

RETAIL PLAZA
for
LEASE

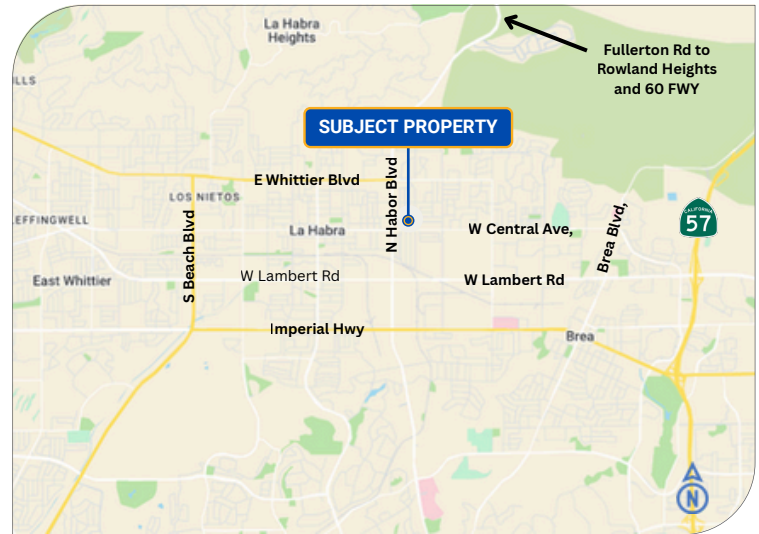
LA HABRA SHOPPING PLAZA

1281 E La Habra Blvd, Unit 7, La Habra CA 90631



PROPERTY HIGHLIGHTS

- Space will be fully renovated with new laminate floors, bathrooms, wall paint, 10' ceiling, and LED lighting - **Completion November 01, 2025**
- Located at La Habra/Brea border – excellent visibility
- Private Restroom and A/C units were newly replaced in 2020
- New parking lot (ADA compliant) & new trash bins in 2024.
- Strong demographics with high household incomes
- ±2 minutes to Washington Middle School – consistent foot traffic
- ±3 mins to La Habra City Hall & Police Dept – added safety
- Retail Zone C-2
- Busy retail corridor with strong daytime and evening traffic



RENTAL DETAILS

Available Size: **± 900 SF**

NNN: **\$0.75/PSF/M**

Available Unit(s): **1**

Parking(s): **36**

ASKING RATE

Rate

\$2.35 PSF/Month

FOR MORE INFORMATION, PLEASE CONTACT



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EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

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Aerial View 1



2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	25,919	127,914	378,897
Household Income	\$103,987	\$126,273	\$123,778
Daytime Population	10,403	58,814	164,806

Source: Esri

TRAFFIC COUNTS

E La Habra Blvd: **± 48,000 AADT** (Source: Caltrans)

E La Habra Blvd: **± 3,860 CPD** (Source: CoStar)

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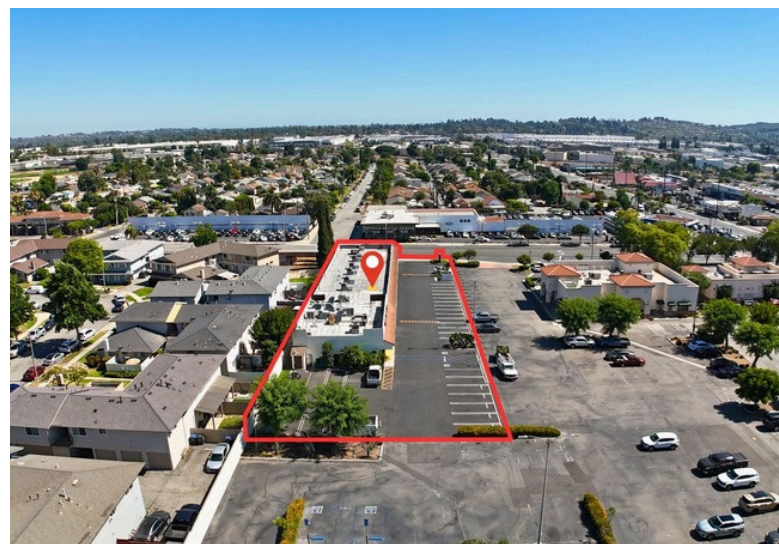
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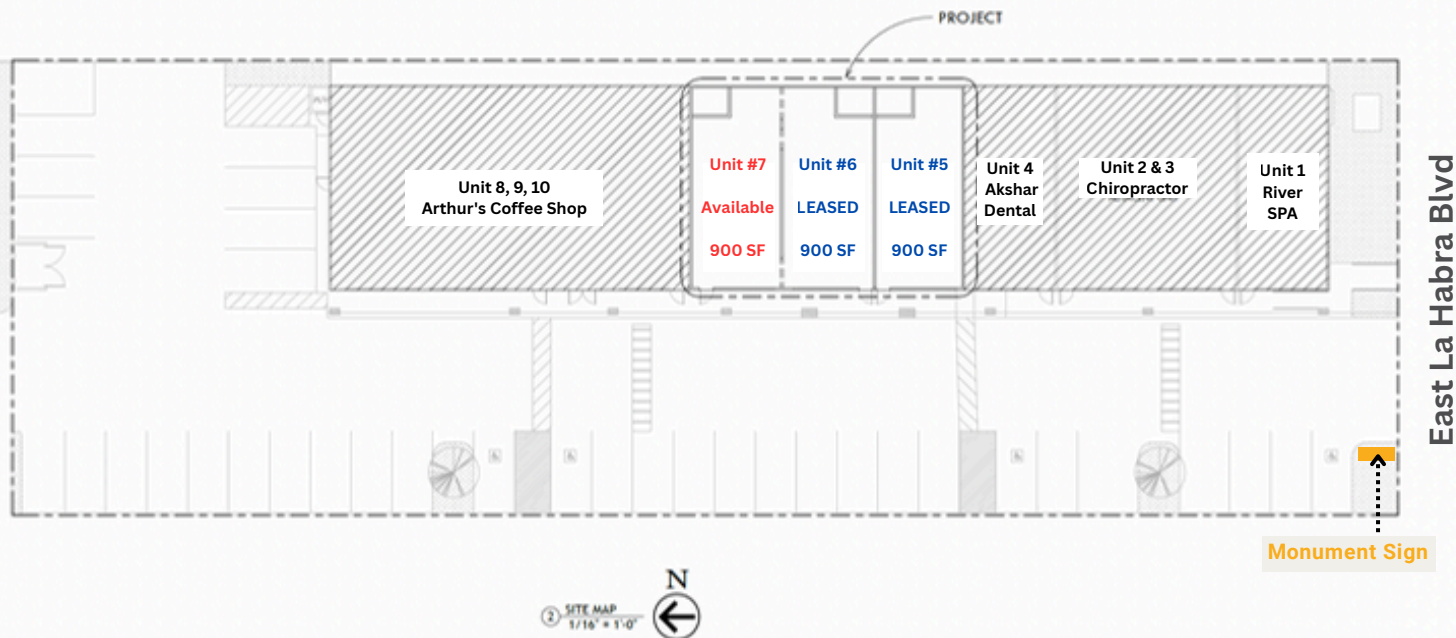


SPACES DETAILS

1281 E La Habra #1	River SPA
1281 E La Habra #2 & #3	Chiropractor
1281 E La Habra #4	Akshar Dental
1281 E La Habra #5	Key-3 Nail & Beauty
1281 E La Habra #6	Dreamland Anime
1281 E La Habra #7	Available 900 SF
1281 E La Habra #8, 9, 10	Arthur's Coffee Shop

Parking Spaces:	36
Accessible Parking Spaces:	4
Building Signage:	Available
Monument Signage:	Available
ADA Bathroom:	Available

SITE PLAN



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