

FOR LEASE

**±6,000 SF Pad Building Opportunity on the Whittier Blvd
| Corridor Between Costco & Walmart |**

541 E WHITTIER BLVD, LA HABRA, CA 90631

RETAIL • RESTAURANT • OFFICE • MEDICAL USE



**Conceptual Rendering*



FOR LEASE

**541 E. WHITTIER BLVD
LA HABRA, CA 90631**

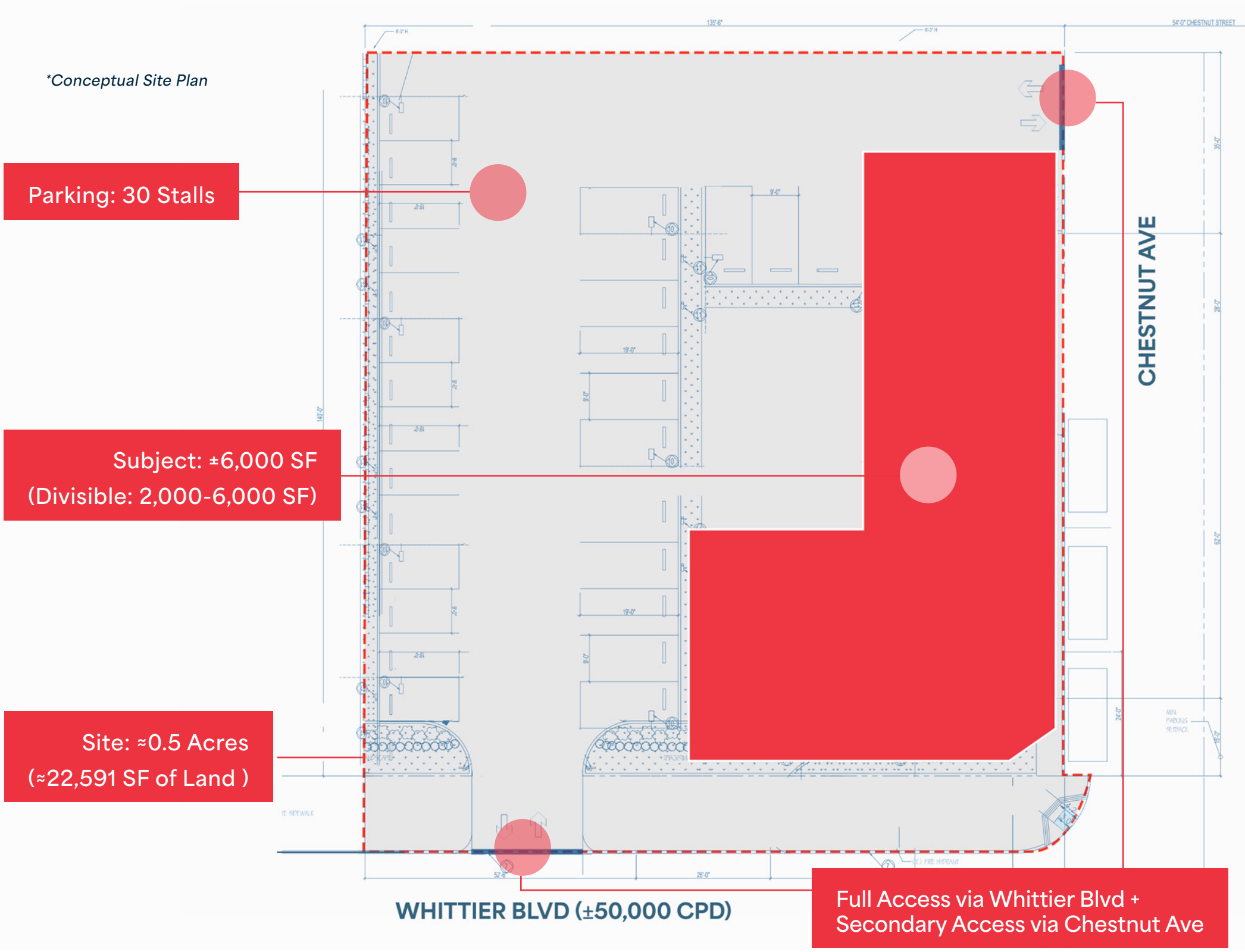
**APN: 303-101-32
Zoning: C2 (City of La Habra)**

±6,000 SF Pad Building (Divisible)

RETAIL • RESTAURANT • OFFICE • MEDICAL USE

Located within a dominant retail corridor anchored by Costco and Walmart, drawing consistent daily traffic from the surrounding trade area

High-visibility Whittier Blvd (±120 FT) frontage with traffic volumes approaching ±50,000 vehicles per day



**Conceptual Site Plan*

Parking: 30 Stalls

**Subject: ±6,000 SF
(Divisible: 2,000-6,000 SF)**

**Site: ≈0.5 Acres
(≈22,591 SF of Land)**

**Full Access via Whittier Blvd +
Secondary Access via Chestnut Ave**



SURROUNDING TRADE AREA

Located along a rapidly reinvesting Whittier Blvd corridor with new townhome developments and drive-thru retail projects

Multiple new residential and commercial projects along the Whittier Blvd corridor, including new townhome developments and drive-thru retail reinvestment

A dominant retail corridor anchored by Costco and Walmart, drawing consistent daily traffic from the surrounding trade area

Major employment sectors include: healthcare, retail, manufacturing, professional services. A large commuter workforce supporting strong morning and evening drive-thru traffic

DEMOGRAPHICS

one mile
 Population / **25,169**
 Avg HH Income / **\$122,184**
 Daytime Population / **6,408**
 Median Age / **36.4**
 Avg Family Size / **3.64**

three miles
 Population / **123,290**
 Avg HH Income / **\$144,276**
 Daytime Population / **49,777**
 Median Age / **41.0**
 Avg Family Size / **3.31**

five miles
 Population / **364,365**
 Avg HH Income / **\$146,660**
 Daytime Population / **154,010**
 Median Age / **41.3**
 Avg Family Size / **3.31**

RACE & ETHNICITY	one mile	three mile	five mile
White Alone	30.8%	36.5%	31.7%
Black Alone	1.6%	1.8%	1.7%
American Indian/Alaska Native Alone	2.0%	1.4%	1.2%
Asian Alone	8.8%	19.8%	30.0%
Pacific Islander Alone	0.1%	0.2%	0.2%
Hispanic Origin (Any Race)	68.7%	48.1%	41.2%

ECONOMIC and DEMOGRAPHIC SNAPSHOT

~61K City Population

±40K Employment within 3 miles

~\$108K Median HH Income

~\$118K Average HH Income

\$1.5B+ annually Retail Sales

±409K people within 5 miles

~3 persons average household size

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SITE: 541 E. WHITTIER BLVD, LA HABRA, CA 90631



Strategically located between the Costco/Beach Blvd retail hub and the Walmart anchored Imperial Hwy corridor, with additional regional shopping at La Habra Marketplace.

Whittier Blvd: ±50,000 CPD
Imperial Hwy: ±55,000 CPD
Beach Blvd: ±65,000 CPD

Serving a dense Orange County trade area of **±364K residents** within 5 mi.

Nearby schools serve **~10,000 students**, contributing to strong morning and afternoon traffic along the Whittier Blvd corridor.

ELEMENTARY SCHOOLS (K-6)		
1	Arbolita Elementary	~375
2	El Cerrito Elementary	~420
3	Ladera Palma Elementary	~600
4	Las Lomas Elementary	~415
5	Las Positas Elementary	~580
6	Sierra Vista Elementary	~455
7	Walnut Elementary	~455
8	El Portal Elementary (Lowell Joint SD)	~510
9	Macy Elementary (Lowell Joint SD)	~410
10	Olita Elementary (Lowell Joint SD)	~415
ESTIMATED ELEMENTARY SCHOOLS TOTAL:		~4,635 students

MIDDLE SCHOOLS (7-8)		
11	Imperial Middle School	~445
12	Washington Middle School	~550
ESTIMATED MIDDLE SCHOOLS TOTAL:		~995 students

HIGH SCHOOLS (9-12) *Part of Fullerton Joint Union High School District		
13	La Habra High School	~2,100
14	Sonora High School	~2,350
ESTIMATED HIGH SCHOOLS TOTAL:		~4,450 students

Eight residential and commercial projects are planned or underway within **~two miles** of the site

- 1 22-UNIT TOWNHOME PROJECT (EAST PARCEL)
310-330 E Whittier Blvd., La Habra, CA 90631
APPROVED
- 2 MIXED-USE HOUSING CONVERSION (PROPOSED)
2271 W Whittier Blvd, La Habra, CA 90631
PROPOSED ~42 residential units
- 3 DRIVE-THRU RESTAURANT REMODEL
2101 W Whittier Blvd, La Habra, CA 90631
Major renovation of an existing Burger King restaurant building
- 4 GAS STATION/CONVENIENCE RETAIL REMODEL
750 N Harbor Blvd, La Habra, CA 90631
Sign program and improvements to an existing fuel station and convenience store
- 5 MEDICAL/COMMERCIAL DEVELOPMENT APPLICATION
815 E La Habra Blvd, La Habra, CA 90631
APPROVED
- 6 COMMERCIAL REDEVELOPMENT/PLANNING REVIEW
201-221 E Whittier Blvd, La Habra, CA 90631
APPROVED
- 7 COMMERCIAL REDEVELOPMENT (PRESCHOOL/DAYCARE)
1515 W Whittier Blvd, La Habra, CA 90631
APPROVED
- 8 PLANET FITNESS ADAPTIVE REUSE
580 W La Habra Blvd, La Habra, CA 90631
OPENED 2024-Former Northgate Market building renovated into a Planet Fitness gym

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