

RETAIL OPPORTUNITY IN THE HEART OF LA HABRA

131 S HARBOR BLVD

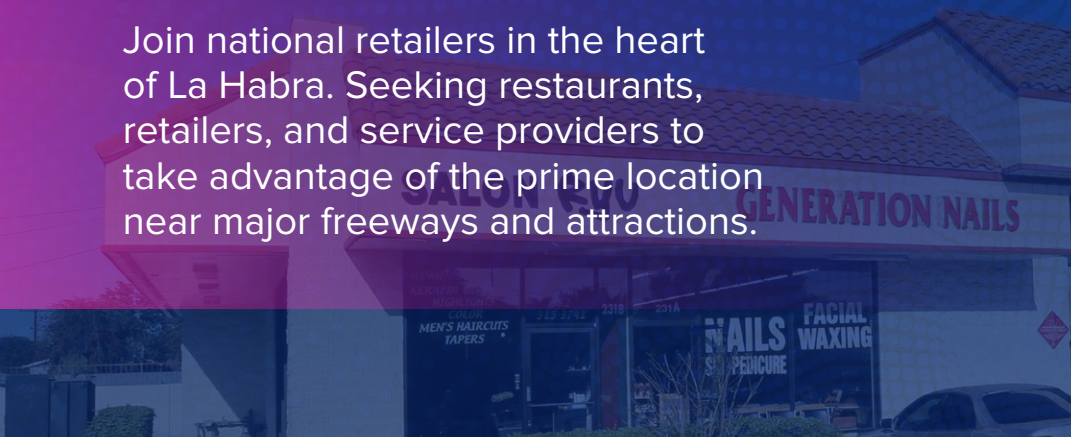
FOR LEASE LA HABRA, CA 90631



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LEASING HIGHLIGHTS

Join national retailers in the heart of La Habra. Seeking restaurants, retailers, and service providers to take advantage of the prime location near major freeways and attractions.



PROPERTY OVERVIEW

LAST SPACE AVAILABLE!



Rent - \$2.35 PSF
NNN - \$0.55 PSF



±1,160 SF (PHFE WIC)
Lease ends January 31, 2025



Prime location in La Habra with excellent visibility



Washington Middle School nearby with 800 students



Sonora High School nearby with 1,800 students

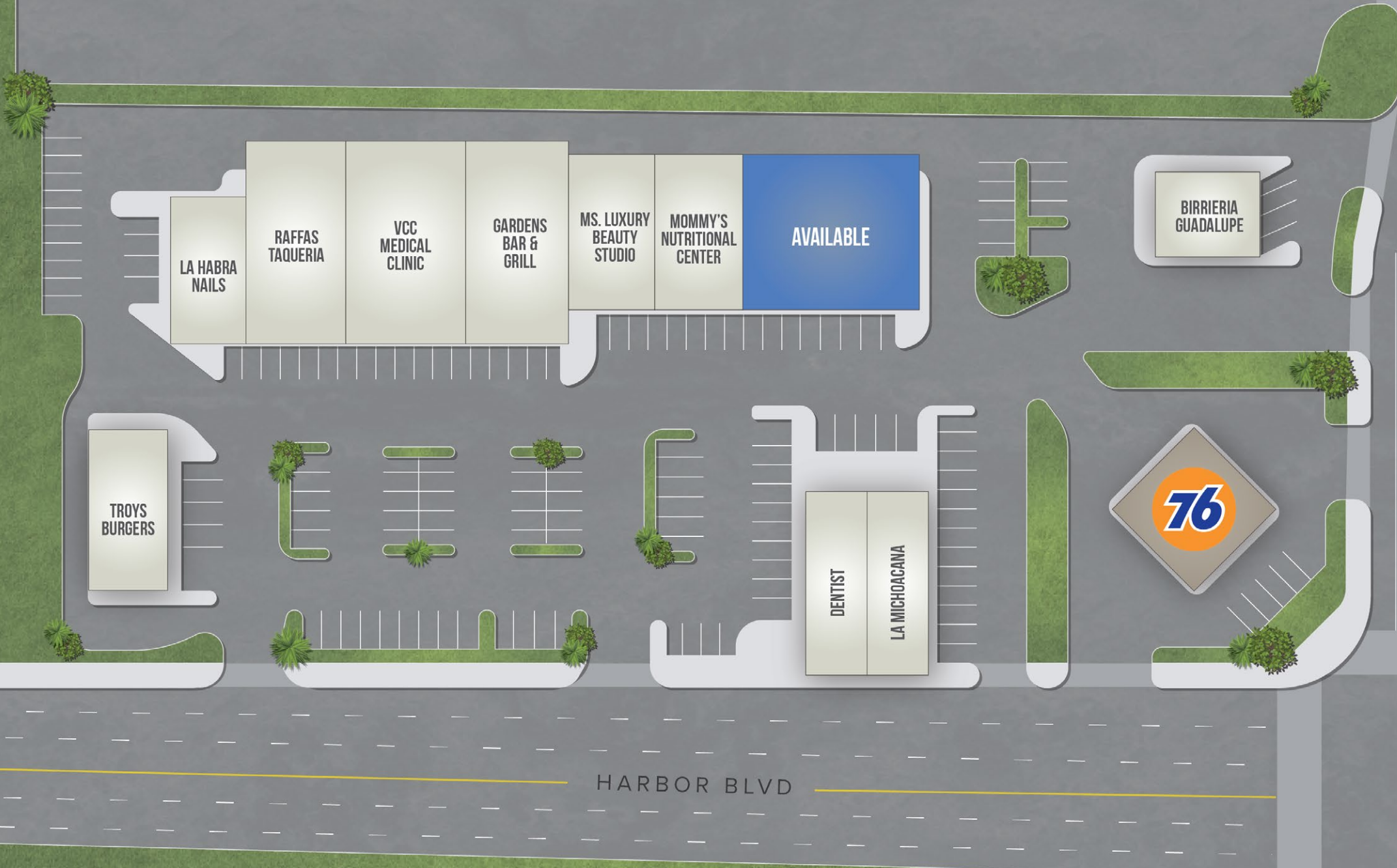


Blocks away from the 90 and 57 Freeway



Join tenants such as La Michoacana, Birriera Guadalajara, Troys Burgers and many more!

SITE PLAN



HARBOR BLVD

E. LA HARBOR BLVD



LA HABRA, CA

La Habra, California, is a city located in Orange County known for its community-focused atmosphere and convenient access to nearby urban areas. It offers a range of modern amenities, parks, and recreational facilities that cater to residents and visitors alike. The city is also home to several historic sites, including the La Habra Depot Theatre, which showcases local talent and provides a cultural touchstone for residents.

The city hosts several annual events, including the La Habra Corn Festival, which draws families and friends together for food, entertainment, and activities. With its proximity to larger cities like Los Angeles and Anaheim, La Habra provides residents with easy access to major attractions while maintaining a relaxed lifestyle. This blend of community engagement and accessibility makes La Habra an attractive place to live and explore.



126,236

2024 POPULATION



42,465

2024 HOUSEHOLDS (HH)



\$142.3K

AVG HH INCOME



106,101

DAYTIME EMPLOYMENT



42

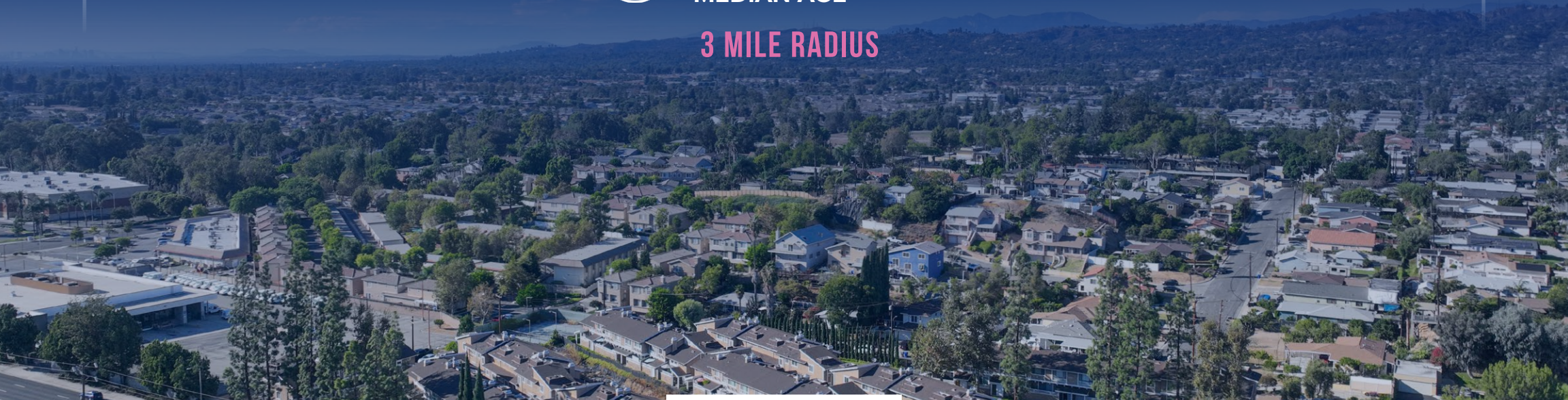
MEDIAN AGE



\$3B

CONSUMER SPENDING

3 MILE RADIUS





VILLA MONACO APARTMENTS
42 UNITS



SUBJECT PROPERTY



WASHINGTON MIDDLE SCHOOL
583 STUDENTS



S HARBOR BLVD ± 41,600 VPD



LA HABRA BLVD ± 23,800 VPD



PALM COURT APARTMENTS
36 UNITS



SONORA HIGH SCHOOL
1,944 STUDENTS



NEIGHBORING TENANTS



VILLA MONACO APARTMENTS
42 UNITS

PALM COURT APARTMENTS
36 UNITS

LA HABRA HIGH SCHOOL
2,054 STUDENTS

SUBJECT PROPERTY

LA HABRA BLVD ± 23,800 VPD

EL PORTAL ELEMENTARY
500 STUDENTS



WASHINGTON MIDDLE SCHOOL
583 STUDENTS



S BEACH BLVD ± 48,800 VPD

LA HABRA MARKETPLACE

LA FITNESS
SPROUTS FARMERS MARKET
Denny's
Chick-fil-&

ROSS DRESS FOR LESS
HOBBY LOBBY
crumbl cookies

LA HABRA MARKETPLACE

DOLLAR TREE
SUBWAY
Applebee's GRILL + BAR
AutoZone
Michaels



SONORA HIGH SCHOOL
1,944 STUDENTS



IMPERIAL HWY ± 45,700 VPD



S HARBOR BLVD ± 41,600 VPD

WESTRIDGE PLAZA

sam's club
Walmart Supercenter
McDonald's
five BELOW
Lowe's HIBBETT SPORTS JOANN



IMPERIAL MIDDLE SCHOOL
543 STUDENTS



RETAIL/RESTAURANT REDEVELOPMENT OPPORTUNITY IN THE HEART OF LA HABRA

131 S HARBOR BLVD

LA HABRA, CA 90631

EXCLUSIVELY LEASED BY

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