

For Sale

**Former Child Care
2100 East Lambert Rd,
La Habra, CA 90631
Lambert Road East of Palm St.**



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<u>SALE PRICE:</u>	\$1,500,000 (\$90.38 per square foot based on land value)
<u>CAP:</u>	N/A - VACANT
<u>DESCRIPTION:</u>	A Light Industrial Zoned property containing approximately a total of 2,078 square feet on a lot size of approximately 16,596 square feet (0.38 Acres). The property is a former child care center which is a non conforming use since zoning is light industrial. Built in 1955.
<u>PROPERTY LOCATION:</u>	The subject property is situated at 2100 East Lambert Road East of Palm Street in the City of La Habra. The property is surrounded by other Industrial/Retail and Apartments. Property includes ample parking. Surrounding tenants : In-N-Out Burger, Vinny's Italian Restaurant, Sonora High School, Jack in the Box and several other regional and national tenants.
<u>APN:</u>	296-352-05
<u>ZONING :</u>	Light Industrial
<u>FINANCING:</u>	Cash or Cash to New Financing
<u>CONSTRUCTION:</u>	Wood Frame Stucco. Single Family residence converted to a preschool

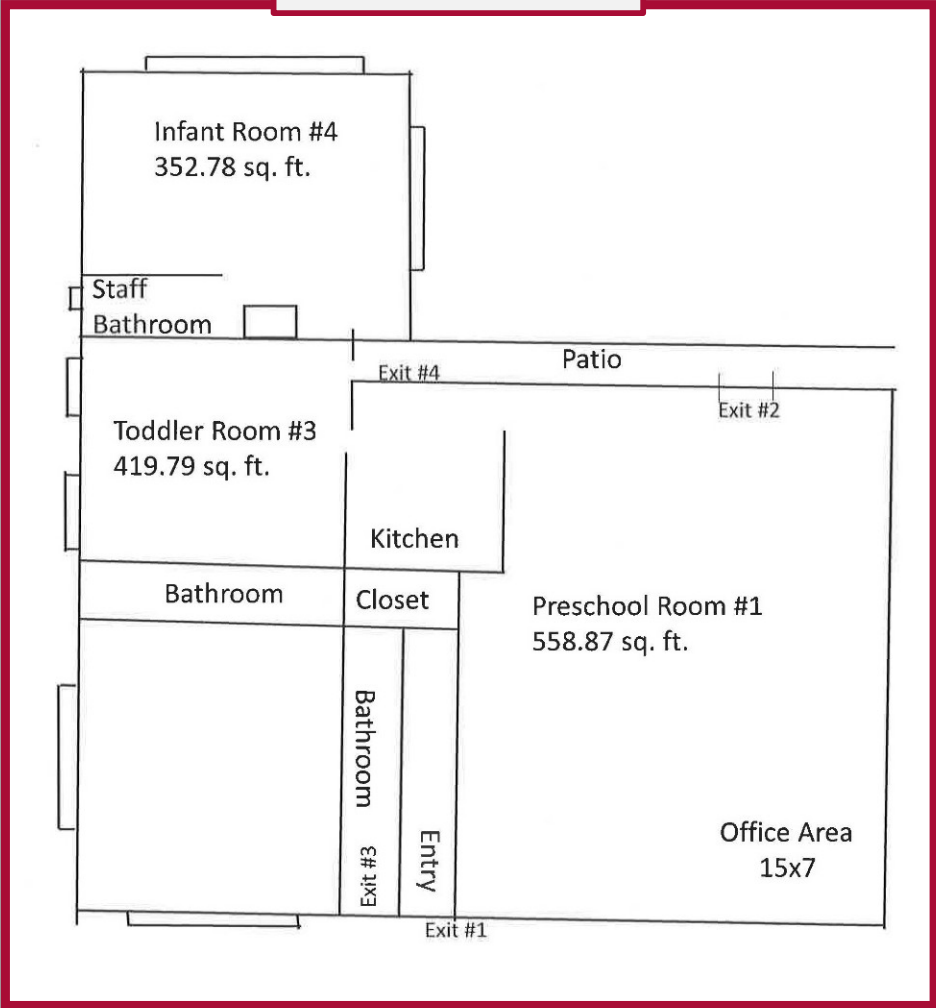
HIGHLIGHTS

- Perfect Conversion from Pre-School to Contractors Yard
- Currently Licensed for 43 Students
- 16,596 square foot lot. Lot dimensions: Fronting Lambert Road North 74" – South 84" – West 206" – East 238"
- 2,078 square foot building per assessor. Two – 400 square foot out buildings.
- Close proximity to 57-Freeway

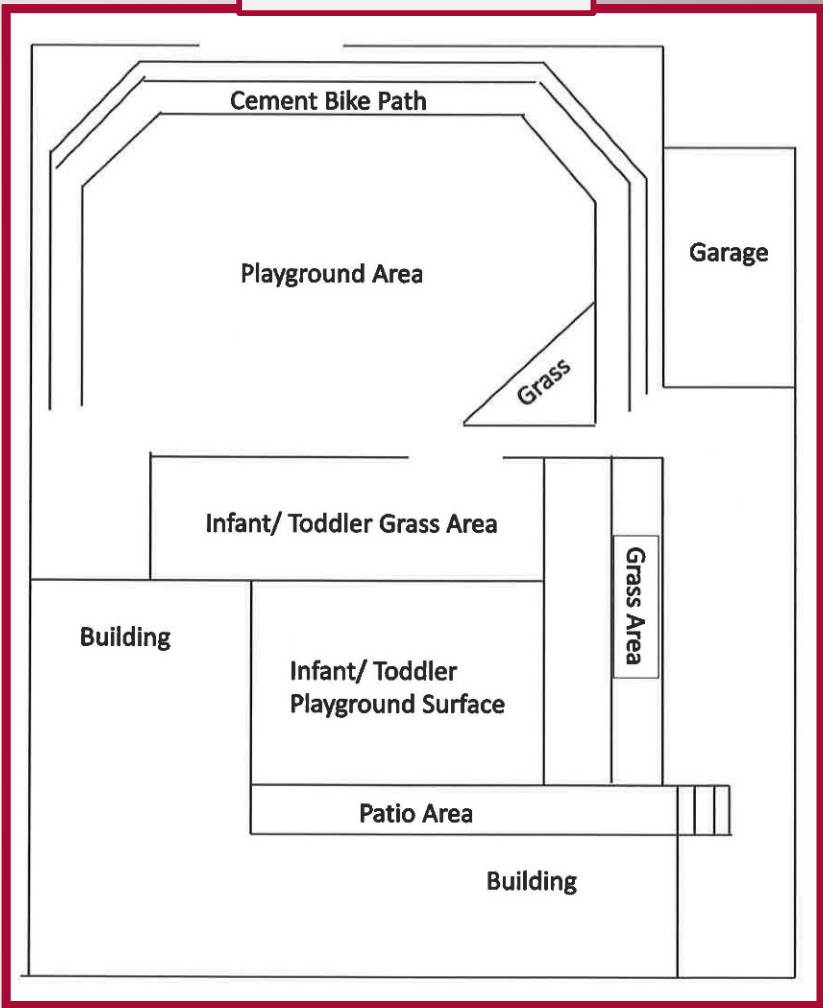




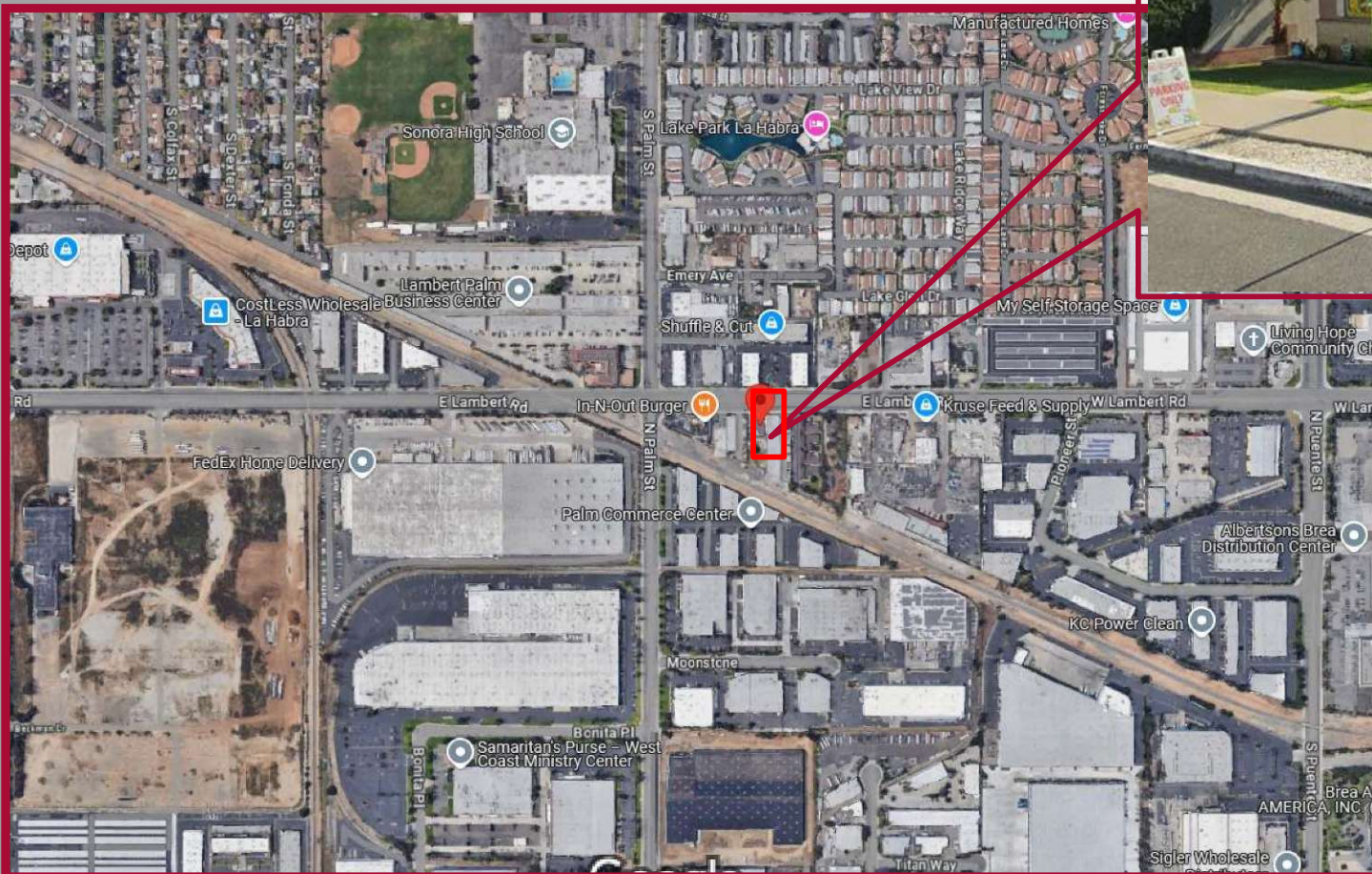
Floor Plan



Site Plan



400-420 E Whittier Blvd., La Habra CA 90631



6821 Stanton Ave

Buena Park, CA 90621 (Orange County) - Buena Park/La Palma Submarket

Sale Summary

Sold	12/4/2024
Sale Price	\$3,750,000
Land Area AC	0.84
Land Area SF	36,590
Price/AC Land	\$4,464,335
Price/SF Land	\$102.49
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6976772
Parcel Numbers	276-322-26



NE of Main Street/Collins Ave. - ±1.03 AC Contractor Storage Yard

Orange, CA 92867 (Orange County) - East Orange Submarket

Sale Summary

Sold	1/19/2024
Sale Price	\$4,500,000
Land Area AC	1.03
Land Area SF	44,867
Price/AC Land	\$4,368,913
Price/SF Land	\$100.30
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6634715
Parcel Numbers	375-052-06



318 S Cypress St - Light Manufacturing Acreage

La Habra, CA 90631 (Orange County) - Brea/La Habra Submarket

Sale Summary

Sold	11/14/2023
Sale Price	\$7,500,000
Land Area AC	0.64
Land Area SF	27,743
Price/AC Land	\$11,775,943
Price/SF Land	\$270.34
Price Status	Full Value
Sale Comp Status	Research Complete
Sale Comp ID	6576454
Parcel Numbers	022-205-14



550 Porter Way

Placentia, CA 92870 (Orange County) - Placentia/Yorba Linda Submarket

Sale Summary

Sold	3/27/2023
Sale Price	\$1,800,000
Land Area AC	0.78
Land Area SF	33,977
Price/AC Land	\$2,307,679
Price/SF Land	\$52.98
Price Status	Confirmed
Sale Comp Status	Research Complete
Sale Comp ID	6350247
Parcel Numbers	339-081-12 +1



La Habra, CA 90631 - Brea/La Habra Submarket
 3,280 SF Retail Day Care Center Building Built in 1958
 Property is for sale at \$2,590,000 (\$789.63/SF)

Investment Information

Sale Price: **\$2,590,000**
 Price/SF: **\$789.63**
 Cap Rate: -

 Sale Status: **Active**
 Sale Conditions: **1031 Exchange**
 Sale Type: **Investment Or Owner User**

 Days On Market: **124**



Investment Notes

Tremendous opportunity for investor and/or owner user. This charming property in La Habra has R-3 zoning. Centrally located on S. Idaho Street, this property is close to restaurants, shopping centers, schools, and transportation. Currently operated as a preschool. Buyer to check zoning and rules and regulations with the city of La Habra. The building has new roof installed in 2023. Lot features a spacious front parking lot area with plenty of parking space, playground areas, and open concrete area, great for outside activities! Please do not disturb occupants. Property sold in as is present condition.

Center Information

Center Type: Day Care Center	Center Size: 3,280 SF
Bldg Status: Built 1958	Zoning: R3
% Leased: 100.0%	Owner Type: No
Rent/SF/mo: For Sale	Land Area: 0.47 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 3,280 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

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

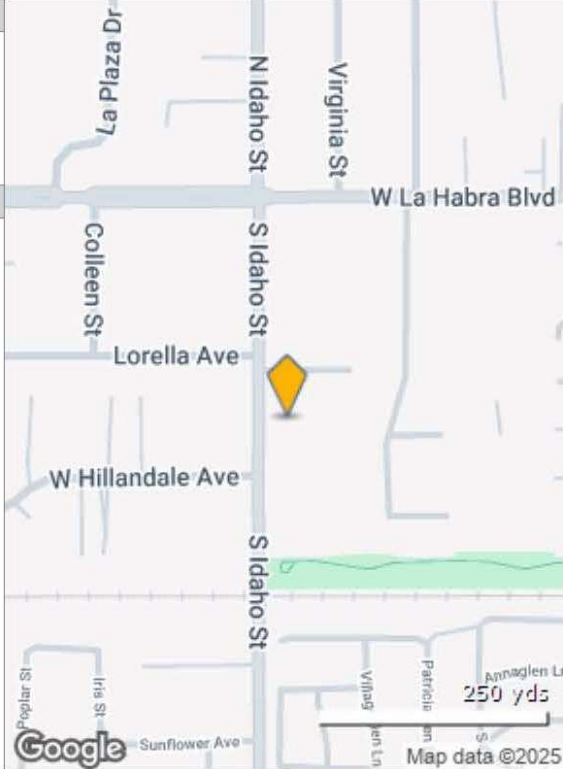
Street Frontage: **64 feet on Idaho St**

Traffic Count: **0 cars per day on Idaho St**

Parking: **16 Surface Spaces are available; Ratio of 4.88/1,000 SF**

Amenities: **Signage**

Parcel Number: **298-122-31**



Santa Ana, CA 92701 - Civic Center Area Submarket
Land of 0.40 AC is for sale at \$2,500,000 (\$6,195,786.86/AC)

Investment Information

Sale Price: **\$2,500,000**
Price/AC: **\$6,195,786.86**

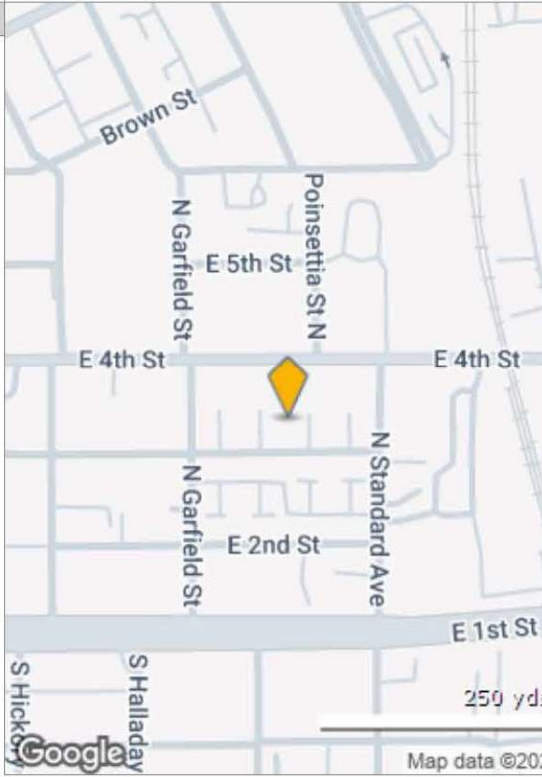
Sale Status: **Active**
Sale Conditions: -

Days On Market: **29**

Land Information

Zoning: **SD84** Proposed Use: -
Density: - Parcel Size: **0.40 AC** Lot Dimensions: -
Number Of Lots: - On-Site Improv: -
Improvements: -

Parcel Number: **398-471-04**
Street Frontage: **161 feet on East 4th Street**
Traffic Count: **0 cars per day on East 4th Street**



Westminster, CA 92683 - Westminster Submarket
 Land of 0.44 AC is for sale at \$1,928,100 (\$4,382,045.45/AC)

Investment Information

Sale Price: **\$1,928,100**
 Price/AC: **\$4,382,045.45**
 Sale Status: **Active**
 Sale Conditions: -
 Days On Market: **623**

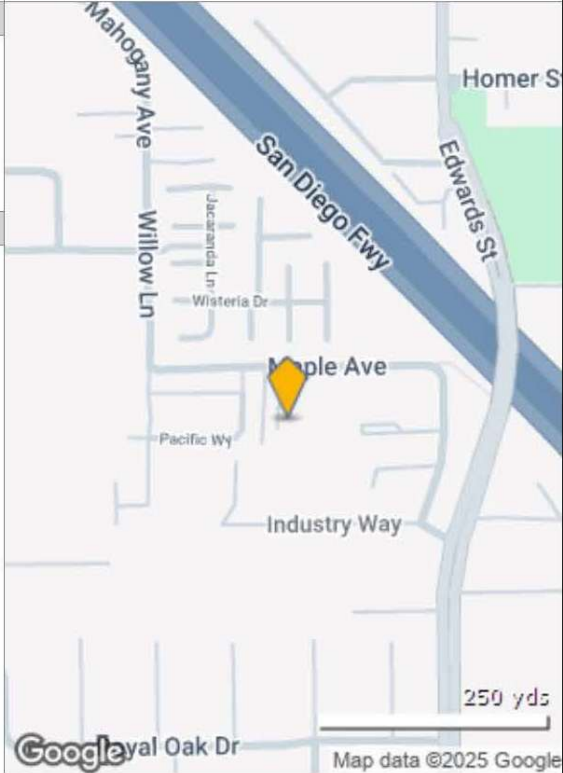


Investment Notes

- 6402 Maple Ave, Westminster: 19,281 SF (.44 AC) Parcel.
- Asking Price: \$1,928,100 (\$100 psf on the land)
 - The property is leased thru December 31, 2026.
 - o 2024 Lease: \$4,274/mo Gross
 - o 2025 Lease: \$4,445/mo Gross
 - o 2026 Lease: \$4,623/mo Gross

Land Information

Zoning: M1	Proposed Use: Commercial, Industrial
Density: -	Parcel Size: 0.44 AC Lot Dimensions: -
Number Of Lots: -	On-Site Improv: Previously developed lot
Improvements: Misc Structures	
Parcel Number: 195-293-03	
Topography: Level	
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water	
Street Frontage: 165 feet on Maple Avenue	
Traffic Count: 0 cars per day on Maple Avenue	



Buena Park, CA 90621 - Buena Park/La Palma Submarket
 Land of 0.40 AC is for sale at \$1,900,000 (\$4,767,879.55/AC)

Investment Information

Sale Price: **\$1,900,000**
 Price/AC: **\$4,767,879.55**
 Sale Status: **Active**
 Sale Conditions: **1031 Exchange**
 Days On Market: **19**



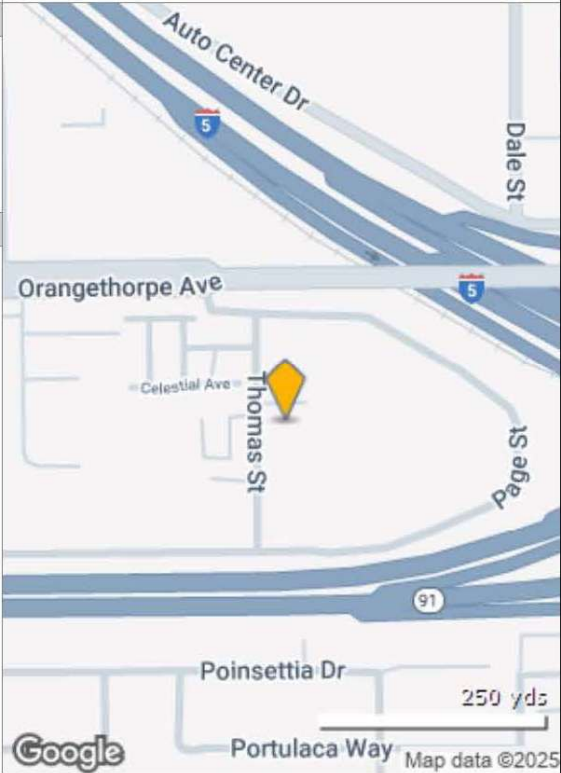
Investment Notes

Light Industrial Zoning. There is a 2500 +/- approx. Square foot structure located in property which is permitted. Buyers to verify all information with the city ... we are looking for a solid buyer with little to no contingencies ..

BACK ON THE MARKET - PLEASE - CONTACT VIA EMAIL ONLY UNTIL APRIL 2ND - WRITE TO RUDY@MONTEMARCRE.COM WITH QUESTIONS AND COMMENTS, THX.
 ALLOW TIME FOR ANSWERS. THX

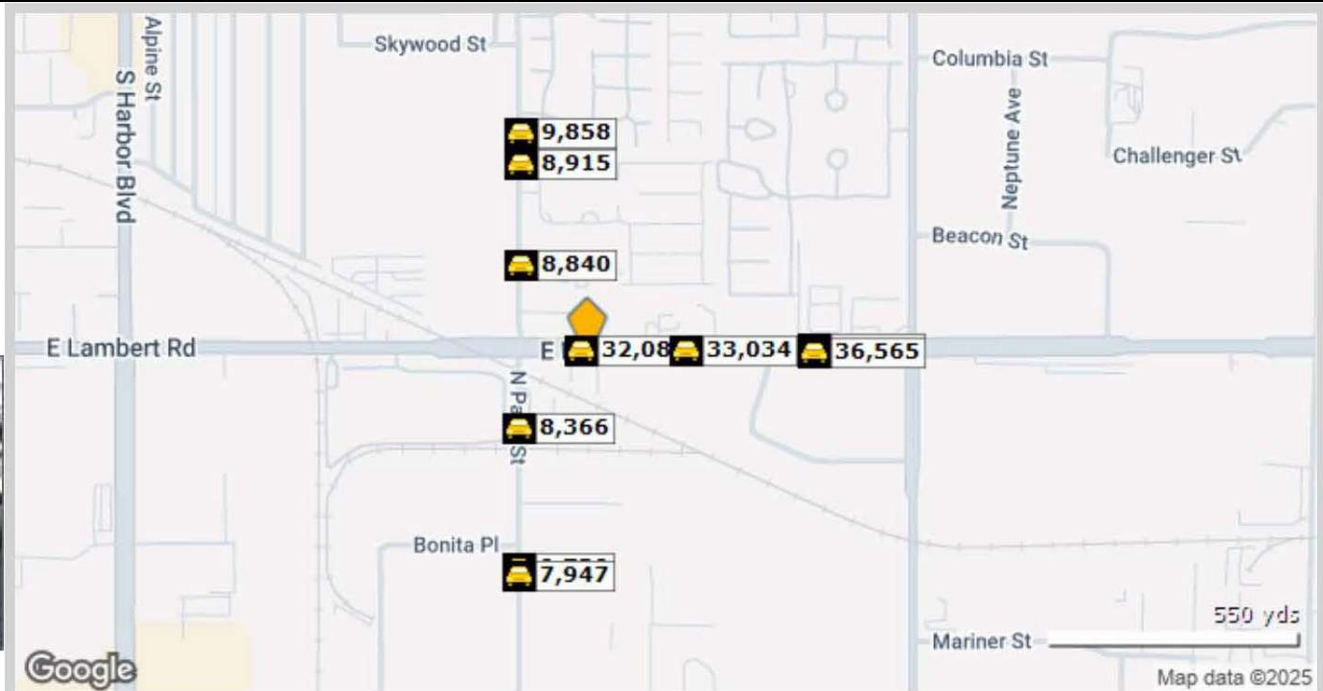
Land Information

Zoning: **CM** Proposed Use: **Commercial, Industrial, Office ...**
 Density: - Parcel Size: **0.40 AC** Lot Dimensions: -
 Number Of Lots: - On-Site Improv: **Asphalt paved lot**
 Improvements: **2500 PPROX - MUST CHECK WITH CITY FOR ADDITIONAL I**
 Parcel Number: **070-080-15**
 Topography: **Level**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**



2100 E Lambert Rd, La Habra, CA 90631

Building Type: **General Retail**
 Secondary: **Day Care Center**
 GLA: **2,078 SF**
 Year Built: **1955**
 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 Lambert Rd	S Palm St	0.08 W	2022	32,084	MPSI	.02
2	N Palm St	Moonstone	0.10 S	2022	8,366	MPSI	.11
3	East Lambert Road	S Palm St	0.08 W	2022	33,034	MPSI	.13
4	S Palm St	Emery Ave	0.01 S	2018	8,840	MPSI	.15
5	South Palm Street	Tanglewood St	0.02 N	2022	8,915	MPSI	.27
6	Palm Street	N Palm St	0.04 N	2022	9,730	MPSI	.27
7	Palm St	N Palm St	0.04 N	2022	7,947	MPSI	.28
8	W Lambert Rd	Pioneer St	0.05 W	2016	32,000	MPSI	.29
9	W Lambert Rd	Pioneer St	0.05 W	2022	36,565	MPSI	.29
10	S Palm St	Tanglewood St	0.02 N	2022	9,858	MPSI	.30

DEMOGRAPHICS

2024 Annual Spending (\$000s)	1 Mile	2 Mile	3 Mile
Total Specified Consumer Spending	\$199,168	\$1,019,404	\$1,803,444
Total Apparel	\$10,158	\$51,750	\$89,557
Women's Apparel	3,965	20,208	35,268
Men's Apparel	2,104	10,825	18,913
Girl's Apparel	726	3,634	6,184
Boy's Apparel	520	2,669	4,473
Infant Apparel	454	2,325	3,907
Footwear	2,389	12,090	20,812
Total Entertainment & Hobbies	\$28,218	\$141,901	\$251,336
Entertainment	5,433	25,077	44,855
Audio & Visual Equipment/Service	5,310	27,257	47,356
Reading Materials	427	2,225	4,013
Pets, Toys, & Hobbies	4,588	23,124	40,912
Personal Items	12,459	64,218	114,200
Total Food and Alcohol	\$51,596	\$267,130	\$466,202
Food At Home	27,074	139,147	239,685
Food Away From Home	21,068	110,053	194,587
Alcoholic Beverages	3,454	17,930	31,930
Total Household	\$33,779	\$172,770	\$311,150
House Maintenance & Repair	6,808	32,533	58,310
Household Equip & Furnishings	12,054	62,107	110,893
Household Operations	10,496	54,727	98,646
Housing Costs	4,422	23,403	43,301

2100 E Lambert Rd, La Habra, CA 90631						
Radius	1 Mile		2 Mile		3 Mile	
2024 Households by HH Income	4,900		25,640		43,978	
<\$25,000	515	10.51%	2,653	10.35%	4,195	9.54%
\$25,000 - \$50,000	708	14.45%	3,258	12.71%	5,283	12.01%
\$50,000 - \$75,000	684	13.96%	3,783	14.75%	6,180	14.05%
\$75,000 - \$100,000	702	14.33%	3,732	14.56%	5,871	13.35%
\$100,000 - \$125,000	439	8.96%	2,996	11.68%	5,095	11.59%
\$125,000 - \$150,000	501	10.22%	2,555	9.96%	4,146	9.43%
\$150,000 - \$200,000	601	12.27%	3,181	12.41%	5,610	12.76%
\$200,000+	750	15.31%	3,482	13.58%	7,598	17.28%
2024 Avg Household Income	\$120,931		\$118,724		\$128,099	
2024 Med Household Income	\$94,337		\$95,940		\$102,257	
2024 Occupied Housing	4,897		25,641		43,976	
Owner Occupied	3,274	66.86%	15,232	59.40%	26,966	61.32%
Renter Occupied	1,623	33.14%	10,409	40.60%	17,010	38.68%
2020 Housing Units	4,468		26,121		45,360	
1 Unit	3,503	78.40%	17,696	67.75%	31,147	68.67%
2 - 4 Units	169	3.78%	1,907	7.30%	2,445	5.39%
5 - 19 Units	384	8.59%	2,487	9.52%	4,760	10.49%
20+ Units	412	9.22%	4,031	15.43%	7,008	15.45%
2024 Housing Value	3,275		15,232		26,966	
<\$100,000	177	5.40%	581	3.81%	856	3.17%
\$100,000 - \$200,000	487	14.87%	743	4.88%	819	3.04%
\$200,000 - \$300,000	39	1.19%	227	1.49%	474	1.76%
\$300,000 - \$400,000	77	2.35%	462	3.03%	699	2.59%
\$400,000 - \$500,000	245	7.48%	1,029	6.76%	1,475	5.47%
\$500,000 - \$1,000,000	2,001	61.10%	10,062	66.06%	17,161	63.64%
\$1,000,000+	249	7.60%	2,128	13.97%	5,482	20.33%
2024 Median Home Value	\$653,048		\$727,290		\$766,884	
2024 Housing Units by Yr Built	5,244		27,633		47,399	
Built 2010+	165	3.15%	1,745	6.31%	2,687	5.67%
Built 2000 - 2010	136	2.59%	1,272	4.60%	2,198	4.64%
Built 1990 - 1999	172	3.28%	1,728	6.25%	3,716	7.84%
Built 1980 - 1989	804	15.33%	3,502	12.67%	5,778	12.19%
Built 1970 - 1979	1,363	25.99%	6,475	23.43%	12,139	25.61%
Built 1960 - 1969	920	17.54%	5,842	21.14%	9,449	19.94%
Built 1950 - 1959	1,432	27.31%	5,550	20.08%	9,156	19.32%
Built <1949	252	4.81%	1,519	5.50%	2,276	4.80%
2024 Median Year Built	1969		1970		1971	