

Retail for Lease				
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
<b>ANAHEIM - (Lincoln Ave E of S Beach Blvd)</b> 2922 W Lincoln Ave			Fully Occupied	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
<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, 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			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 19, Hair & Nail, Indian House, All Smiles Dental, Taco Bell and One West Bank. Building has sprinklers, 120ft deep. 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.
<b>CERRITOS - (NEC of Norwalk Blvd &amp; Artesia Blvd)</b> 17350		1,125	\$3.00 NNN	
17350-17380 Norwalk Blvd	17370	2,900	\$3.00 NNN	
<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>CORONA DEL MAR - (Pacific Coast Hwy &amp; Poppy Ave)</b> 3734 East Coast Hwy			Fully Occupied	Existing Professional Office Space. Located across the street from iconic Five Crowns Restaurant and adjacent to very popular Mama D's Italian Restaurant. The space has been fully remodeled with concrete polished flooring, new paint and modern finishes. The space is equipped with a private office as well as a large conference room. Frontage and visibility are unmatched.
<b>COMPTON - (SEC of Atlantic Ave &amp; E Alondra Blvd.)</b> 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.
<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	1,514	\$3.00 NNN \$0.85	
<b>FONTANA - (SEC Mulberry Ave &amp; Foothill Blvd)</b> 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.
<b>FONTANA - (Foothill Blvd W of Calabash Ave)</b> 13819 Foothill Blvd.			Fully Occupied	Turn-Key Pet Spa business with fixtures and plumbing in place. Located within Heritage Plaza. Signage on Foothill Blvd. and plenty of parking. The space is equipped with HVAC and a private restroom. Located off of foothill blvd, there are many complimenting co-tenants such as a church, insurance office, physical therapy, beauty and more.
<b>FULLERTON - (on W Orangethorpe Ave E of Euclid St)</b> 926-942 W Orangethorpe Ave	932	1,969	\$2.07 NNN \$0.85	<b>(SUBLEASE)</b> Currently a cellphone shop. Co-tenant include Food 4 Less, Larry's Pizza, Sally Beauty, Love Nails & Spa, Dental Office and more.
<b>GARDEN GROVE - (Euclid St &amp; Chapman Ave)</b> 11891 - 11921 Euclid St	11911	880	\$2.00 NNN \$ 1.10	Former Liquor Store with all FF&E in place. A multi-tenant shopping. Co-Tenants include a Thai Restaurant, Beauty Shop, Acupuncture, Water Store, Japanese Restaurant. Available is the former Alpine Market.
<b>HERMOSA BEACH - (PCH &amp; N of 5th St)</b> 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.
<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	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			Fully Occupied	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
<b>LA HABRA - (NEC Harbor Blvd &amp; La Habra Blvd)</b> 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, Wing Stop, H&R Block, Subway, Starbucks. Currently Furniture
<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 and medical.
<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, Carl's Jr, Ace Hardware & Veterinarian. Current chiropractor.
<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> 2400-2450 W Whittier Blvd	2418 2424	1,520 100 - 1,000	\$1.50 NNN \$0.40 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	
<b>LA HABRA - (On Whittier Blvd West of Beach Blvd)</b> 2053 W Whittier Blvd		854	\$1.75 Gross	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. <u>Great Visibility Fronting Whittier Blvd. Strong Demographics. Ample Parking.</u>
<b>LA HABRA - (on Whittier Blvd W of Beach Blvd.)</b> 2274 W Whittier Blvd.		1,000	\$1.80 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.
<b>LA HABRA - (Whittier Blvd W of Idaho St.)</b> 1249-1305 W Whittier Blvd	Suite A-4	1,602	\$2.75 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.
	1465	2,020	\$4.00 NNN \$0.73	
<b>LA HABRA - (E of Beach Blvd.)</b> 1530 W Whittier Blvd		12,000	\$1.50 NNN \$0.30	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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<b>LA HABRA - (West of Harbor Blvd &amp; Imperial Hwy)</b>				
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	
<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>LAGUNA BEACH - (S Coast Hwy &amp; Legion St)</b>				
570-574 S Coast Hwy			Fully Occupied	Available 1/1/2024 - 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. Private restroom & HVAC equipped. Please call for details.
<b>LAKE FOREST - (NEC Rockfield Blvd &amp; Centre Dr)</b>				
23591 Rockfield Blvd	E	1,050	\$TBD	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>				
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,
<b>LONG BEACH - (NEC of Cherry Ave &amp; Artesia Blvd)</b>				
6620 Cherry Ave	6620	1,100	\$3.00 NNN	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. 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	
<b>LOS ANGELES - (N Hobart Blvd &amp; Melrose Ave)</b>				
4803-4809 Melrose Ave	4807	1,886	\$2.50 NNN	
<b>MAYWOOD - (NEC of Atlantic and E Slauson Ave)</b>				
4509 E. Slauson Ave	C&D	1,535	\$1.50 NNN \$0.63	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, Supercuts, Paradise Buffet.
<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 is surrounded by Retail, residential and schools.
<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 Arcoiris
<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		2,750	\$3.03 NNN \$0.65	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 Coast Dental of Orange (NAP) and more! Property is located at a high traffic location with close proximity to the 55 fwy. Monument Signage Available! 90,000 CPD.
<b>ORANGE - (N Orange Olive Rd &amp; E Greenleaf Ave)</b>				
N Orange Olive Rd	2701	584	\$1.75 NNN \$0.43	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.
<b>PARAMOUNT - (Somerset Blvd &amp; Paramount Blvd)</b>				
15101 Paramount Blvd		41,963	TBD	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.
<b>POMONA - (W of Towne Ave &amp; Foothill Blvd)</b>				
551 E Foothill Blvd			Fully Occupied	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>RIALTO - (Route 66 &amp; N Palm Ave)</b>				
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
<b>SANTA FE SPRINGS - (NWC Imperial Hwy &amp; Shoemaker)</b>				
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.
<b>SANTA FE SPRINGS - (Imperial Hwy &amp; Leffingwell)</b>				
13244 Imperial Hwy		1,145	\$2.25 NNN	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.
<b>SIGNAL HILL - (E Willow St W of Cherry Ave)</b>				
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. 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>WEST COVINA - (NWC of S Azusa Ave &amp; E Francisquito Ave)</b>				
1347 S Azusa Ave	B	850	\$3.00 NNN \$1.05	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).
<b>WHITTIER - (East of Valley Home &amp; Leffingwell)</b>				
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.
	16505	690	\$1.50 NNN \$0.45	
<b>WHITTIER - (SWC Greenleaf Ave &amp; Wardman St)</b>				
7201 Greenleaf Ave	D	472	\$2.25 NNN	Multi-tenant shopping center. Plenty of parking, with one of the largest parking lots in the area. Co-tenants include 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. 2nd Generation Restaurant formerly "Chop'd." Walk-in coolers and refrigeration in place along with 3-compartment sink and mop sink. Private restroom, indoor and patio seating along with HVAC and signage on Greenleaf Ave.
<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 \$7,764.62.
<b>WHITTIER - (Whittier Blvd &amp; First St)</b>				
16214 - 16248 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, Thrift Store - La Casita Mexican Restaurant
<b>WHITTIER - (W of Beach Blvd E of 1st St on Whittier Blvd)</b>				
16316 Whittier Blvd.			Fully Occupied	Whittier Villa Shopping Center. 1,200 SF in-line retail space available. Ample parking and signage at this property with great visibility onto Whittier Blvd. Excellent co-tenants include: KW Realty, Dentist, Farmers Insurance, Fitness and more
<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.			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.

### 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>BREA - (Central Avenue &amp; Site Street)</b> 395 W Central Ave	B&C	1,962	\$3.25 NNN	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			Fully Occupied	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>COVINA - (E Rowland St &amp; S Citrus Ave)</b> 675 S 2nd Ave		1,075	\$2.48 NNN \$0.86	Two tenant property with 4 operatories with all plumbing in place. Former Dental. Property is located at high traffic location near retail and residential properties. Ample shared parking. Also for sale at \$999,998
<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, 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 &amp; 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 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 agreement. An excellent free-standing property for any office or medical use.
<b>LA HABRA - (On Whittier Blvd West of Beach Blvd)</b> 2053 W Whittier Blvd		854	\$1.75 Gross	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.	175 200 195, 220 & 220B 210	6,000 1,251 2,855 569	TBD TBD TBD 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.
<b>LA HABRA - (Beach Blvd. &amp; La Habra Blvd)</b> 200 S Beach Blvd.	B1	912	\$2.00 Gross	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. Residential and Multi tenant housing to the South.
<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 2531 W La Habra Blvd	5 8&9	950 1,664 1,400	\$1.60 MG \$1.50 MG \$1,900 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 8&9 can be divided. 2531 was a former sports medicine. 2531 was a former doctors office.
<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			Fully Occupied	Professional Office space available with reception area, 2 large offices, conference room, file room, common restrooms. Former dental office. Faces Beach Blvd between Lambert and Imperial Hwy. Furniture available. Seeking dental office
<b>LA HABRA - (NWC Valley Home Ave &amp; W Whittier Blvd.)</b> 2661 W Whittier Blvd.		750	\$2.00 Gross	Private Office Suite with newer built-in cabinetry, wet bar and countertops. Common Restroom Area.
<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.
<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		1,145	\$2.25 NNN	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.
<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
<b>WHITTIER - (W of Colima Rd)</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 4 8 9 10 11 17 24 27	525 500 500 500 500 500 250 750 500	\$1,200 per month \$1,200 per month \$1,200 per month \$1,200 per month \$1,200 per month \$1,200 per month \$700 per month \$1,500 per month \$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.
<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
<b>BALDWIN PARK - (Garvey Ave &amp; Westcott Ave)</b>				
12819 E Garvey Ave		4,543	TB D	A two commercial building on a lot size of approximately 1.8 acres or 78,408 square feet.
<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>EL MONTE - (E of Fineview St.)</b>				
2253 & 2307 Durfee Ave		12,089	\$0.80 psf based upon lot size	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 \$5,000,000
<b>LA HABRA - (N of Imperial Hwy.)</b>				
1061 S Leslie St		6,000-12,000	\$1.65 Gross	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.
<b>LA HABRA - (S Euclid St S of La Habra Blvd.)</b>				
115 S Euclid St.			Fully Occupied	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.
<b>LA HABRA - (North of W Lambert Rd &amp; W of Walnut St)</b>				
W Mountain View Ave	541 543 545		Fully Occupied Fully Occupied 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.
<b>SANTA ANA - (S Standard &amp; E Walnut)</b>				
818 E Walnut St - A	8,932 sf Bldg. on 86,865 sf Lot		TBD	2 buildings with total of 8,932 sf with an industrial lot of land containing approximately 86,865 SF. Located on the corner of S Standard and E Walnut. Potential uses include: Storage yard for equipment, vehicles and trucking. Almost an entire city block. Owner will Lease yards with a minimum of 20,000 SF near the 5 freeway. One Building contains a spray booth.
818 E Walnut St - B	1- 4,060 sf Bldg on 1- 4,872 sf Bldg on 20,000-86,865 sf Lot		TBD	buildings can be leased separately or together. 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 freeway.
818 E Walnut St - C	4,060 - 4,872 sf Bldg on 20,000 - 86,865 sf of Lot		TBD	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 freeway.
<b>LA HABRA - (West of Harbor Blvd &amp; Imperial Hwy)</b>				
701 E Imperial Highway	Parcel 1	92,117	Fully Occupied 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	Dunkin Donuts	
731 E Imperial Highway	Parcel 3	32,195	Taco Bell	
751 E Imperial Highway	Parcel 4	20,749	Hallmark	
<b>ORANGE - (N Parker St &amp; W Struck Ave)</b>				
1090 N Parker Street			Fully Occupied	A commercial building with a contractor's yard on a lot size of approximately 0.65 acres.
<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>ANAHEIM - (East Orangethorpe Ave &amp; N Jefferson St)</b>				
1515 N Jefferson		55,191	\$0.60 Gross	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.
<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		\$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	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	
<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.
<b>PARAMOUNT - (Somerset Blvd &amp; Paramount Blvd)</b>				
15101 Paramount Blvd		41,963	TBD	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.



### 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>COVINA - (E Rowland St &amp; S Citrus Ave)</b>				
675 S 2nd Ave	2150	8,315	\$999,998	Two tenant property with 4 operatories with all plumbing in place. Former Dental. Property is located at high traffic location near retail and residential properties. Ample shared parking. Also for Lease.
<b>EL MONTE - (E of Fineview St.)</b>				
2253 & 2307 Durfee Ave	12089	1.35 AC	\$5,000,000	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	2606	45,738	\$700,000	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 - (East of Beach Blvd)</b>				
1530 W Whittier Blvd.	12,000	31,491	\$4,175,000	Property features long term tenants in place. Well maintained and easy to manage. Abundant street frontage located on high traffic location. 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. Space available for