

Raw Retail Space Available in High Traffic La Habra Shopping Center

2101 West Imperial Highway, La Habra, CA 90631



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- ±3,659 SF of raw space available
- Signalized intersection of W. Imperial Highway/ Beach Blvd.
- Burlington Coat Factory anchored center
- Co-anchor tenants include: CVS and Trader Joe's
- Abundant parking with over 385 surface spaces available
- Ideal for ghost kitchen use, referral-based medical services, and more

AREA AMENITIES

- Densely populated city of La Habra with many residential neighborhoods in the immediate area
- Approximately 53,000 cars per day on intersection
- Adjacent neighboring tenants include: Lowes, Walmart, Kohls, and Staples
- Centrally located to three major airports such as Los Angeles International Airport (LAX), John Wayne Airport, and Ontario International Airport



DEMOS	1 MILE	3 MILE	5 MILE
Population	24,280	86,853	172,982
Avg. HH Income	\$109,914	\$110,772	\$117,824
Daytime Pop	19,792	70,754	141,043
Traffic Count	± 53,800 cars per day		



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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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