<b>WHITTIER - (East of Valley Home &amp; Leffingwell)</b>					
Leffingwell Rd			Fully Occupied	Multi-tenant retail center. Co-tenants include: Tubby's Bar, Liquor Store, Gym & Pet Grooming.	
<b>WHITTIER - (SWC Greenleaf Ave &amp; Wardman St)</b>					
7201-7205 Greenleaf Ave	7205 A1 & A2	3,334	\$1.50 NNN \$0.72	Multi-tenant shopping center. Plenty of parking, with one of the largest parking lots in the area. Co-tenants include Coffee Bean, Bella Emporio, Greenleaf Cafe, Lashes on Broadway, H&R Block and Moonlight Threading. One of the busiest intersections in uptown Whittier. Near Whittier College, movie theater & Hotel. Plenty of permitted retail uses <u>perfect for this Uptown Whittier location such as: Fitness, Dance, Martial Arts &amp; More</u>	
<b>WHITTIER - (SEC Norwalk Blvd &amp; Rivera Rd)</b>					
8542 Norwalk Blvd			Fully Occupied	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 spaces. Taxes \$7,264.63	
<b>WHITTIER - (Whittier Blvd &amp; First St)</b>					
16230 Whittier Blvd.			Fully Occupied	Great signalized location. Retail street frontage and monument signage available. Co-Tenants include: Berkshire Hathaway Real Estate, Dog Grooming, Signarama, Classic Dry Cleaners, A Sculpted You, Subway, Rosarito Tacos, Royal Dental, Hair Salon, Insurance, Yang's Restaurant, Marsico Pool Supply, Massage, Vacuum Repair, CBD Shop, Busy Strip Center on Whittier Blvd. Ample Parking and Large Pylon Sign Offering Maximum Visibility.	
<b>WHITTIER - (W of Beach Blvd E of 1st St on Whittier Blvd)</b>					
16310 Whittier Blvd.			Fully Occupied		
<b>WHITTIER - (Whittier Blvd &amp; Valley Home)</b>					
16561-16571 Whittier Blvd			Fully Occupied	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	
<b>WHITTIER (W of Colima Rd.)</b>					
14630 Whittier Blvd		1,900	\$1.50 Gross	Unit features two private restrooms, two separate offices, large open area & plenty of parking in front and the rear. Property is located on high traffic location surrounded by national and regional tenants. Former Catholic Gift Shop.	



## Office Space For Lease

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
<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>CORONA - (NWC of Compton Ave &amp; Old Temescal Rd)</b>				
1385 Old Temescal Rd	100	3,385	\$1.50 MG	Single Story, high-image office. 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 Corona Post Office and many other major retail users nearby.
<b>DUARTE - ( NWC of Highland Ave &amp; Hungtington Dr)</b>				
1755 East Huntington Drive			Fully Occupied	Located on signalized intersection, Strong street visibility, Surface parking, total square footage 7,490 square foot office building, Landlord pays trash, gardener, water, gas and exterior electric. Co tenants: include a Dentist, CPA, State farm Agent, engineer and True Care Home Health.
<b>LA HABRA - (Whittier Blvd Between Euclid St and Idaho St.)</b>				
721 W Whittier Blvd			Fully Occupied	Upstairs Office Condominium. Space contains two offices and a private restroom with shower. Located on busy Whittier Blvd. near National and Regional Tenants.
<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 miles from this location with Whittier Presbyterian Hospital 1/4 mile away.
<b>LA HABRA - (W La Habra Blvd &amp; Rigsby St)</b>				
2501 W La Habra Blvd	5	1,400-1,500	\$2,000 per month	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 889 can be divided. 2531 was a former sports medicine. 2541 was a former doctors office.
	889	1,664	\$1.35 MG	
2531 W La Habra Blvd		1,500	\$1.35 MG	
2541 W La Habra Blvd		1,500	\$1.35 MG	
<b>LA HABRA - (Beach Blvd &amp; Lambert Rd)</b>				
800 S Beach Blvd			Fully Occupied	Professional Office space available with reception area, 2 large offices, conference room, file room, common restrooms. Former attorney's office. Faces Beach Blvd between Lambert and Imperial Hwy. Furniture available. Seeking Attorney, Insurance, Real Estate, Accountant, Mortgage, General Office, etc. Law Library on premises.
<b>NORWALK - (Firestone Blvd &amp; Pioneer Blvd)</b>				
11850 E Firestone Blvd	7	1,738	\$1.50 FSG	Renovated office building. Space features 3 offices, reception for customers, reception for workers, private restroom and a lunch room. Parking 4/1000. Monument sign space available. Current tenants Dental, Dr Randall Shue, New
<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 Office. Substantial common area parking. 1/2 block to Imperial Hwy & 5 fwy. 3/4 mile from the Norwalk Civic Center & Court House.
<b>SANTA FE SPRINGS - (SEC of Leffingwell Rd &amp; Imperial Hwy)</b>				
13244 Imperial Hwy			Fully Occupied	Co-Tenants: Subway, Starbucks, Flame Broiler, Staffing Agency, 24 Hr. Fitness & Poke Restaurant Property sits in a large food court adjacent to a 1 million square foot industrial master planned development.
<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 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 restrooms. Ample parking.
<b>WHITTIER - (Between La Entrada Ave &amp; Highland Ave)</b>				
14619 Whittier Blvd			Fully Occupied	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.
<b>WHITTIER - Whittier Plaza (Between Beach &amp; First)</b>				
16262 Whittier Blvd.	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.
	3	650	\$1,300 per month	
	4	500	\$1,200 per month	
	7	645	\$1,400 per month	
	8	500	\$1,200 per month	
	9	500	\$1,200 per month	
	11	500	\$1,200 per month	
	12	750	\$1,500 per month	
	14	500	\$1,200 per month	
	24	750	\$1,500 per month	
	25	750	\$1,500 per month	
	27	500	\$1,200 per month	
<b>WHITTIER - (Pickering Ave &amp; Hadely St)</b>				
12608 Hadley St.			Fully Occupied	Units has a private restroom, individual signage on the front exterior of the building & private access through gated stairway. Co-Tenants include: Barber, Market & Sushi Restaurant. Plenty of Parking available.
<b>WHITTIER - (Painter Ave North of Whittier Blvd)</b>				
7915 Painter Ave		1,100-2,200	\$1.60 FSG	High-Image Upstairs office space located on Painter Ave. just south of the court house. The upgraded office space comes with 1 restroom, 1 large conference room, a generously sized bullpen area, 5 private offices and a kitchen/break room. 6 parking spots are included as well.
<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 Court House.
<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
<b>BREA - (E of S Kraemer Blvd)</b>				
2721 Saturn St			Fully Occupied	Property features reception with counter in place and large private office. Rooms in warehouse can remain or be removed, rear ground level roll up door 220 Volt Power. Near Imperial Hwy & Kraemer Blvd.
<b>LA HABRA - (North of W Lambert Rd &amp; W of Walnut St)</b>				
W Mountain View Ave	541		Fully Occupied	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.
	543		Fully Occupied	
	545		Fully Occupied	
<b>LA HABRA - (West of Harbor Blvd &amp; Imperial Hwy)</b>				
701 E Imperial Highway	Parcel 1	92,117	La Quinta Hotel	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.
711 E Imperial Highway	Parcel 2	39,928	Sale or Ground Lease	
731 E Imperial Highway	Parcel 3	32,195	Taco Bell	
751 E Imperial Highway	Parcel 4	20,749	Hallmark	
<b>WHITTIER - (NW of Whittier Blvd &amp; Washington Blvd)</b>				
12512 Whittier Blvd			Fully Occupied	Warehouse property on busy Whittier Blvd just west of Washington Blvd. Fenced yard. 10' drive-up door in rear. 20,499sf lot.
Land For Lease/Ground Lease/Sale				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
<b>FONTANA - (Valley Blvd East of Almond Ave)</b>				
14336 Valley Blvd		19,500	\$100,000 per year	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
<b>LA HABRA - (On Whittier Blvd between Hacienda Blvd &amp; Beach Blvd)</b>				
1701-1751 W Whittier Blvd			Fully Occupied	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.
<b>LA HABRA - (NW Corner Beach Blvd &amp; Imperial Hwy)</b>				
1199 S Beach Blvd			Fully Occupied	<b>Ground Lease Only.</b> 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 over 170,000 cars per day. Co-tenants Vons, Taco Bell, Firestone, L&L Hawaiian BBQ, UPS Store, Downey saving & more. Across the street from two Power Centers.
<b>LA HABRA - (NWC Harbor Blvd &amp; La Habra Blvd)</b>				
115 N Harbor Blvd	Whole Lot	79,704	\$TBD	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.
<b>LA HABRA - (SEC Sunset St &amp; Stearns Ave)</b>				
Sunset St & Stearns Ave		38,107	\$TBD	3 parcels available 303-113-01, 02 & 03. 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. The City of La Habra wants 3 properties to be developed as one common development; 115 N Harbor Blvd and 201 N Harbor.
<b>LA HABRA - (SWC Harbor Blvd &amp; Stearns Ave)</b>				
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, 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.
<b>LA HABRA - (West of Harbor Blvd &amp; Imperial Hwy)</b>				
701 E Imperial Highway	Parcel 1	92,117	La Quinta Hotel	Two Pads Remain, parcel 2 (711) and parcel 4 (751). Join coming soon La Quinta Hotel and Taco Bell. 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, Parcel 4 (751) is available 20,749sf. 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	Sale or Ground Lease	
731 E Imperial Highway	Parcel 3	32,195	Taco Bell	
751 E Imperial Highway	Parcel 4	20,749	Sale or Ground Lease	
<b>LA MIRADA - Signalized Corner Lot (SEC Imperial Hwy &amp; Edwards St)</b>				
Imperial Hwy (no allocated address # yet) APN #8044-031-017		18,596	\$80,000 per year	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.
<b>MORENO VALLEY - (SWC Iris Ave &amp; Perris Ave)</b>				
SWC Iris & Perris Avenues		4.1 Acres	\$TBD	<b>Ground Lease</b> 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.



**Land For Lease/Ground Lease/Sale**

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
<b>PARAMOUNT - (Paramount Blvd &amp; Somerset Blvd)</b>				
15101 Paramount Blvd	22,052sf Bldg	3.28 Acres	\$9,250,000	<b>Ground Lease</b> Pads available. Almost 1 full city block. Currently Lindsay Lumber and ACE Hardware with a 19,200sf Free Standing Building to be demised. Surrounding tenants include Paramount Sheriff Station, Furniture Store, Liquor Store, Papa John's Pizza, T-Mobile, Income Tax, Donuts, Dentist, Cleaners, Thai Restaurant, Laundromat, Flower Shop, Nail Salon, DoubleZ Restaurant. Seeking Home Improvement, Lumber, Flooring, Gym, Restaurant, Market, Fast Food, Gas Station, Car Wash, etc. Daytime population 97,500. 40,593 CPD. <b>Anchor position and pads available.</b>
<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>ORANGE - (East of N Tustin St &amp; E Katella Ave)</b>				
1936 E Katella Ave	4,200	29,761	\$2,499,000	Restaurant building located on a lot of approximately 29,761 square feet. Former sushi restaurant. Ample parking availability. High traffic location and high visibility from 55 freeway. Also for Lease \$175,000 per year.
<b>WHITTIER - (Painter &amp; Penn St)</b>				
7310-7318 Painter Ave	3,910	8,906	\$910,000	Value Add Opportunity in Uptown Whittier. 5-Tenant Commercial Office Building Located Across the Street From City Hall, the Court House & Police Station. Great Mix of Tenants with Short Term Leases in Place. Large 8,900 SF Lot. Under Market Rents with Lots of Upside.