

La Habra Professional Center

121 W Whittier Blvd, La Habra CA 90631-3893



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exp[®]
COMMERCIAL

THE SPACE

Location	121 W Whittier Blvd, La Habra, CA, 90631-3893
COUNTY	Orange County
APN	017-250-09

HIGHLIGHTS

- Upgraded to New Hardwood Floors
- Free and Ample Parking
- Medical Building, Elevator Served
- Excellent Professional Office Building, Elevator served, located in the heart of great city of La Habra on High Traffic Whittier Blvd. Building is centrally located near La Habra City Halls, Schools, Retail Centers. Tenants include PIH Health Optometrist and other professional medical/professional tenants.

PROPERTY FEATURES

BUILDING SIZE SF	10,166
LAND ACRES	.71
YEAR BUILT	1964
PROPERTY TYPE	Office
TYPICAL FLOOR SIZE	5083
ZONING TYPE	C2
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	40
PARKING RATIO	3.92

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MARCH 1959

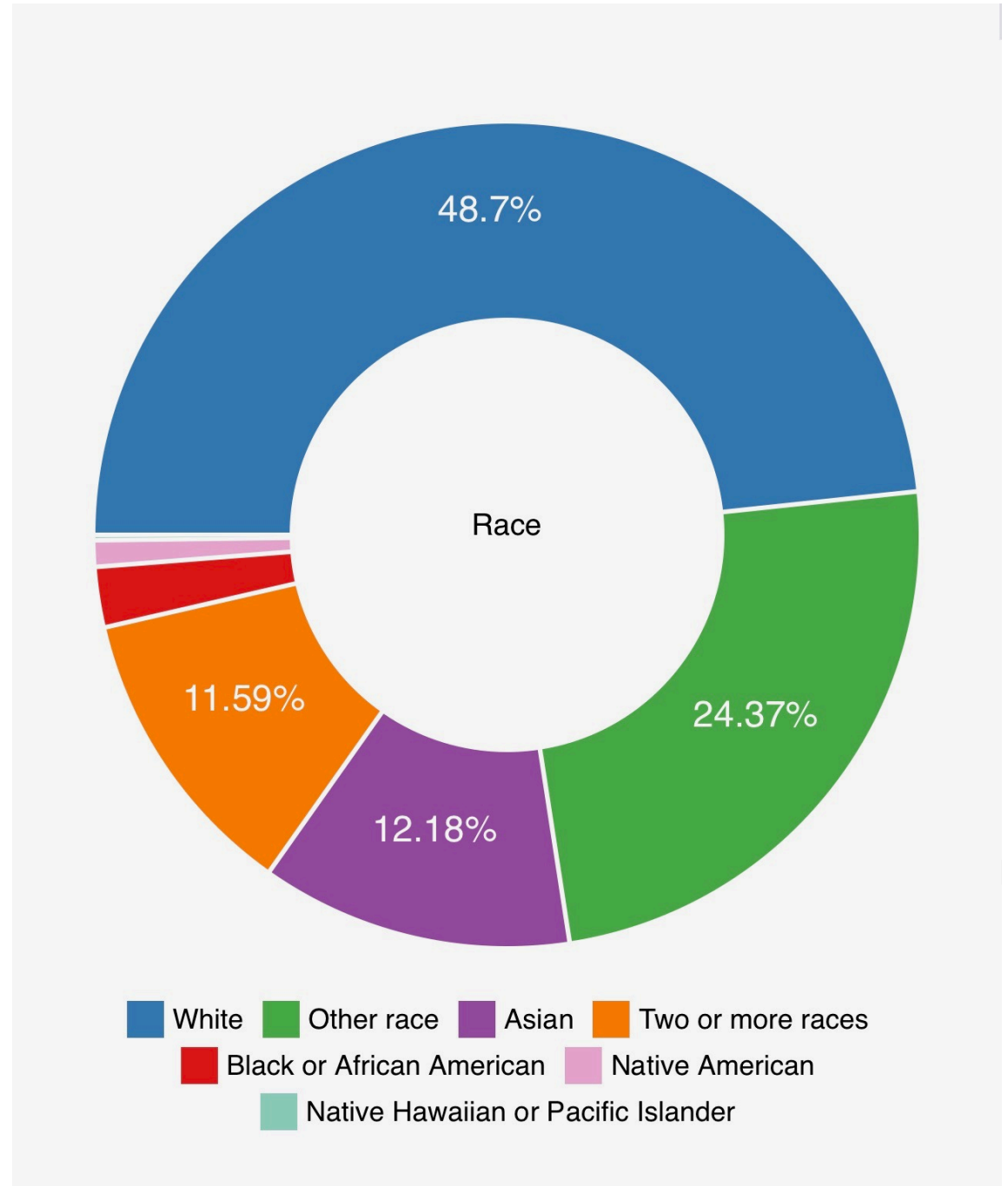
ONTARIO INVESTMENT CO. SUB. NO. 2 M.M. 6-43. 44

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 017 PAGE 25 COUNTY OF ORANGE

Demographics

- White: 48.7%
- Other race: 24.37%
- Asian: 12.18%
- Two or more races: 11.59%
- Black or African American: 2.23%
- Native American: 0.88%
- Native Hawaiian or Pacific Islander: 0.05%



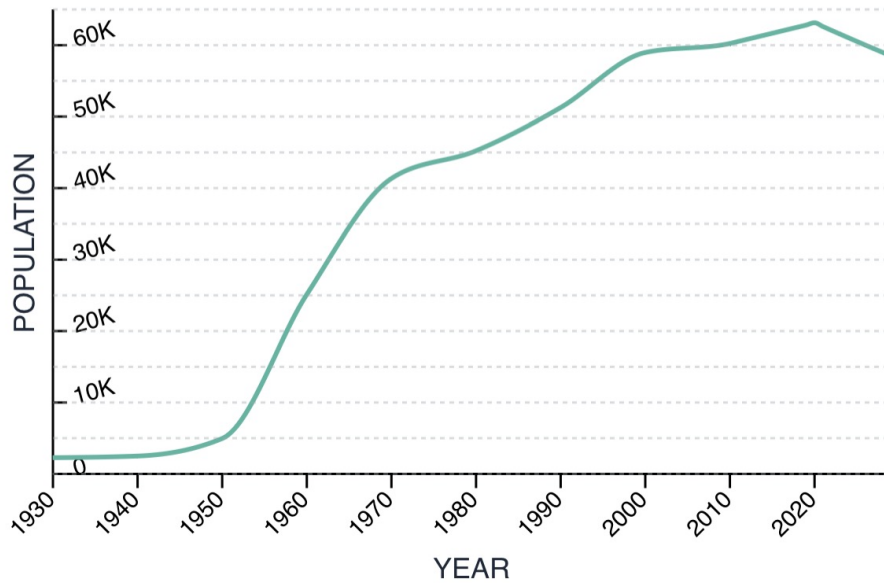
Population

- La Habra, situated in Orange County, California, is home to a population of 61,560 as of the year 2023. The city is experiencing a slight annual decline of approximately -0.84%, resulting in a population decrease of -2.5% since the most recent census in 2020, which recorded a population of 63,140.

The average household income in La Habra stands at \$104,202, and the poverty rate is at 10.42%. Regarding housing costs, the median rental expense remains unreported, while the median house value is also unspecified. The median age in La Habra is 36.8 years, with males averaging 34.5 years and females averaging 38.5 years.

La Habra, California Population 2023

61,560



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
26,900	127,025	379,675



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$112,628	\$139,640	\$138,514



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,988	41,986	125,368

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,626	120,242	355,937
2010 Population	26,544	123,547	370,926
2023 Population	26,900	127,025	379,675
2028 Population	26,819	125,828	375,208
2023 African American	398	2,189	6,449
2023 American Indian	580	1,803	4,906
2023 Asian	2,159	23,723	108,394
2023 Hispanic	18,875	63,638	164,720
2023 Other Race	9,315	27,519	71,537
2023 White	8,290	46,365	120,717
2023 Multiracial	6,126	25,201	67,023
2023-2028: Population: Growth Rate	-0.30 %	-0.95 %	-1.20 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	504	2,444	7,739
\$15,000-\$24,999	382	1,817	5,165
\$25,000-\$34,999	472	2,006	5,886
\$35,000-\$49,999	631	2,820	8,475
\$50,000-\$74,999	1,416	5,341	16,334
\$75,000-\$99,999	1,202	5,596	16,135
\$100,000-\$149,999	1,744	9,310	26,463
\$150,000-\$199,999	816	5,361	17,347
\$200,000 or greater	821	7,291	21,824
Median HH Income	\$85,421	\$103,373	\$103,679
Average HH Income	\$112,628	\$139,640	\$138,514

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,996	41,077	120,396
2010 Total Households	7,699	40,532	120,575
2023 Total Households	7,988	41,986	125,368
2028 Total Households	8,010	41,882	124,813
2023 Average Household Size	3.32	2.99	2.99
2000 Owner Occupied Housing	3,975	27,224	81,916
2000 Renter Occupied Housing	3,866	12,945	35,862
2023 Owner Occupied Housing	4,134	27,676	84,201
2023 Renter Occupied Housing	3,854	14,310	41,167
2023 Vacant Housing	219	1,347	4,745
2023 Total Housing	8,207	43,333	130,113
2028 Owner Occupied Housing	4,228	27,884	84,648
2028 Renter Occupied Housing	3,782	13,998	40,165
2028 Vacant Housing	256	1,645	5,840
2028 Total Housing	8,266	43,527	130,653
2023-2028: Households: Growth Rate	0.30 %	-0.25 %	-0.45 %

Source: esri

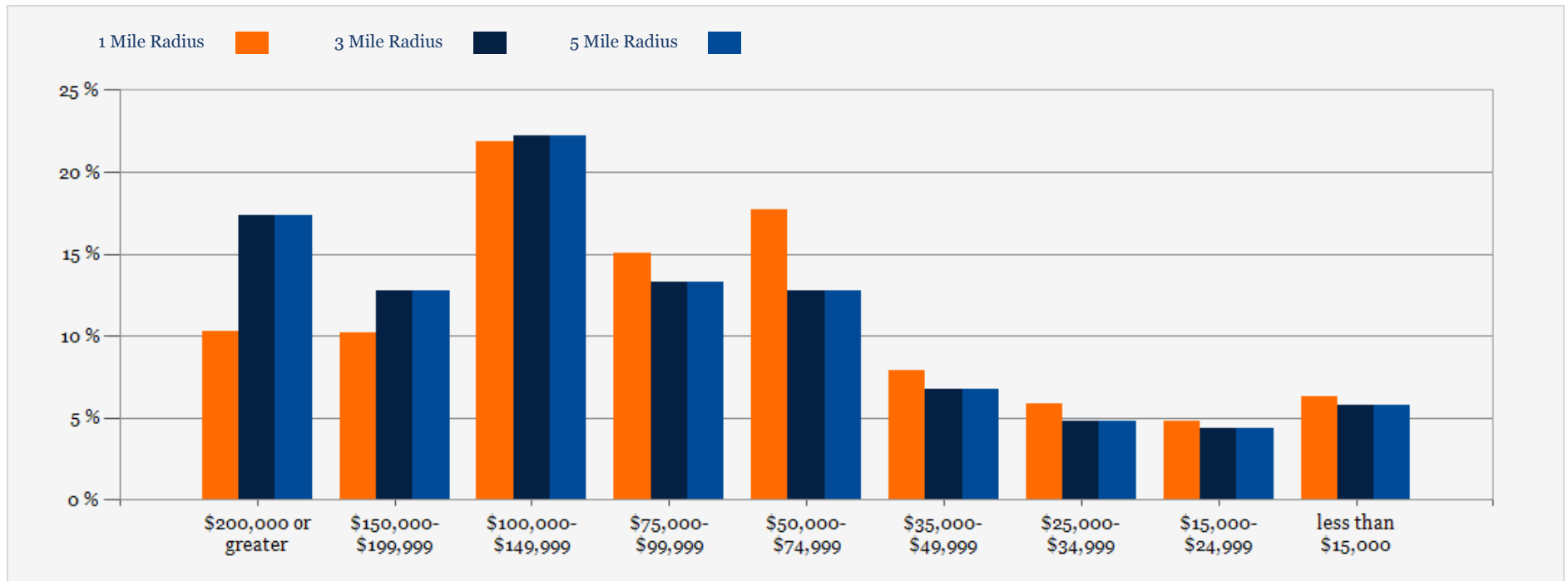
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,046	9,716	29,385
2023 Population Age 35-39	1,887	8,623	25,686
2023 Population Age 40-44	1,759	7,831	23,551
2023 Population Age 45-49	1,497	7,402	22,845
2023 Population Age 50-54	1,483	7,946	24,370
2023 Population Age 55-59	1,412	8,037	24,536
2023 Population Age 60-64	1,294	8,023	24,576
2023 Population Age 65-69	1,093	6,886	21,283
2023 Population Age 70-74	930	5,859	18,010
2023 Population Age 75-79	647	4,379	13,508
2023 Population Age 80-84	463	3,020	8,900
2023 Population Age 85+	524	3,156	8,908
2023 Population Age 18+	19,777	100,094	304,250
2023 Median Age	34	39	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,469	\$97,273	\$100,100
Average Household Income 25-34	\$102,496	\$120,255	\$124,492
Median Household Income 35-44	\$97,349	\$120,313	\$122,772
Average Household Income 35-44	\$122,104	\$157,249	\$157,523
Median Household Income 45-54	\$102,700	\$129,986	\$133,835
Average Household Income 45-54	\$130,495	\$172,038	\$171,643
Median Household Income 55-64	\$96,074	\$121,510	\$121,205
Average Household Income 55-64	\$127,798	\$165,302	\$160,769
Median Household Income 65-74	\$77,065	\$88,899	\$87,106
Average Household Income 65-74	\$106,222	\$125,078	\$121,836
Average Household Income 75+	\$77,148	\$86,833	\$81,094

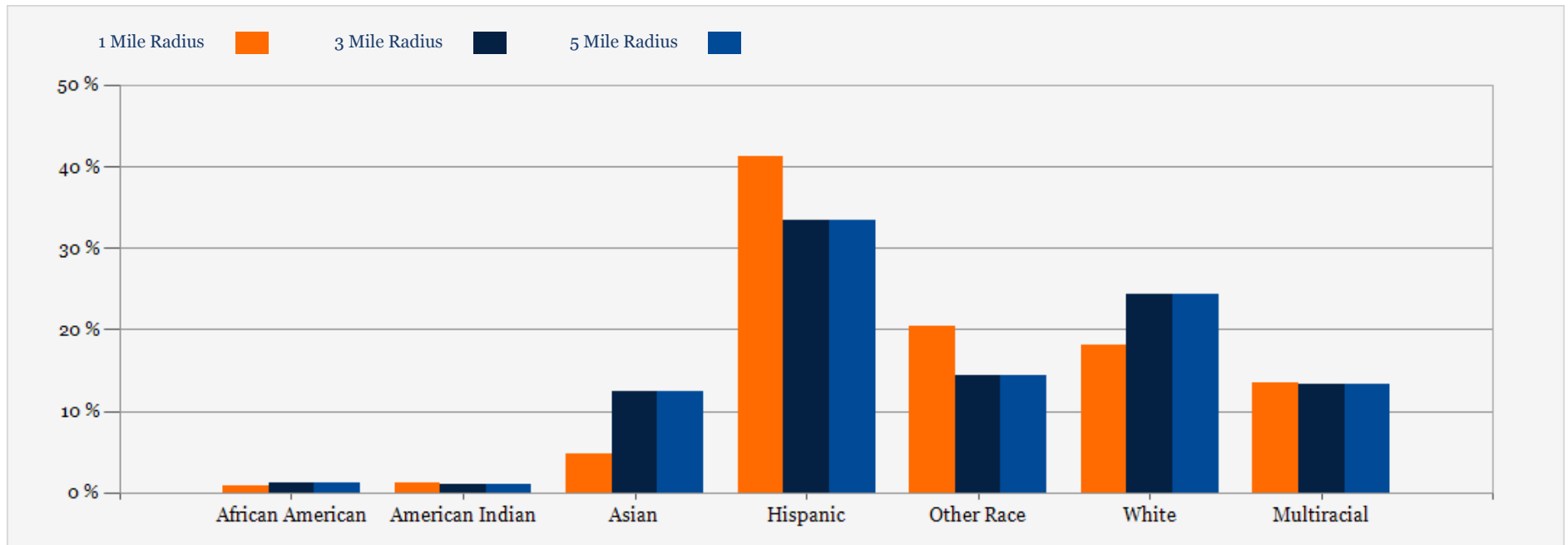
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,010	8,811	26,436
2028 Population Age 35-39	2,029	10,151	30,614
2028 Population Age 40-44	1,848	8,827	26,028
2028 Population Age 45-49	1,616	7,645	23,095
2028 Population Age 50-54	1,395	7,210	22,307
2028 Population Age 55-59	1,408	7,573	23,178
2028 Population Age 60-64	1,254	7,214	22,190
2028 Population Age 65-69	1,124	7,166	22,007
2028 Population Age 70-74	1,007	6,083	18,956
2028 Population Age 75-79	778	4,907	15,147
2028 Population Age 80-84	561	3,596	10,906
2028 Population Age 85+	577	3,584	10,328
2028 Population Age 18+	20,011	100,206	303,859
2028 Median Age	36	41	41

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,760	\$105,405	\$108,696
Average Household Income 25-34	\$116,272	\$136,839	\$142,770
Median Household Income 35-44	\$108,404	\$140,119	\$143,812
Average Household Income 35-44	\$142,382	\$183,889	\$182,954
Median Household Income 45-54	\$110,705	\$145,858	\$151,183
Average Household Income 45-54	\$145,856	\$192,767	\$193,016
Median Household Income 55-64	\$106,357	\$135,887	\$139,330
Average Household Income 55-64	\$145,049	\$186,024	\$183,534
Median Household Income 65-74	\$89,136	\$104,173	\$103,960
Average Household Income 65-74	\$126,439	\$149,163	\$146,400
Average Household Income 75+	\$95,361	\$107,850	\$101,729

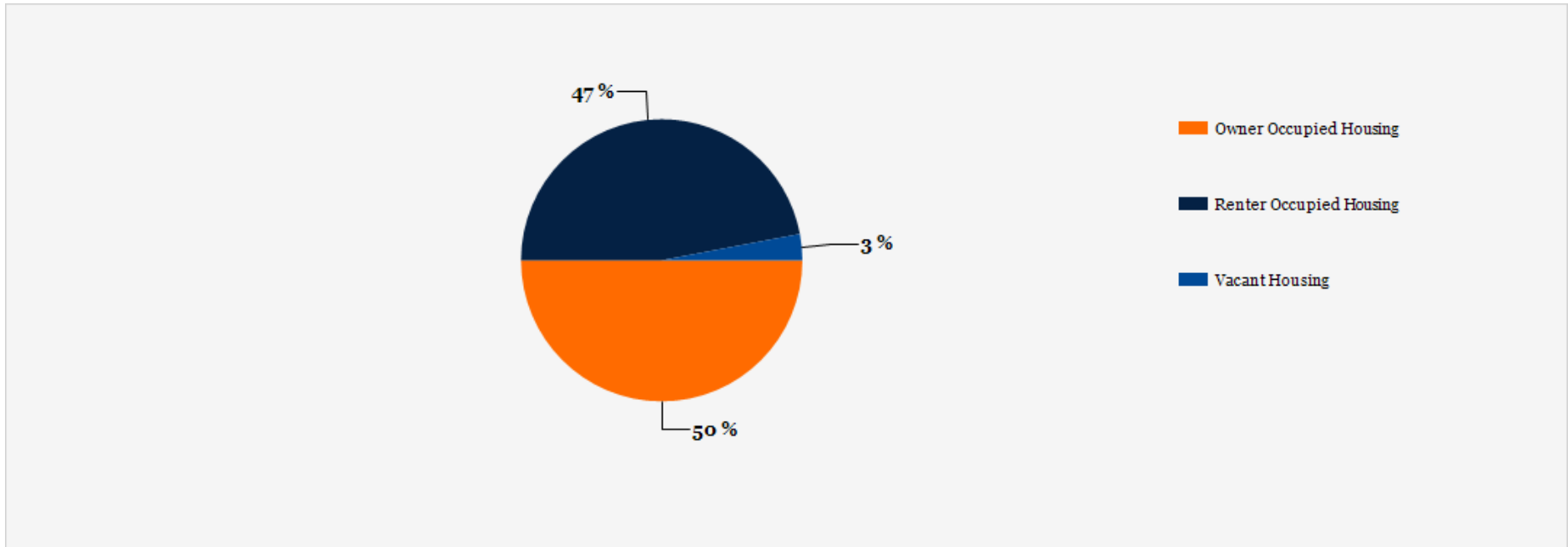
2023 Household Income



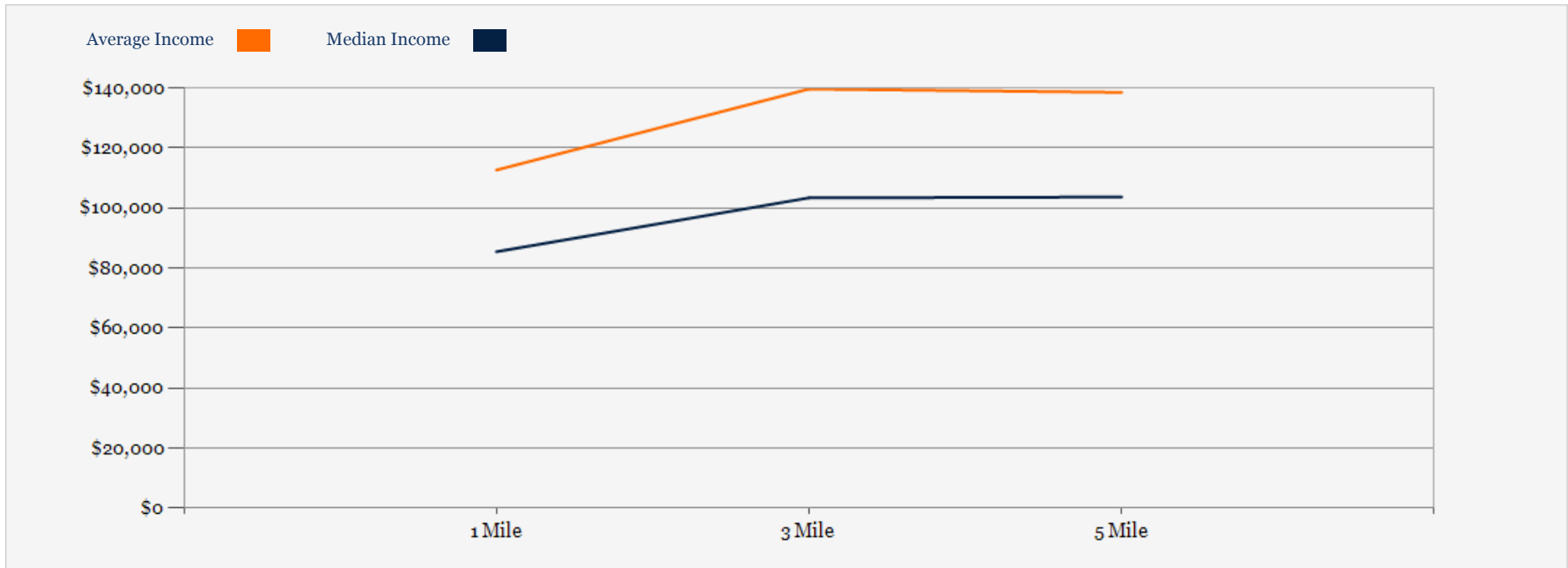
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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