

For Sale

Currently a Dance Studio

305 E La Habra Blvd,

La Habra, CA 90631

East of Euclid St.



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<u>SALE PRICE:</u>	\$1,495,000 (\$289.78 per square foot)
<u>CAP:</u>	N/A
<u>DESCRIPTION:</u>	A Commercial property containing approximately a total of 5,159 square feet on a lot size of approximately 8,906 square feet (0.20 Acres). The property is a current dance studio. Built in 1978.
<u>PROPERTY LOCATION:</u>	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.
<u>APN:</u>	022-084-22
<u>ZONING :</u>	Mixed Use. 31-36 units per Acre. La Habra Blvd. Specific Plan
<u>FINANCING:</u>	Cash or Cash to New Financing
<u>CONSTRUCTION:</u>	Wood Frame Stucco

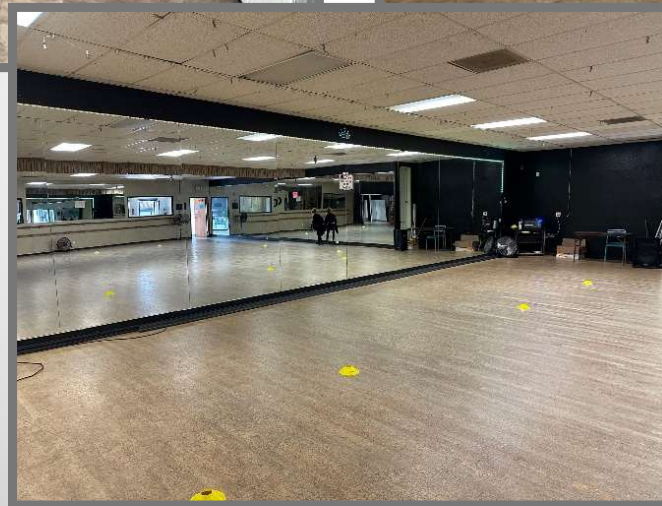
HIGHLIGHTS

- Free Standing Building
- Prime Center of Downtown Location
- Currently a Dance Studio
- City Parking Lot for the Library can be used for additional parking.
- Conditional Use Permit in place for a dance studio
- Alley Access
- Owner May Carry Financing



Ample Parking & Convenient Alley Access





305 East La Habra Blvd., La Habra CA 90631



SOLD COMPARABLES

La Habra, CA 90631
 Recorded Buyer HARBOR NORTH EQUITIES LLC
 True Buyer Tom Chang & Co
 4929-4939 Earle Ave
 Rosemead, CA 91770
 (626) 799-6688 (p)

Orange
 Recorded Seller Bob Brown Real Estate La...
 Recorded Seller Bob Brown Real Estate La...
 True Seller Robert M. Brown
 410 Golden Spears Pl
 Henderson, NV 89002
 (760) 922-3934 (p)



Sale Date Jul 31, 2024
 Sale Price \$1,230,687
 Price/SF \$248.12
 Parcels 022-324-01
 Comp ID 6802133
 Comp Status Research Complete

Type 2 Star Retail Freestanding
 Year Built 1964
 GLA 4,960 SF
 Land Acres 0.22 AC
 Land SF 9,688 SF
 Zoning C2

La Habra, CA 90631
 Recorded Buyer HARBOR NORTH EQUITIES LLC
 True Buyer Tom Chang & Co
 4929-4939 Earle Ave
 Rosemead, CA 91770
 (626) 799-6688 (p)

Orange
 Recorded Seller Bob Brown Real Estate La...
 Recorded Seller Bob Brown Real Estate La...
 True Seller Robert M. Brown
 410 Golden Spears Pl
 Henderson, NV 89002
 (760) 922-3934 (p)



Sale Date Jul 31, 2024
 Sale Price \$394,313
 Price/SF \$253.41
 Parcels 022-324-02
 Comp ID 6802133
 Comp Status Research Complete

Type 2 Star Retail Restaurant
 Year Built 1963
 GLA 1,556 SF
 Land Acres 0.22 AC
 Land SF 9,425 SF
 Zoning C2

La Habra, CA 90631
 Recorded Buyer Ranjeet Singh
 2361 W Caramia St
 Anaheim, CA 92801
 (714) 348-7782 (p)
 True Buyer Ranjeet Singh
 2361 W Caramia St
 Anaheim, CA 92801
 (714) 348-7782 (p)

Orange
 Recorded Seller The Cannon 2017 Revocabl...
 1421 N Euclid St
 La Habra, CA 90631
 (310) 871-7702 (p)
 True Seller The Cannon 2017 Revocabl...
 1421 N Euclid St
 La Habra, CA 90631
 (310) 871-7702 (p)



Sale Date Apr 23, 2024
 Sale Price \$1,100,000
 Price/SF \$364.12
 Parcels 303-124-08
 Comp ID 6712330
 Comp Status Research Complete

Type 2 Star Retail Storefront Retail/Residential
 Year Built 1950; Renov 2018
 GLA 3,021 SF
 Land Acres 0.15 AC
 Land SF 6,534 SF
 Zoning 3-Commercial
 Sale Condition 1031 Exchange

La Habra, CA 90631
 Recorded Buyer Oblong Investment LLC
 1910 Oxley St
 South Pasadena, CA 91030
 True Buyer Hui Won Yoo
 1910 Oxley St
 South Pasadena, CA 91030
 (626) 399-0371 (p)

Orange
 Recorded Seller Kjsh Investment LLC
 4426 Greenmeadows Ave
 Torrance, CA 90505
 (310) 373-7581 (p)
 True Seller Tae Sun & Jung Yearn Kim
 4426 Greenmeadows Ave
 Torrance, CA 90505
 (310) 529-8938 (p)



Sale Date May 4, 2023
 Sale Price \$1,580,000
 Price/SF \$284.84
 Actual Cap Rate 5.31%
 Parcels 022-042-18
 Comp ID 6382688
 Comp Status Research Complete

Type 2 Star Retail Freestanding
 Year Built 1953
 GLA 5,547 SF
 Land Acres 0.40 AC
 Land SF 17,424 SF
 Zoning C1
 Sale Condition Investment Triple Net

La Habra, CA 90631 - Brea/La Habra Submarket
 2,400 SF Retail Storefront Retail/Office Building Built in 1956
 Property is for sale at \$1,200,000 (\$500.00/SF)

Investment Information

Sale Price: **\$1,200,000**
 Price/SF: **\$500.00**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**
 Days On Market: **248**

Investment Notes

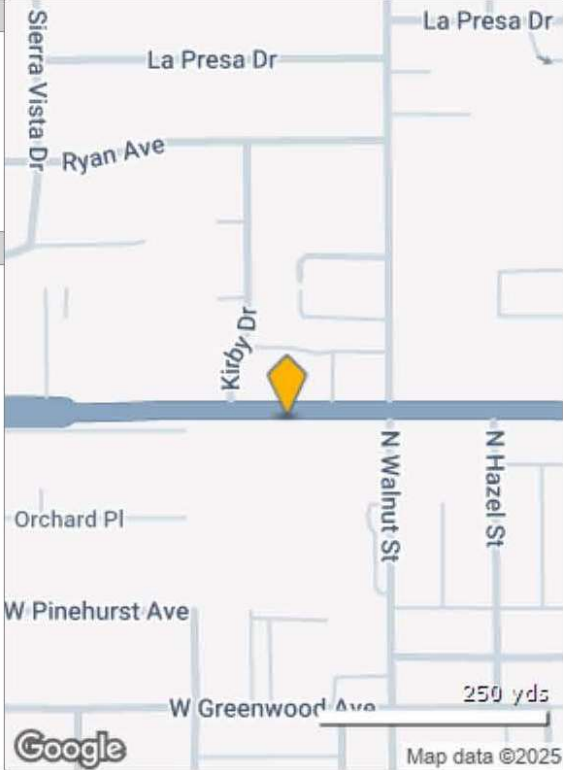
Landworld, Inc. is proud to present a value-added double-tenant retail opportunity located in the La Habra City of Orange County.
 The Rent is lower than the Market Price and there is plenty of room for Substantial Adjustment.
 Excellent for Investment or Owner Use.
 *** Property manager is working with #553 for a new lease and renegotiate a new rent for #551

Center Information

Center Type: Storefront Retail/Office	Center Size: 2,400 SF
Bldg Status: Built 1956	Zoning: -
% Leased: 100.0%	Owner Type: -
Rent/SF/mo: For Sale	Land Area: 0.15 AC
Stories: 1	Lot Dimensions: -
Elevators: -	Owner Occupied: No
	Tenancy: Multiple Tenant
	CAM: -

Loading Docks: None	Ceiling Height: -
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Street Frontage: **54 feet on Whittier Blvd**
 Traffic Count: **0 cars per day on Whittier Blvd**
 Parking: **5 Surface Spaces are available; Ratio of 2.08/1,000 SF**
 Amenities: **Bus Line, Signage**
 Parcel Number: **300-022-17**



La Habra, CA 90631 - Brea/La Habra Submarket
 3,984 SF Retail Freestanding Building Built in 1958
 Property is for sale at \$1,180,000 (\$296.18/SF)

Investment Information

Sale Price: **\$1,180,000**
 Price/SF: **\$296.18**
 Cap Rate: -
 Sale Status: **Active**
 Sale Conditions: **1031 Exchange**
 Sale Type: **Investment Or Owner User**
 Days On Market: **213**

Investment Notes

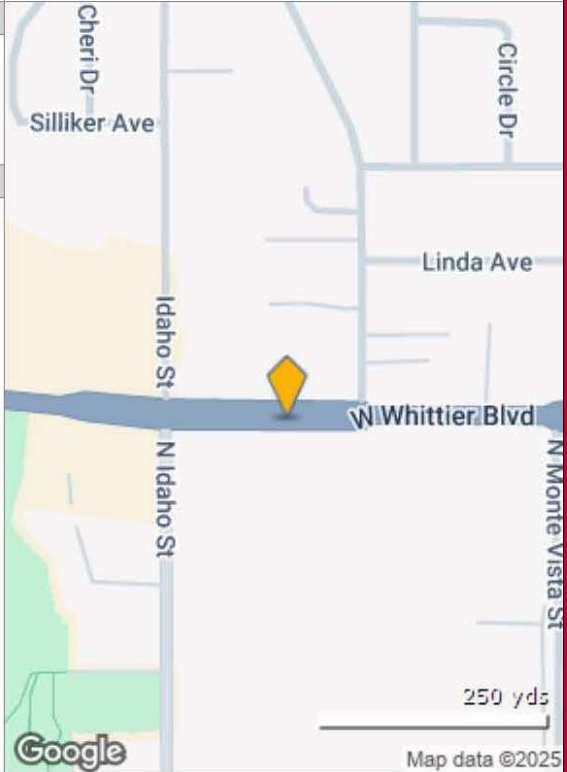
REDUCED -- Excellent opportunity for an investor and/or owner user. This wonderful property is in a C2 zoning area with great street frontage, large open space, and two ground-level dock doors. It has two small offices and two bathrooms. it can be ideally divided into two units. The highly elevated signage is hardly found in other commercial property. A large backyard can be a parking space or outdoor work area. It is located on the high-traffic Whittier Blvd next to Northgate Market Center and across from La Habra High School.

Center Information

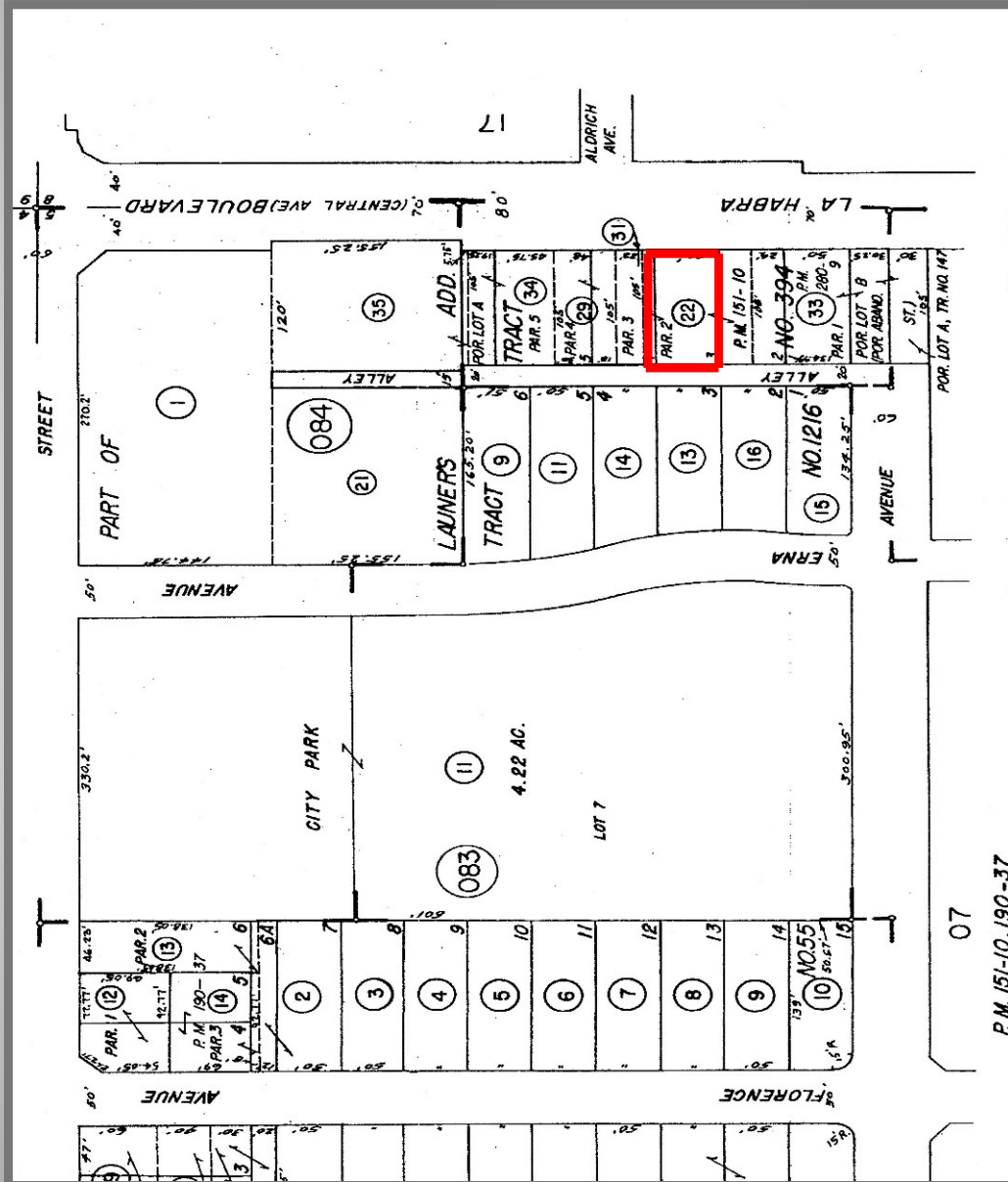
Center Type: Freestanding	Center Size: 3,984 SF
Bldg Status: Built 1958	Zoning: C
% Leased: 100.0%	Owner Type: No
Rent/SF/mo: For Sale	Land Area: 0.18 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Loading Docks: **None** Ceiling Height: -

Street Frontage: **64 feet on Whittier Blvd**
 Parking: **10 Surface Spaces** are available; Ratio of 2.51/1,000 SF
 Amenities: **Bus Line, Pylon Sign, Signage, Signalized Intersection**
 Parcel Number: **017-174-17**

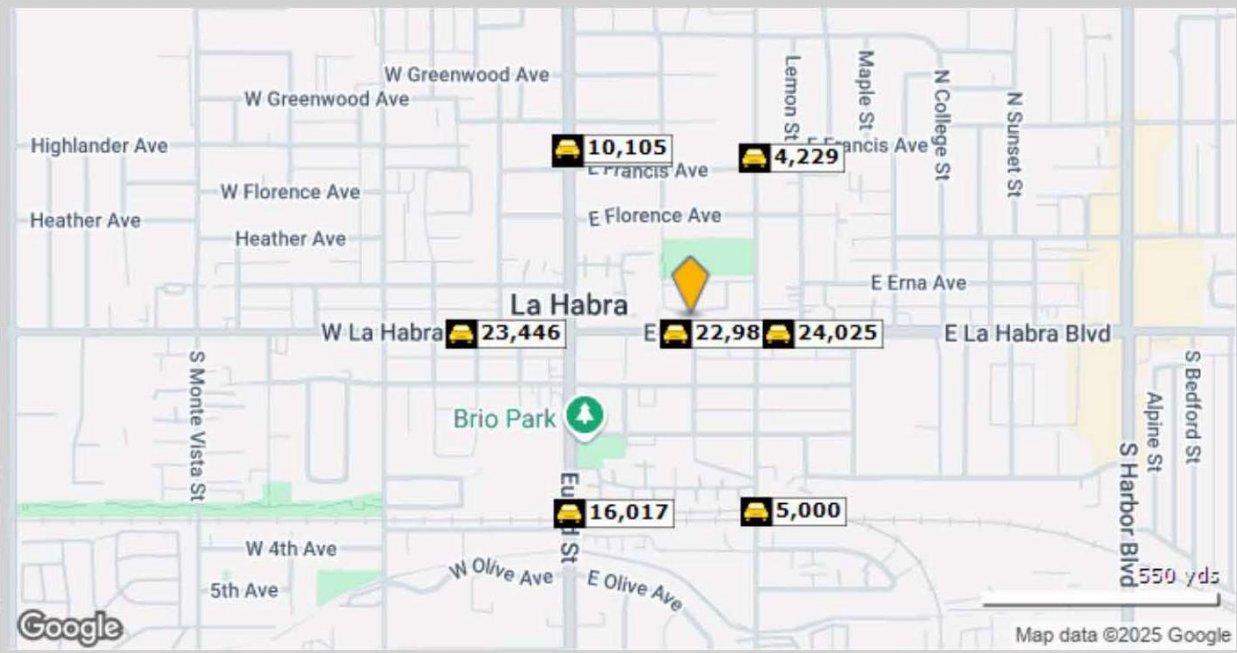


APNS: 022-084-22– Subject Property outlined in red.



305-325 E La Habra Blvd, La Habra, CA 90631

Building Type: **General Retail**
 Secondary: -
 GLA: **7,469 SF**
 Year Built: **1978**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E la Habra Blvd	Aldrich St	0.02 E	2016	23,000	MPSI	.03
2 E la Habra Blvd	Aldrich St	0.02 E	2022	22,985	MPSI	.03
3 East La Habra Boulevard	S Cypress St	0.03 W	2022	24,025	MPSI	.12
4 N Cypress St	E Francis Ave	0.02 S	2018	4,229	MPSI	.23
5 South Cypress Street	E 4th Ave	0.01 N	2018	5,000	ADT	.27
6 North Euclid Street	W Francis Ave	0.03 S	2022	11,034	MPSI	.28
7 N Euclid St	W Francis Ave	0.03 S	2022	10,105	MPSI	.28
8 W la Habra Blvd	California St	0.02 E	2016	23,000	MPSI	.31
9 W la Habra Blvd	California St	0.02 E	2022	23,446	MPSI	.31
10 South Euclid Street	E Electric Ave	0.02 S	2022	16,017	MPSI	.31

Radius	1 Mile	2 Mile	3 Mile
2024 Households by HH Income	9,286	23,911	44,845
<\$25,000	1,004 10.81%	2,503 10.47%	4,618 10.30%
\$25,000 - \$50,000	1,378 14.84%	3,207 13.41%	5,620 12.53%
\$50,000 - \$75,000	1,823 19.63%	3,388 14.17%	5,831 13.00%
\$75,000 - \$100,000	1,608 17.32%	3,594 15.03%	6,023 13.43%
\$100,000 - \$125,000	1,143 12.31%	3,037 12.70%	5,684 12.67%
\$125,000 - \$150,000	867 9.34%	2,198 9.19%	4,097 9.14%
\$150,000 - \$200,000	782 8.42%	2,768 11.58%	5,575 12.43%
\$200,000+	681 7.33%	3,216 13.45%	7,397 16.49%
2024 Avg Household Income	\$98,488	\$117,309	\$125,687
2024 Med Household Income	\$81,809	\$94,876	\$101,454
2024 Occupied Housing	9,286	23,910	44,845
Owner Occupied	4,648 50.05%	14,778 61.81%	28,667 63.92%
Renter Occupied	4,638 49.95%	9,132 38.19%	16,178 36.08%
2020 Housing Units	9,622	24,244	46,552
1 Unit	5,858 60.88%	16,690 68.84%	33,253 71.43%
2 - 4 Units	895 9.30%	1,405 5.80%	2,285 4.91%
5 - 19 Units	1,099 11.42%	2,530 10.44%	3,868 8.31%
20+ Units	1,770 18.40%	3,619 14.93%	7,146 15.35%
2024 Housing Value	4,648	14,779	28,667
<\$100,000	254 5.46%	698 4.72%	943 3.29%
\$100,000 - \$200,000	158 3.40%	732 4.95%	827 2.88%
\$200,000 - \$300,000	116 2.50%	293 1.98%	400 1.40%
\$300,000 - \$400,000	275 5.92%	457 3.09%	612 2.13%
\$400,000 - \$500,000	479 10.31%	996 6.74%	1,408 4.91%
\$500,000 - \$1,000,000	3,097 66.63%	9,764 66.07%	19,709 68.75%
\$1,000,000+	269 5.79%	1,839 12.44%	4,768 16.63%
2024 Median Home Value	\$668,227	\$715,767	\$757,331
2024 Housing Units by Yr Built	10,065	25,790	48,466
Built 2010+	817 8.12%	1,414 5.48%	2,524 5.21%
Built 2000 - 2010	148 1.47%	876 3.40%	2,186 4.51%
Built 1990 - 1999	569 5.65%	1,371 5.32%	3,826 7.89%
Built 1980 - 1989	1,165 11.57%	2,789 10.81%	5,473 11.29%
Built 1970 - 1979	1,689 16.78%	5,619 21.79%	9,385 19.36%
Built 1960 - 1969	1,706 16.95%	5,087 19.72%	10,918 22.53%
Built 1950 - 1959	3,038 30.18%	7,141 27.69%	11,389 23.50%
Built <1949	933 9.27%	1,493 5.79%	2,765 5.71%
2024 Median Year Built	1965	1967	1968

