

391

E. IMPERIAL HWY.



FOR LEASE

391 E. Imperial Hwy.
La Habra, CA 90631

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VIEW DRONE VIDEO TOUR: WWW.391IMPERIAL.COM

GM
PROPERTIES
GM Properties Inc.
13305 Penn St. Suite 200
Whittier, CA 90602

SUMMARY

LEASE PRICE	\$0.89 NNN
TOTAL BUILDING SIZE	14,012 SF

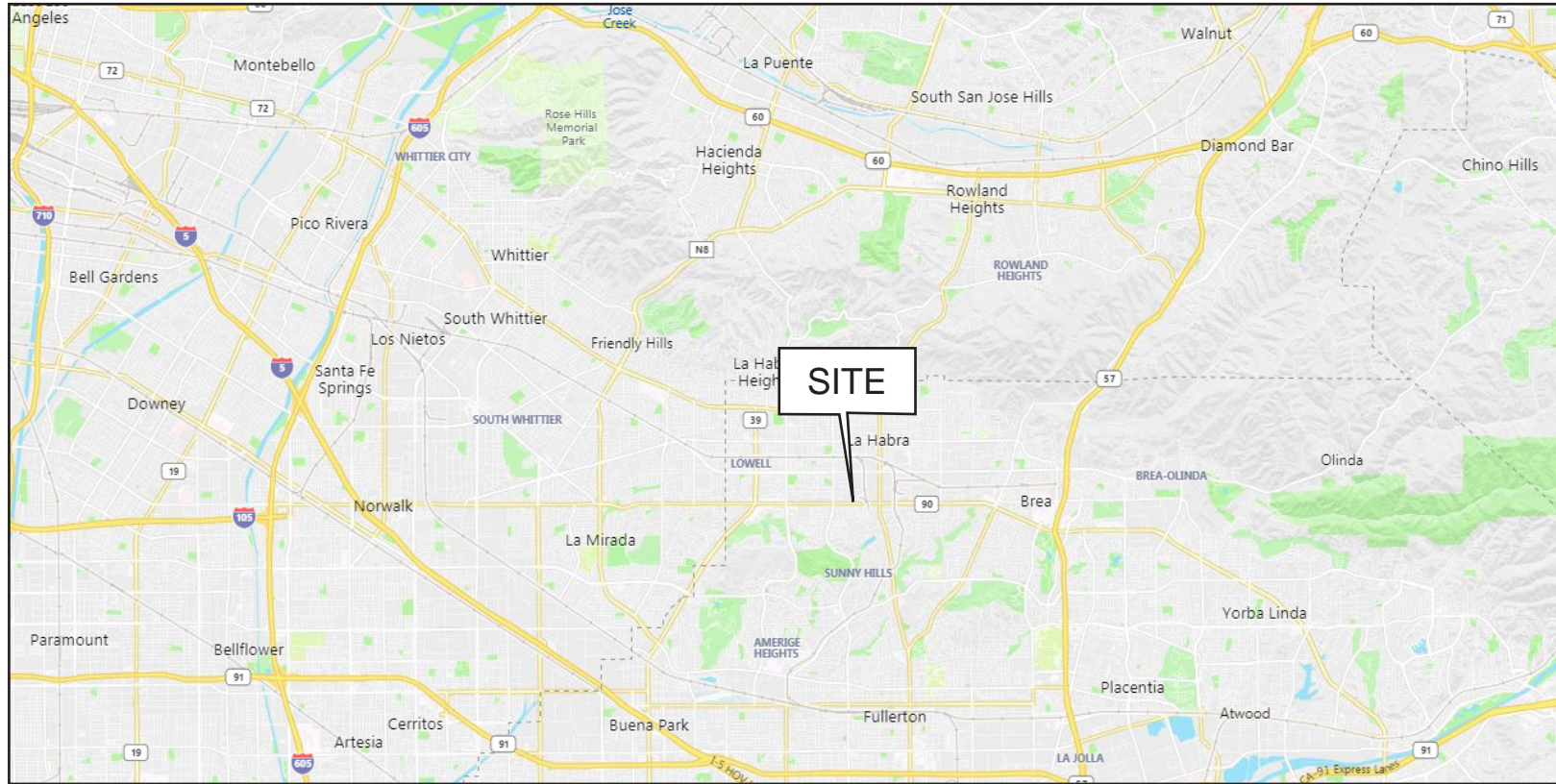


GM Properties is pleased to offer this 14,012 square foot building located on Imperial Highway in La Habra. The property is zoned PC-I (Planned Commercial Industrial) and allows for a wide array of uses which include: General Retail, Banks, Manufacturing, Light Industrial, Warehouse, Wholesaling and Medical. The lot is approximately 39,812 square feet and is currently striped with 51 parking spaces plus handicap accessible spaces. Within the open floorplan it is fully sprinklered and has 1,000 Amps of electrical service. The property fronts Imperial Highway which garners easy access for any wholesale/industrial use and great exposure for any retail or wholesale user. Net fee are ± 0.15 psf.



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Overview



PROPERTY SUMMARY

ADDRESS	391 E. Imperial Hwy. La Habra, CA 90631
APN	019-111-54
BUILDING SIZE	14,012 sf
LAND SIZE	39,812 sf

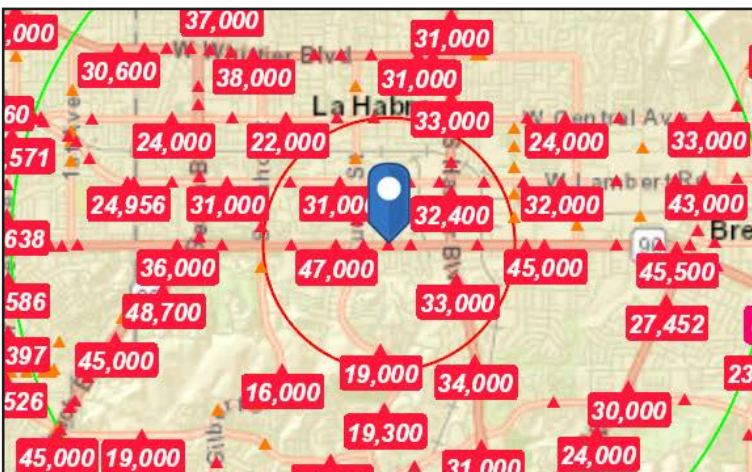
ZONING	PC-I (Commercial Industrial)
LOADING	DH - 1
YEAR BUILT	1971
AMPS	1,000 AMPS
SPRINKLERED	Y

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Demographics / Traffic Counts



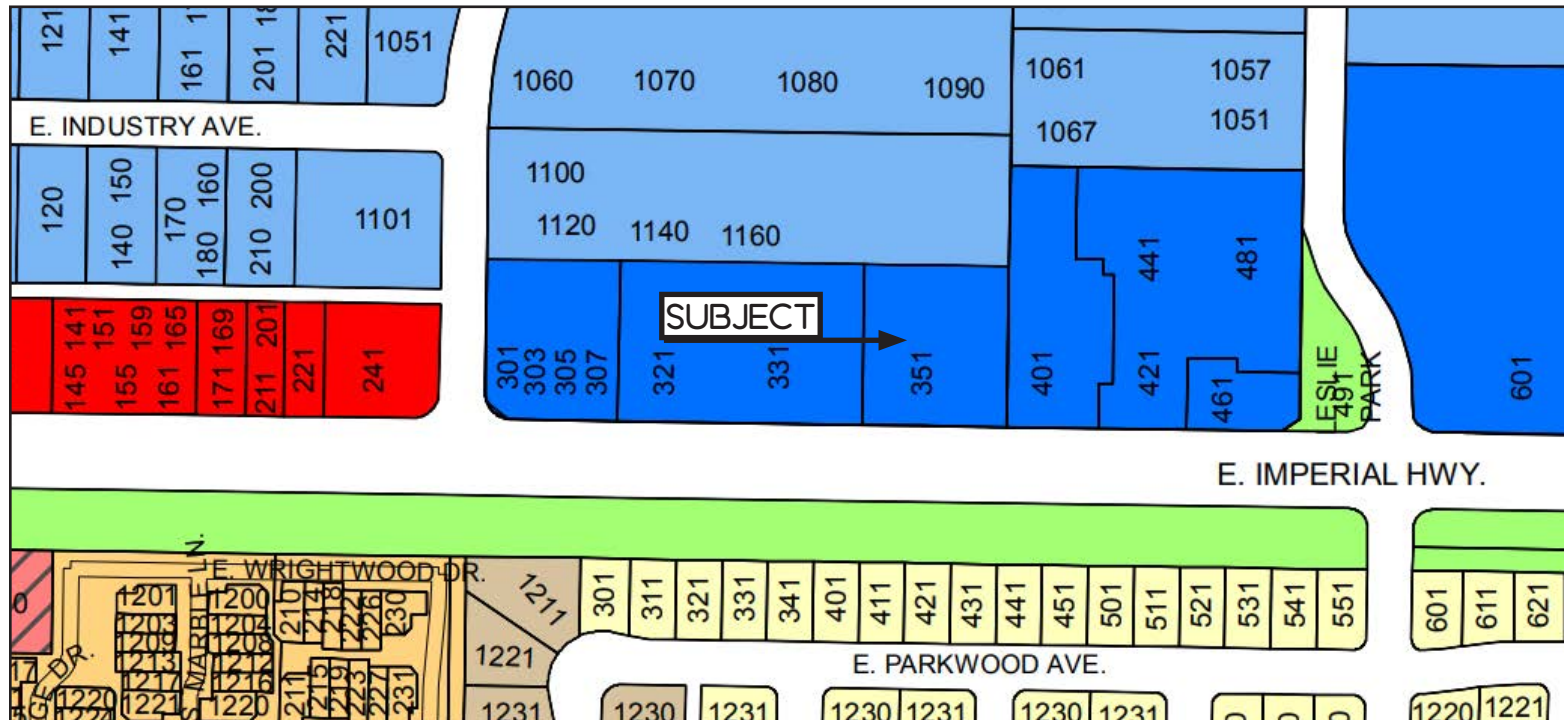
TRAFFIC COUNT MAP



<i>Summary</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Total Population	20,007	164,764	454,888
Daytime Population	7,507	65,624	173,952
Average HH Income	\$95,511	\$114,772	\$105,076
Traffic Count	47,000 vehicles per day		

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Zoning



The subject property is zoned PC-I which allows for a wide array of uses, such as:

- General Retail
- Manufacturing/Light Industrial
- Warehouse
- Wholesaling uses
- Doctor/Dentist Office
- Medical Laboratories
- Bakery
- Bank
- Recycling Center

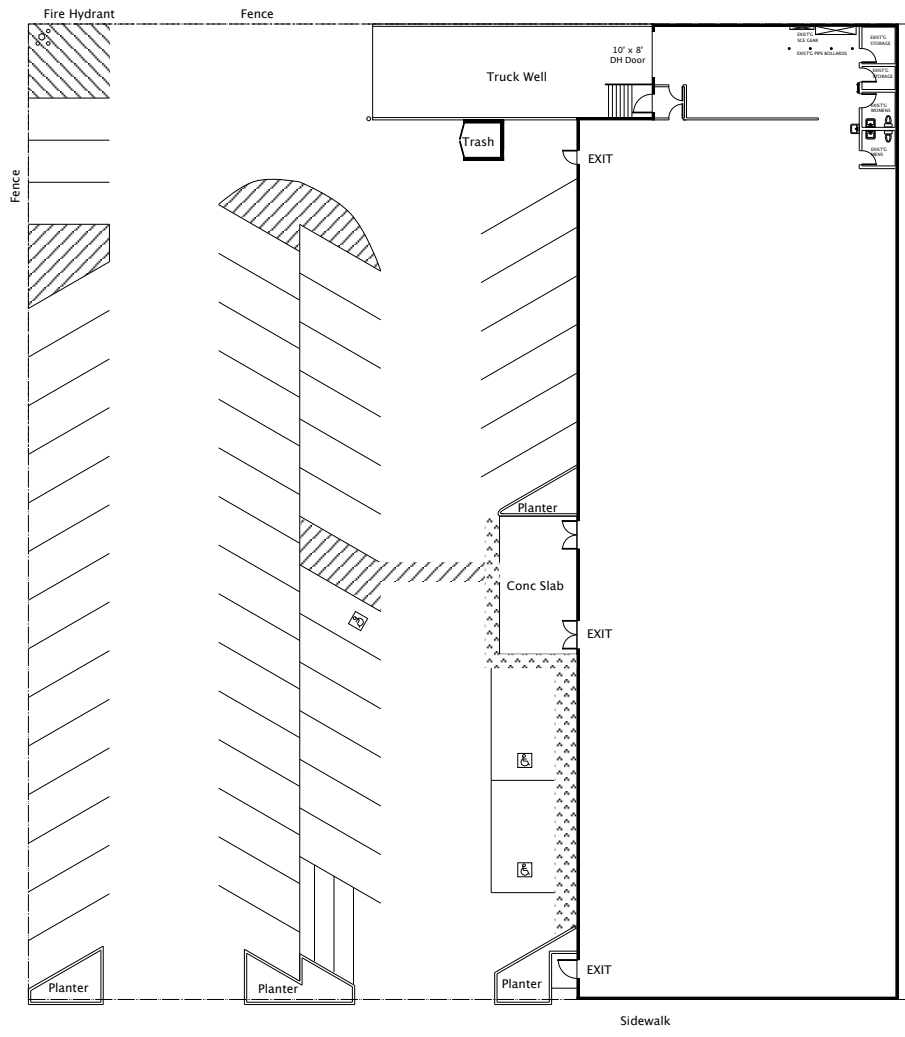
The information provided on this page is strictly for reference purposes. All Prospects are recommended to contact the City and all governing agencies directly to confirm their specific use will be permissible at said premises.

For a full list of all permissible uses and specific ordinances or restrictions for each use listed above please visit:

[LA HABRA LAND USES 18.06.040](#)

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Layout



FEATURES

- FRONTAGE ON IMPERIAL HWY.
- EXCELLENT EXPOSURE
- SPRINKLERED
- DOCK HIGH LOADING (TRUCK WELL)
- 1,000 AMP ELECTRICAL SERVICE
- ALLOWS FOR INDUSTRIAL/MANUFACTURING & RETAIL USES
- LARGE PARKING LOT
- OPEN FLOOR PLAN



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