



For Sale and Ground Lease

Mixed-Use Residential & Retail Development – La Habra SWC Harbor Blvd & Stearns

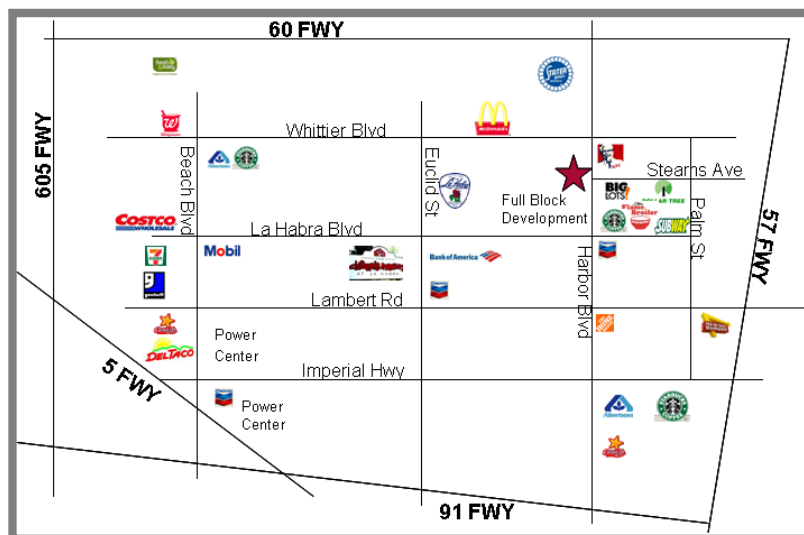


Development Opportunity

	1 Mile	2 Miles	3 Miles
2015 Est. Population	25,111	130,763	396,521
Daytime Population	29,495	143,305	411,205
Household Income	\$79,427	\$98,601	\$97,596

Features:

- Ⓢ Retail, Development Opportunity.
- Ⓢ Potential Full City Block Development SWC Harbor Blvd & Stearns to NWC Harbor Blvd & La Habra Blvd.
- Ⓢ Total Project Lot Size 190,686sf = 4.38 acres.
- Ⓢ Traffic Count: 117,600 cars per day
- Ⓢ For Ground Lease 115 N Harbor located on the NWC Harbor Blvd & La Habra Blvd with a lot size of 79,704sf. \$450,000 Per Year
- Ⓢ 72,875sf Portion of this Project is For Ground Lease. At 201 N Harbor Blvd or For Sale at \$5,250,000
- Ⓢ 38, 107sf Portion of this Project is For Sale or Ground Lease \$2,750,000. This Portion may allow for Multi-Family
- Ⓢ The Fire Department is Requiring a 100ft Set Back from Harbor Blvd due to the Power Lines
- Ⓢ See Map On Rear Side



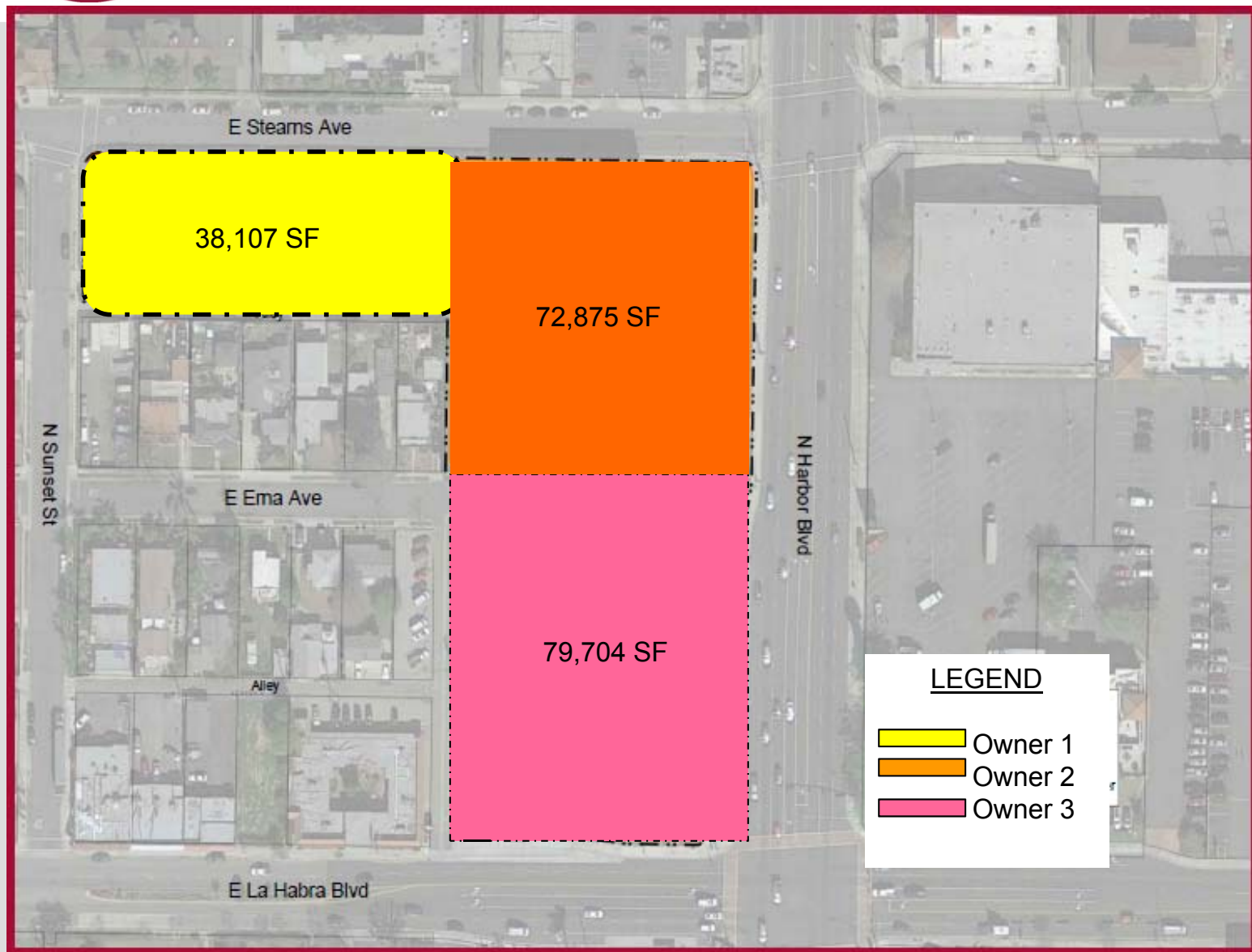
Greg Jones DRE # 00661121
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Aerial View

SWC Harbor Blvd & Stearns

201 N Harbor Blvd, La Habra CA 90631



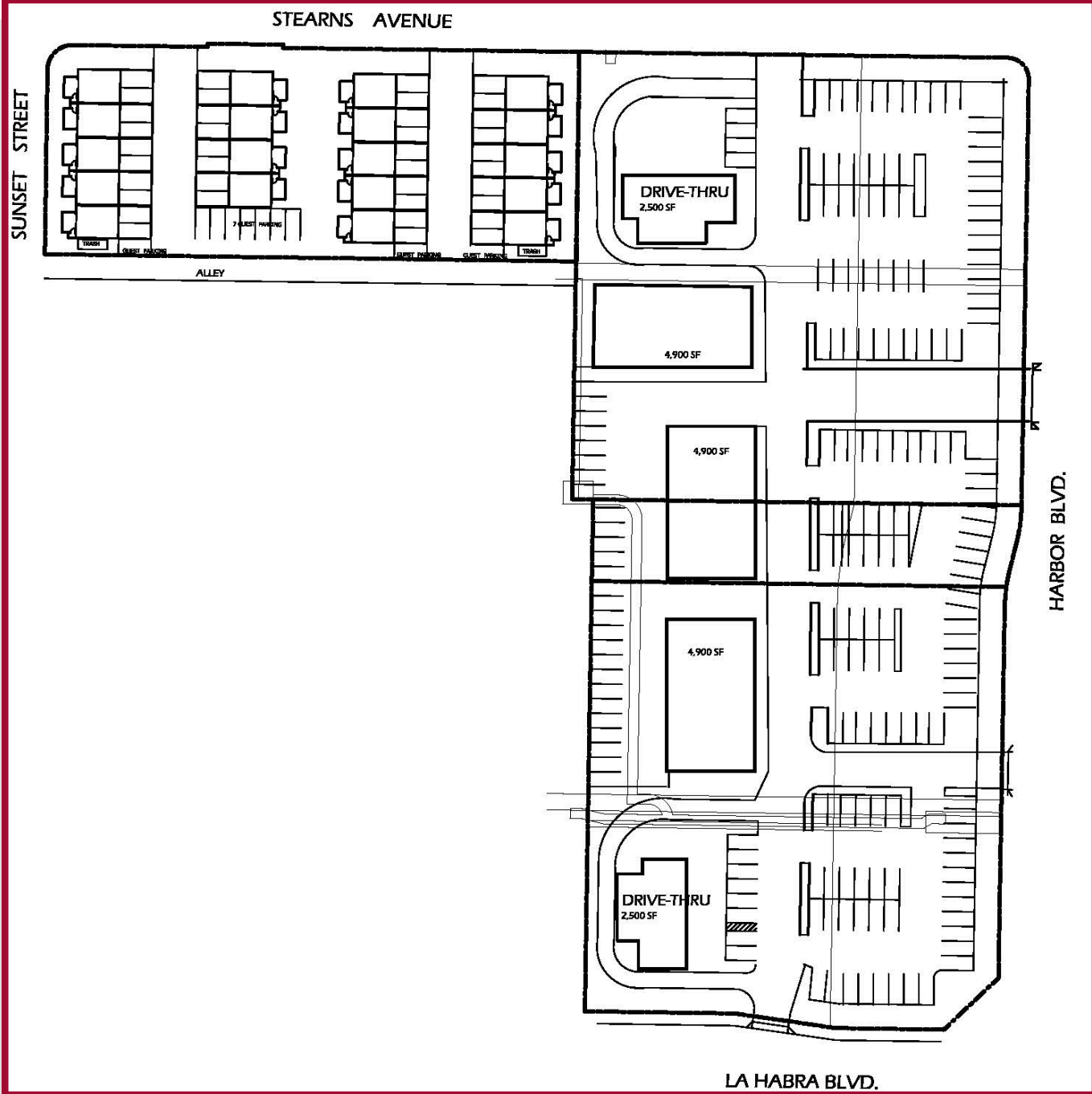
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Retail Site Plan

SWC Harbor Blvd & Stearns

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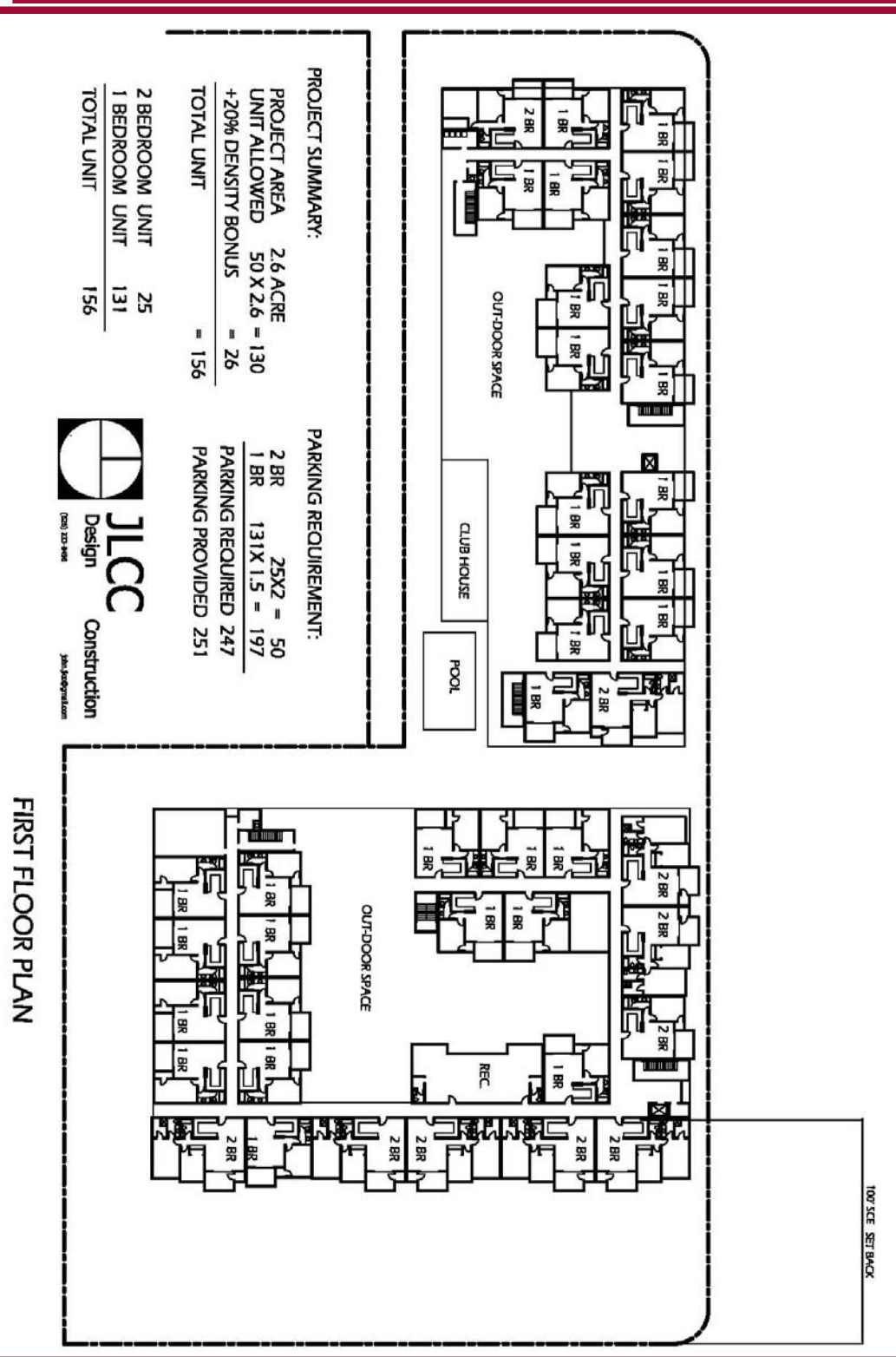
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Residential Site Plan

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Commercial Real Estate

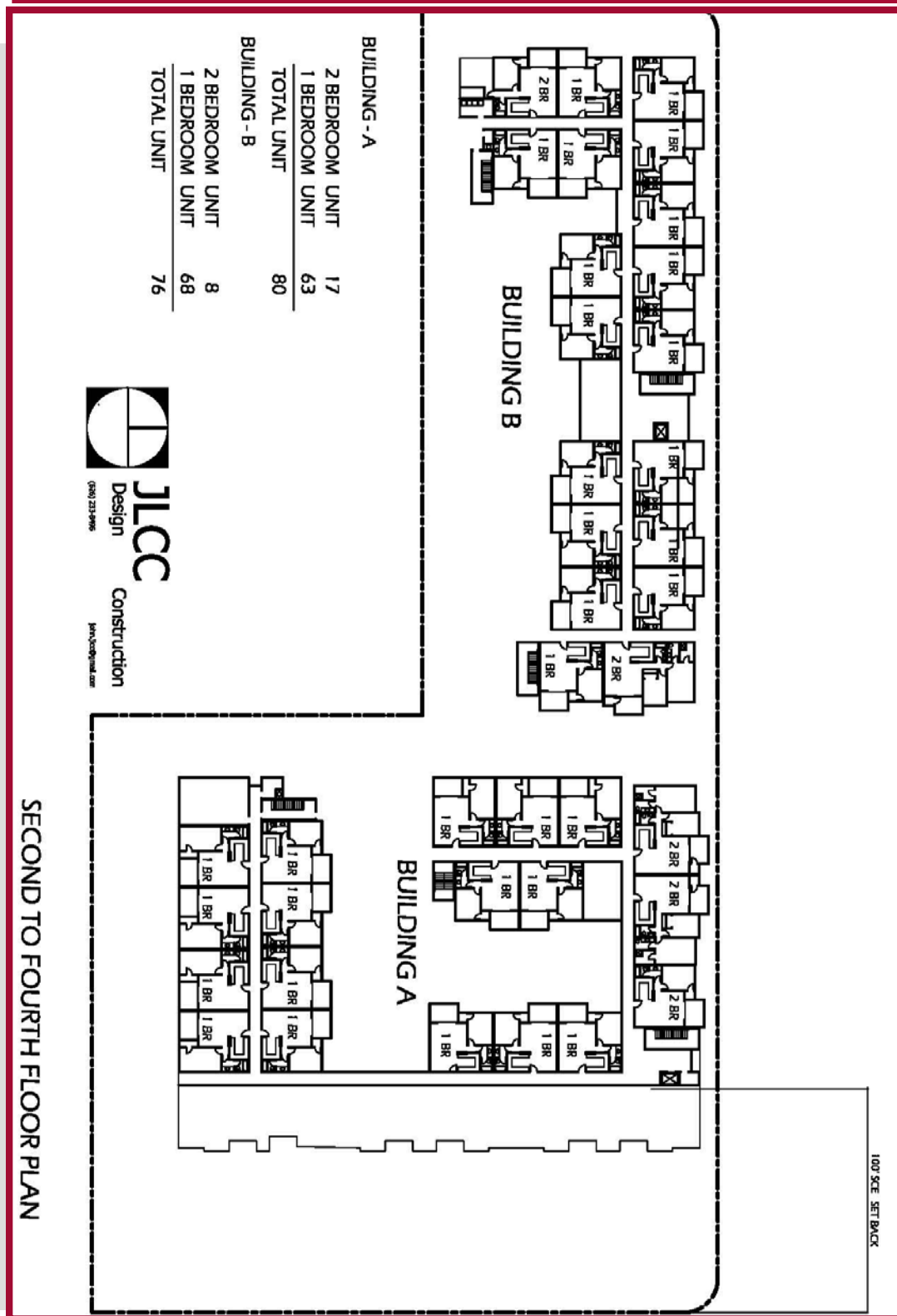
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