1700 W Whittier Blvd

±16,700 SF FREESTANDING BUILDING FOR LEASE // LA HABRA, CA

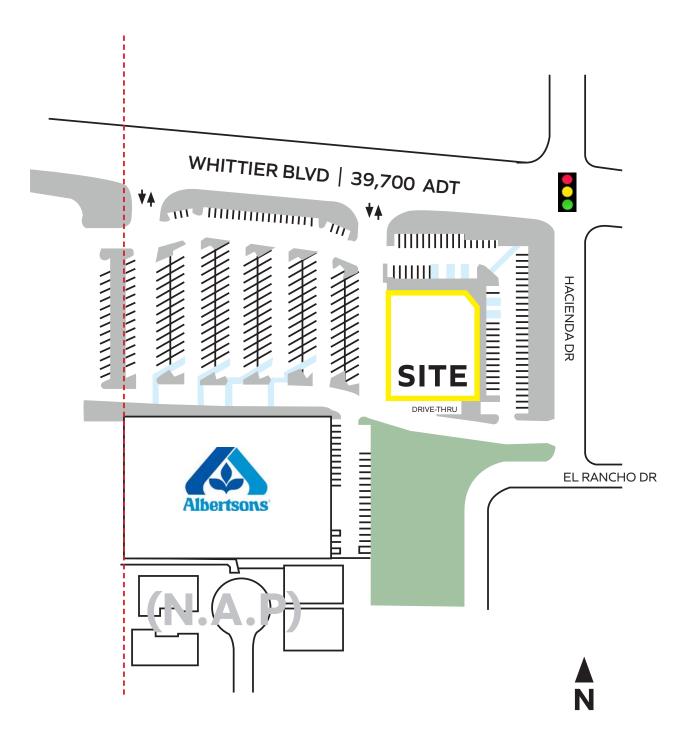


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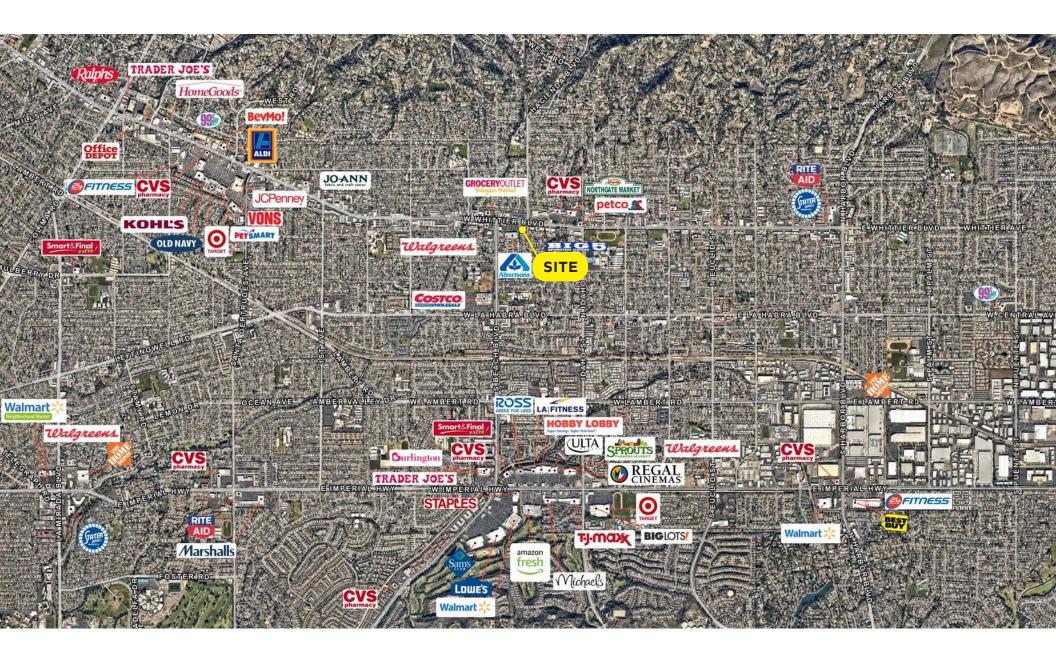
- Former Rite Aid building
- Albertsons anchored shopping center
- High traffic and strong demographics
- Close proximity to La Habra High School
- Highly visible, signalized corner location with drive-thru pharmacy lanes



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1700 W Whittier Blvd, La Habra, California, 90631 3 Rings: 1, 3, 5 mile radii			
Total Population Projected Population (2028)	24,913 24,655	139,812 138,017	416,016 412,253
♠ HOUSING			
Total Households Projected Total Households (2028)	7,880 7,848	45,940 45,631	133,848 133,632
INCOME			
Median Household Income Average Household Income Per Capita Income Median Disposable Income Average Disposable Income	\$100,044 \$124,588 \$39,282 \$79,798 \$92,466	\$103,461 \$137,476 \$45,110 \$83,685 \$98,617	\$100,332 \$131,759 \$42,408 \$80,479 \$95,236
ÇÎ DAYTIME DEMOS			
Total Daytime Population Daytime Population Workers Daytime Population Residents	17,757 5,321 12,436	112,325 41,197 71,128	375,633 159,260 216,373
TTT RACE & ETHNICITY			
White Black or African American American Indian& Alaska Native Population Asian Population Pacific Islander Population Other Race Population Population of Two or More Races Hispanic Population Non-Hispanic Population	9,186 36.87% 405 1.63% 439 1.76% 2,447 9.82% 47 0.19% 6,991 28.06% 5,399 21.67% 15,257 61.24% 9,656 38.76%	48,910 34.98% 2,348 1.68% 2,189 1.57% 24,580 17.58% 259 0.19% 31,990 22.88% 29,536 21.13% 74,967 53.62% 64,845 46.38%	126,577 30.43% 7,110 1.71% 6,460 1.55% 100,630 24.19% 813 0.20% 96,372 23.17% 78,053 18.76% 210,251 50.54% 205,765 49.46%
EDUCATION			
Bachelor's Degree Graduate/Professional Degree	3,079 18.18% 1,857 10.97%	24,056 24.37% 13,152 13.32%	73,021 25.03% 38,414 13.17%
♣ AGE			
Median Age	36.9	39.4	38.9

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