



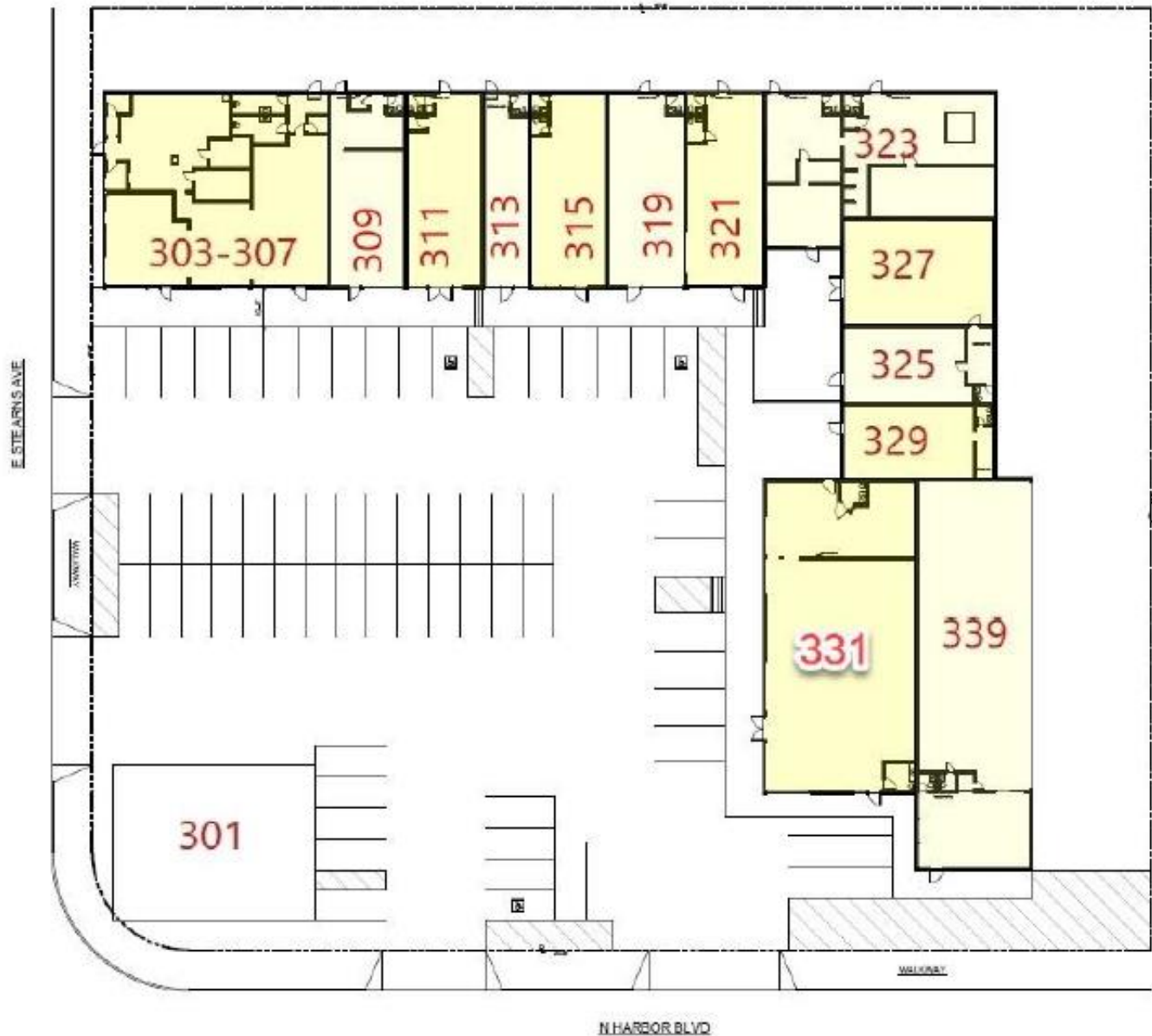
PROPERTY HIGHLIGHTS:

- **LA HABRA PLAZA is a 12 units neighborhood Restaurant and Retail development located in city of La Habra. Approx. 21,080 Rental SF and 74,052 SF of Lot Size.**
- **C-2 Zoning. *** Permitted to use in many variety of businesses, such as: RESTAURANTS, RETAILS, MEDICAL CLINICS, OFFICES, SCHOOLS, AUTO SERVICE AND MANY MORE. (Zoning Use Appendices is available upon request)***
- **BRAND NEW CONSTRUCTION WITH NEW MODERN EXTERIOR DESIGN. *** Estimate to complete in March, 2025.***
- **Available unit sizes between *800 SF to **4,000 SF (**option to combine multiple units)***
- **Signalized Intersection. Northwest corner of Harbor Blvd. and Stearns Ave. (Orange County).**
- **In-Place Tenants: WINCHELL'S DONUT, HOT STONE PHO', CHICKEN BOX AND MORE.**
- **Monument Signage Available for New Tenants.**
- **Ample Free Parking Spaces (75 Parking Stalls). Easy access to Freeway 57.**
- **Traffic Count: approx. 34,588 cars per day**

For more information:

Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: Kevin.Lee@bhhsprop.com

SITE PLAN with Unit Numbers:



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AVAILABLE SPACE FOR RETAIL & OFFICE:

| Space #: | Size: | Rent Rate: |
|---|------------------|-----------------------------|
| <u>309 (Inline Unit)</u> | <u>1,000 SF.</u> | <u>\$2.00 PSF/Mo. + NNN</u> |
| <u>321 (Inline Unit)</u> | <u>1,000 SF.</u> | <u>\$2.00 PSF/Mo. + NNN</u> |
| <u>323 & 327 (Inline Unit)</u> (Formerly used as INDOOR SPA FACILITY) | <u>3,200 SF.</u> | <u>\$2.00 PSF/Mo. + NNN</u> |
| <u>323/325/327 (Inline Unit)</u> | <u>4,000 SF.</u> | <u>\$2.00 PSF/Mo. + NNN</u> |
| <u>325 & 327 (Inline Unit)</u> | <u>2,400 SF.</u> | <u>\$2.00 PSF/Mo. + NNN</u> |
| <u>325 (Inline Unit)</u> | <u>800 SF.</u> | <u>\$2.25 PSF/Mo. + NNN</u> |
| <u>329 (Inline Unit)</u> | <u>800 SF.</u> | <u>\$2.25 PSF/Mo. + NNN</u> |
| <u>331 (Street Front End Unit)</u> (Formerly used as DENTAL OFFICE) | <u>3,200 SF.</u> | <u>\$2.00 PSF/Mo. + NNN</u> |

NNN's = \$0.71 per sf. as of 12/1/2024

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FOR LEASE

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303-339 N. HARBOR BLVD.
LA HABRA, CA 90631

SOUTH CORNER ANCHOR STORE DESIGN



PERSPECTIVE



PERSPECTIVE



NORTHEAST CORNER ANCHOR STORE DESIGN



PERSPECTIVE



OUTDOOR MONUMENT SIGN DESIGN



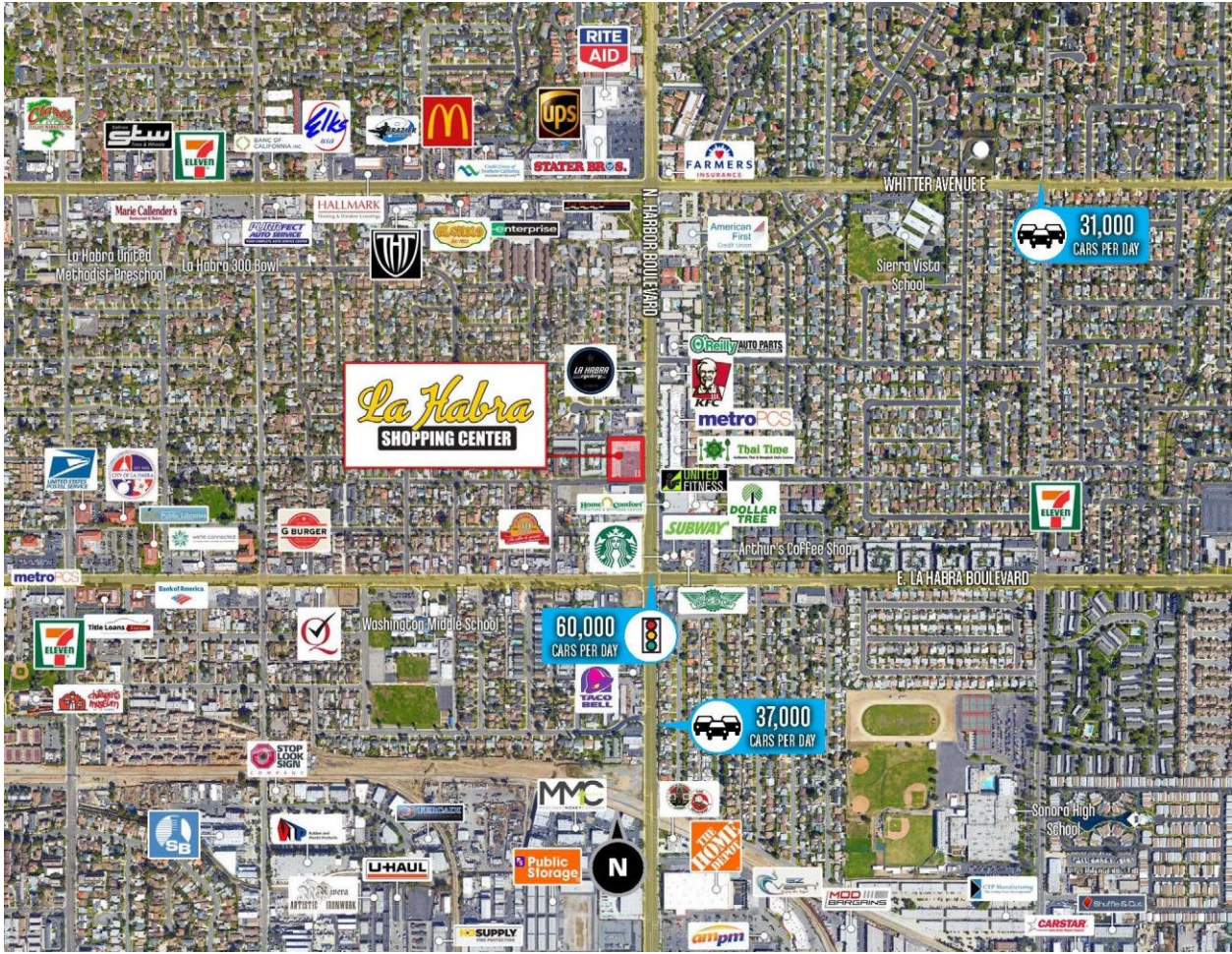
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 COMMERCIAL DIVISION

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