



For Sale and Ground Lease

Mixed-Use Residential & Retail Development – La Habra

SWC Harbor Blvd & Stearns

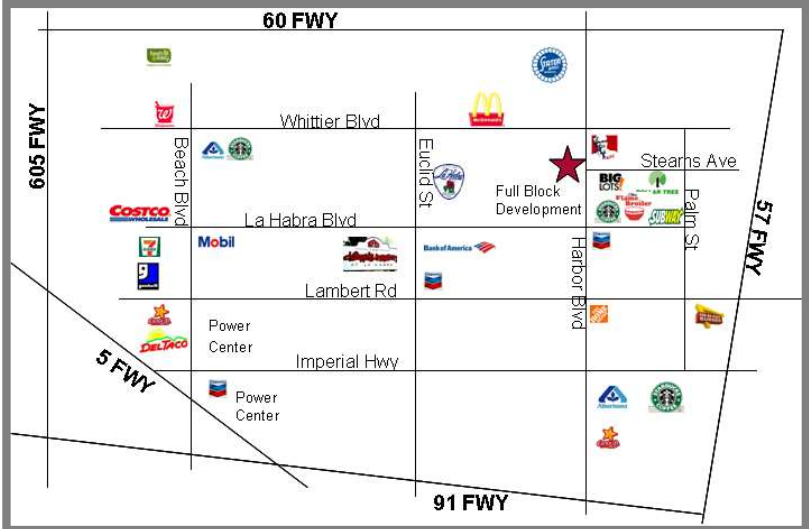


Development Opportunity

| | 1 Mile | 2 Miles | 3 Miles |
|----------------------|----------|----------|----------|
| 2015 Est. Population | 25,111 | 130,763 | 396,521 |
| Daytime Population | 29,495 | 143,305 | 411,205 |
| Household Income | \$79,427 | \$98,601 | \$97,596 |

Features:

- Ⓢ Retail, Development Opportunity.
- Ⓢ Potential Full City Block Development SWC Harbor Blvd & Stearns to NWC Harbor Blvd & La Habra Blvd.
- Ⓢ Total Project Lot Size 192,579sf = 4.42 Acres.
- Ⓢ Traffic Count: 117,600 cars per day
- Ⓢ For Ground Lease 115 N Harbor located on the NWC Harbor Blvd & La Habra Blvd with a lot size of 79,704sf. \$450,000 Per Year
- Ⓢ 72,875sf Portion of this Project is For Ground Lease. At 201 N Harbor Blvd or For Sale at \$5,250,000
- Ⓢ 40,000sf Portion of this Project is For Joint Venture or Ground Lease. This Portion may allow for Multi-Family
- Ⓢ The Fire Department is Requiring a 100ft Set Back from Harbor Blvd due to the Power Lines
- Ⓢ See Map On Rear Side



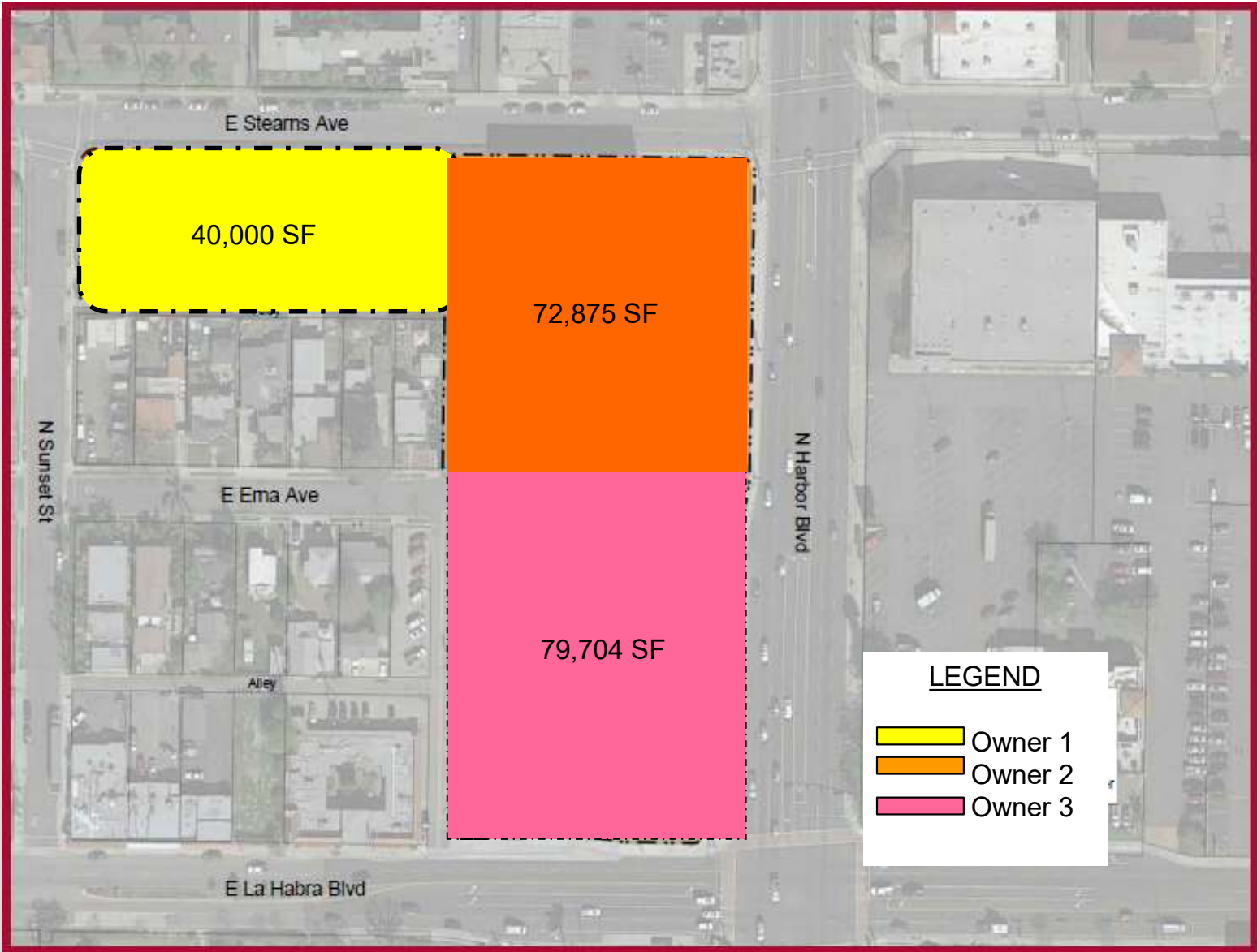
Greg Jones DRE # 00661121
 440 W Whittier Blvd, La Habra CA
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Aerial View

SWC Harbor Blvd & Stearns

201 N Harbor Blvd, La Habra CA 90631



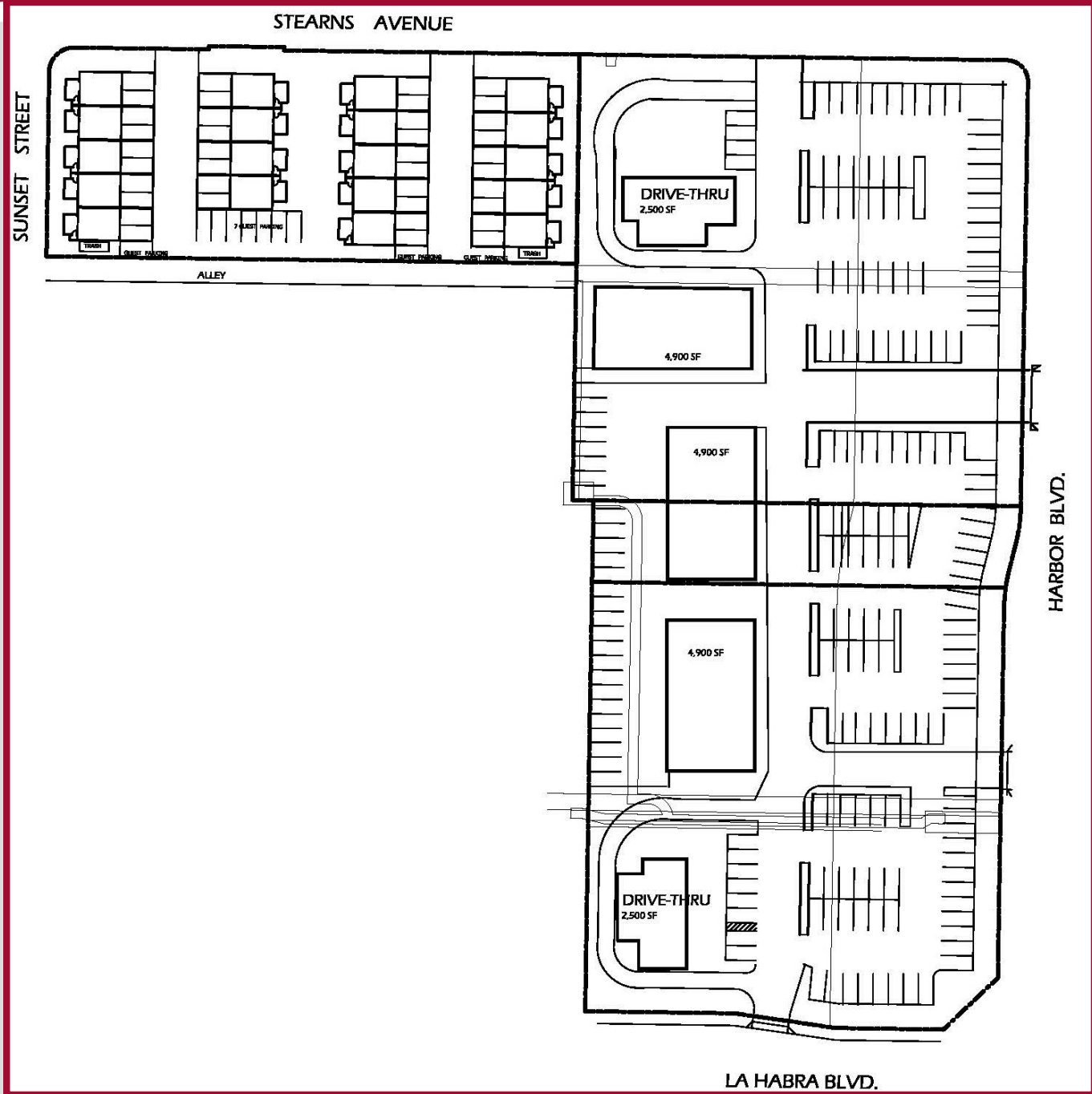
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Retail Site Plan

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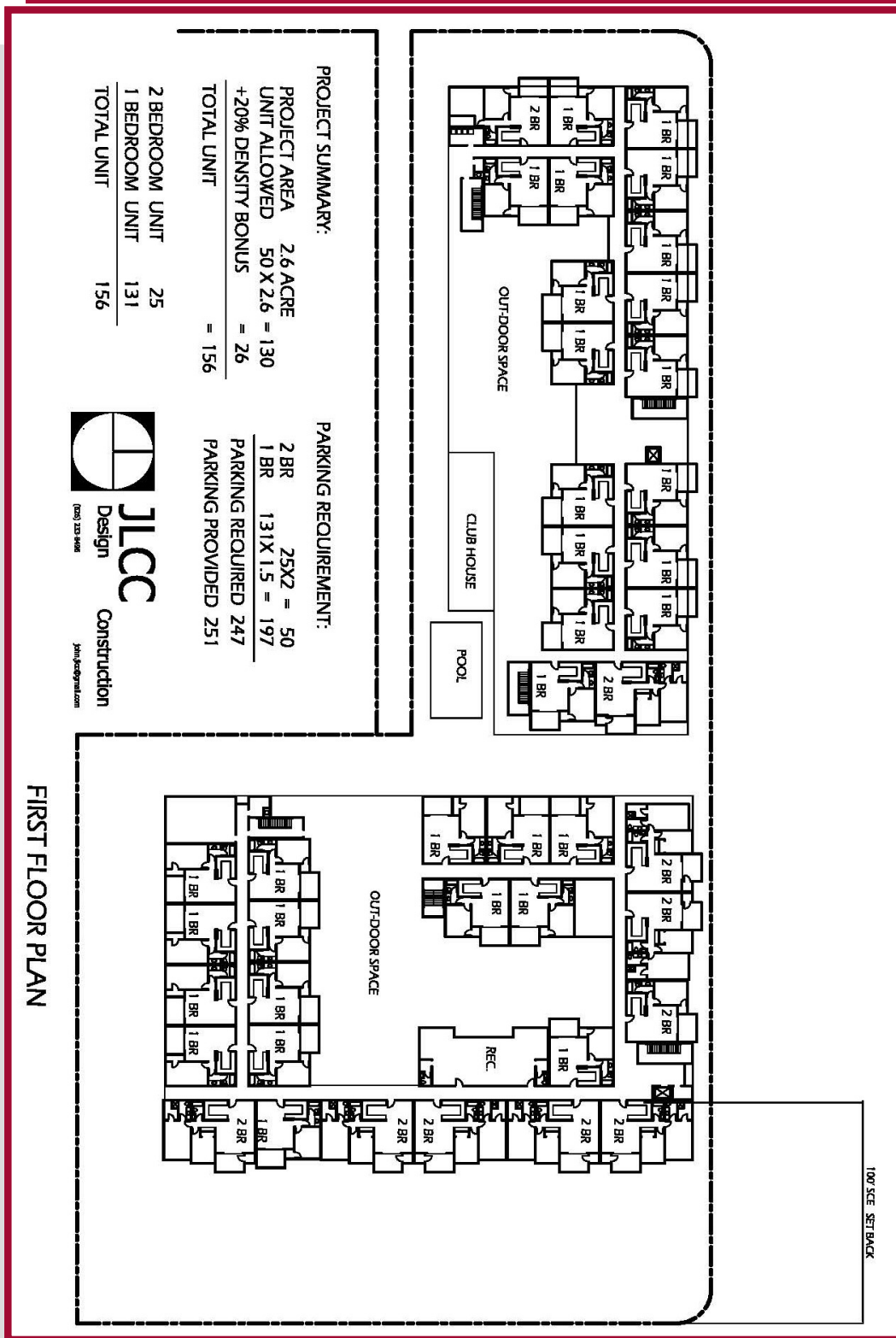
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Residential Site Plan

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Commercial Real Estate

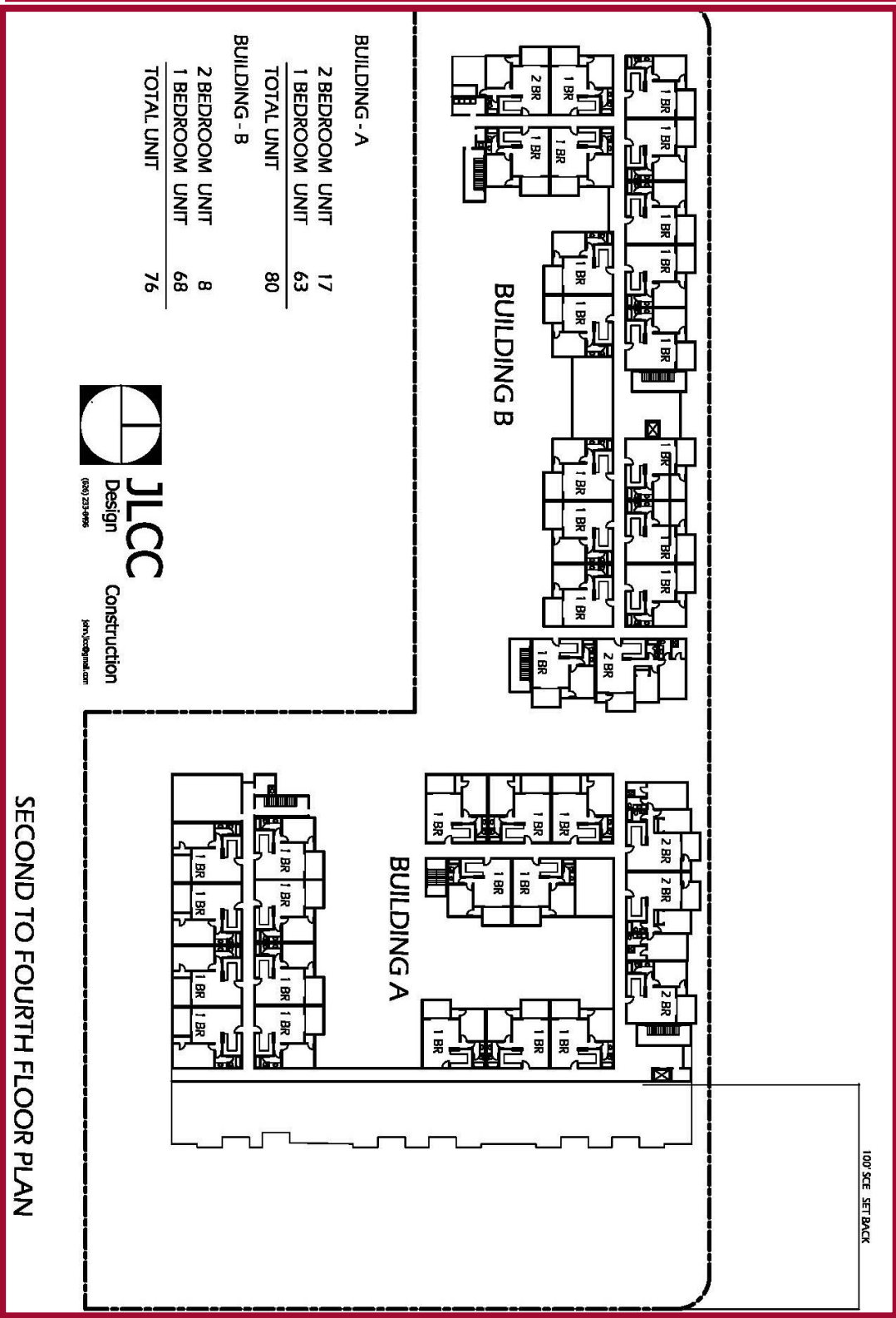
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SECOND TO FOURTH FLOOR PLAN



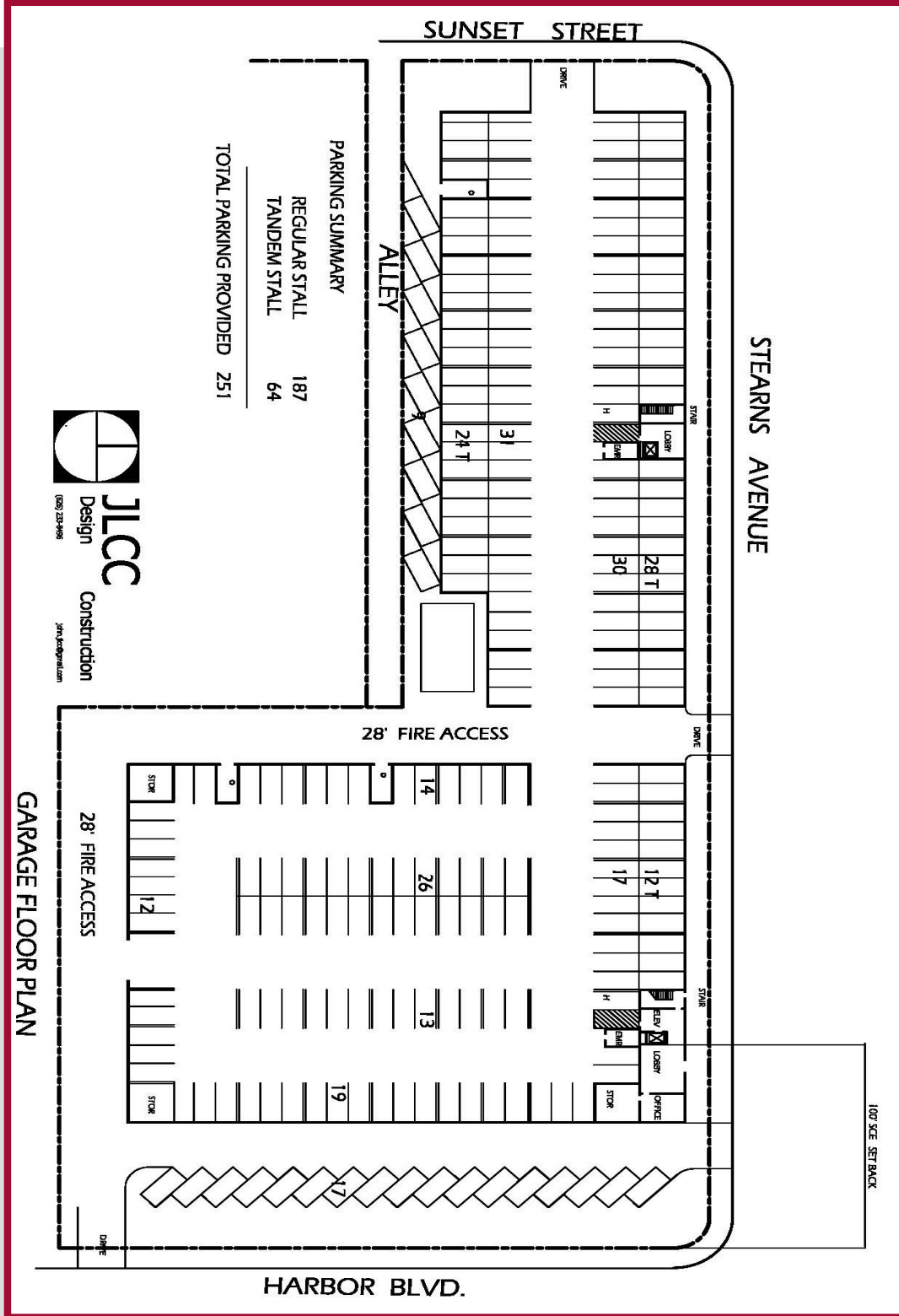
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