

For Sale & Lease

E of Beach Blvd & Hacienda Road

1530 W Whittier Blvd., La Habra CA 90631

Highlights –

- Ⓢ Suite A is currently a Long-term insurance agency (The Summer Group Insurance) in business since 1940. Owner may be able to relocate Insurance Company, allowing the entire 12,000sf to be occupied.
- Ⓢ Well maintained and easy to manage
- Ⓢ Abundant Street Frontage
- Ⓢ Free standing two-tenant retail building
- Ⓢ Located on high traffic location
- Ⓢ Surrounding tenants include: Northgate Market, CVS Drugs, Chase Bank, AutoZone, Starbucks, In N Out, Albertsons, Rite Aid, Big 5, Sherwin Williams Paint and several other regional and national tenants
- Ⓢ 12,000 square foot building on 31,491 square foot lot
- Ⓢ Large Free Standing Pylon Sign



\$4,175,000 CAP Rate 5%

**For Lease: 6,000sf \$1.50 psf NNN \$0.30
(Former Bank with Vault in place)**

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