

PRIME LOCATION IN LA HABRA WHITTIER BLVD - FOR LEASE

1651 W WHITTIER BOULEVARD
LA HABRA, CA 90631



COMMERCIAL
ASSET GROUP

UNIT 1561

±2,000 SF

UNIT 1495


±1,350 SF

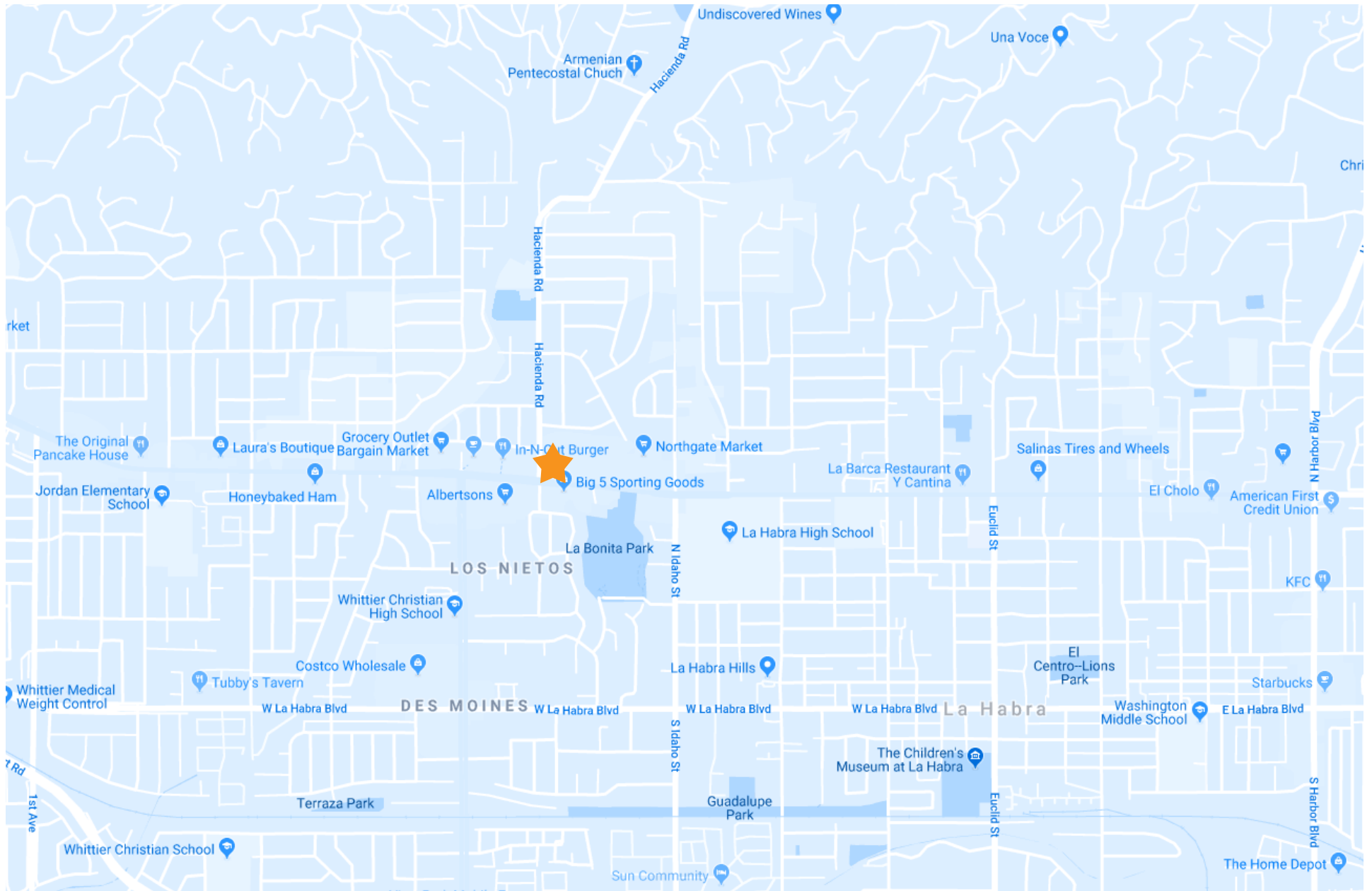
**AVAILABILITY
IMMEDIATELY**

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**LA HABRA
GATEWAY**

1471-1451 W. WHITTIER BOULEVARD
LA HABRA, CA

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- BUSY SHOPPING CENTER SURROUNDED BY MAJOR RETAILERS
 - TREMENDOUS VISIBILITY WITH AMPLE PARKING
 - CO TENANTS; O'REILLY AUTO, DAVITA, BASKIN ROBBINS, SPRINGLEAF FINANCIAL, ACE CHECK CASH, WINCHELL'S DONUTS
 - IDEAL FOR RESTAURANT, CELL PHONE, GYM, DISCOUNT STORE, PHYSICAL THERAPY AND CHIROPRACTOR, BEAUTY SUPPLY, HAIR SALON, STAFFING AGENCY, JUICE BAR, ETC.
 - SIGNALIZED INTERSECTION WITH EXCELLENT TRAFFIC COUNTS IN A STRONG TRADE AREA
 - ADJACENT TO LA HABRA HIGH SCHOOL, WITH MORE THAN 2,200 STUDENTS, ANOTHER STRONG DEMAND DRIVER IN THE TRADE AREA
 - 600 FEET OF FRONTAGE ALONG WHITTIER BOULEVARD, WITH MORE THAN 40,000 CARS PER DAY
 - ADJACENT TO LA HABRA TOWNE CENTER, ANCHORED BY RECENTLY-OPENED NORTHGATE GONZALES MARKET CREATES ADDITIONAL SYNERGY AND DRAW TO THE CENTER



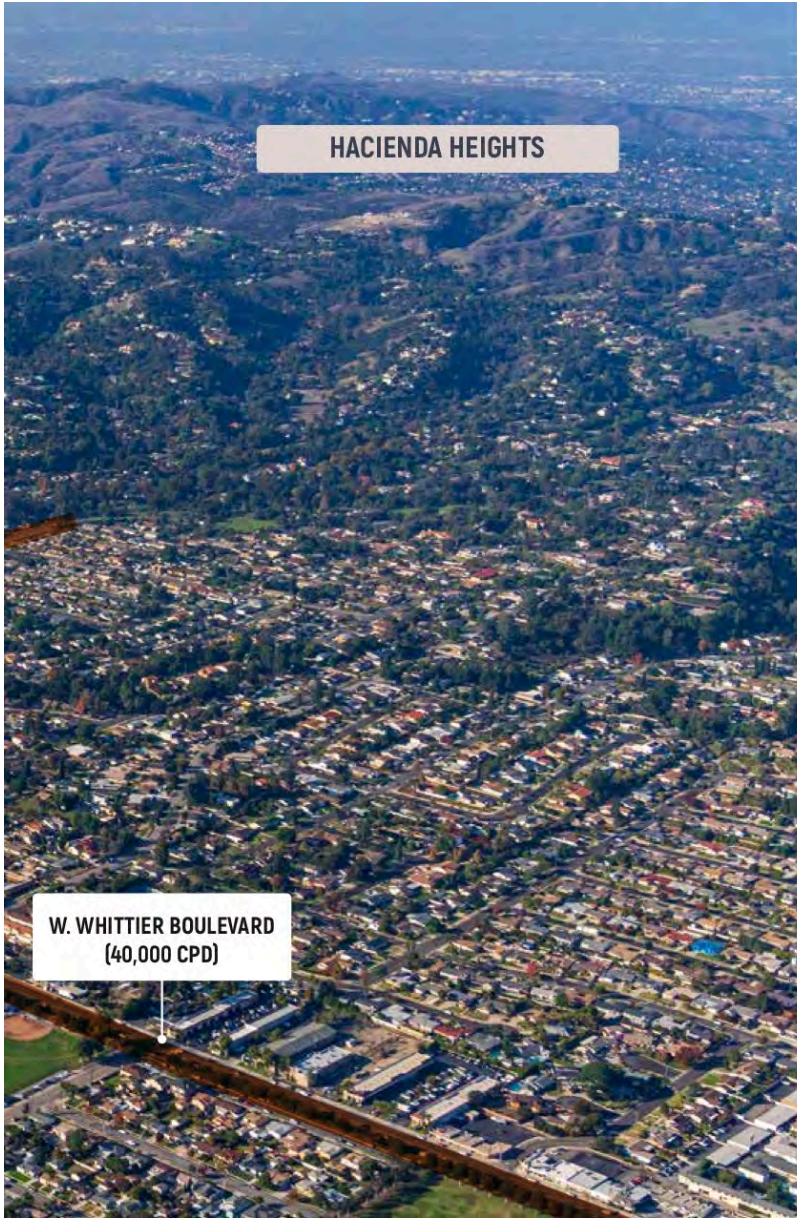
MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



Demographics

	1 MILE	3 MILE	5 MILE
2019 TOTAL POPULATION	25,360	142,633	425,109
2024 TOTAL POPULATION	25,937	145,716	433,181
2019 - 2024 POPULATION GROWTH	0.45%	0.43%	0.38%
2019 TOTAL DAYTIME POPULATION	19,339	114,252	385,008
2019 HOUSEHOLDS	7,896	45,890	132,117
2024 HOUSEHOLDS	8,021	46,558	133,994
2019 - 2024 HOUSEHOLD GROWTH	0.31%	0.30%	0.28%
2019 AVERAGE HOUSEHOLD INCOME	\$100,934	\$112,130	\$107,970
2024 AVERAGE HOUSEHOLD INCOME	\$119,766	\$130,789	\$126,577
	1 MILE	3 MILE	5 MILE
2019 CONSUMER SPENDING			
HEALTHCARE	\$48,407,758	\$315,718,753	\$867,255,985
VEHICLE MAINTENANCE & REPAIRS	\$9,529,098	\$61,515,337	\$170,358,687
PERSONAL CARE PRODUCTS & SERVICES	\$7,696,158	\$49,580,771	\$138,108,125

LARGEST EMPLOYERS	
970	EMPLOYEES CVS
758	EMPLOYEES WALMART / SAMS
373	EMPLOYEES CITY OF LA HABRA

OFFERING MEMORANDUM

DEMOGRAPHICS



Tenant Roster

SUITE	TENANT NAME
1651	OSTIONERIA COLIMA
1621	O'REILLY AUTO PARTS
1611	DAVITA DIALYSIS
1581	MGM TOBACCO
1591	BARBER (AMBRIZ)
1571	ACE CASH EXPRESS
1561	VACANT
1551	SOUTH BAY SAFETY
1541	ONE MAIN FINANCIAL
1531	INKA EXPRESS
1521	SMOOTH DENTAL
1515	PRESTIGE MARTIAL ARTS
1511	SOUTH BAY SAFETY
1501	PIZZA PUB
1491	TUTOR ZONE
1471	ELEGANT NAILS & SPA
1495A	WINCHELL'S DONUTS
1495B	VACANT
1493	JOLLY CONES
KIOSK	WATERMILL EXPRESS

SITE PLAN



COMMERCIAL
ASSET GROUP



ALEX SHABANI

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