



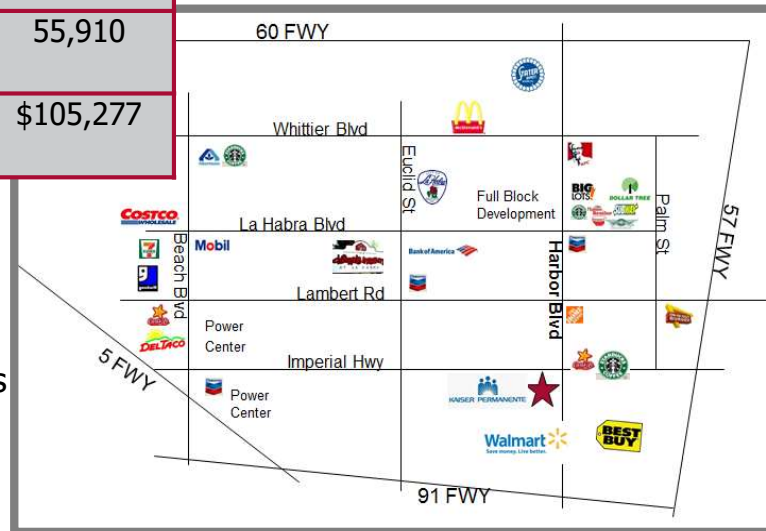
For Ground Lease/Sale

1 Pad Remaining

701 E Imperial Hwy, La Habra, CA 90631
(just west of Harbor Blvd)



	1 Mile	2 Miles	3 Miles
2018 Est. Population	23,624	88,239	178,271
Daytime Population	5,242	19,448	55,910
Household Income	\$103,047	\$101,592	\$105,277



Features:

- High traffic, signalized location
- Join La Quinta Hotel, Taco Bell and Hallmark
- Adjacent to New Kaiser Permanente medical offices
- Surrounding tenants include: Walmart, Howards Appliances, ALDI and more
- Current zoning is Commercial
- Owners have been approved to extend the traffic signal at Village Dr. into the property.

Available For Ground Lease:

Parcel 2 – 39,928 SF – Ground Lease or Sale
\$150,000 NNN per year



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Proposed Site Plan

701 E Imperial Hwy, La Habra CA 90631
(just west of Harbor Blvd)



Adjacent:
Kaiser Permanente



*Pad For Sale or
Ground Lease
Price \$TBD

