



FOR SALE

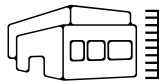
TOTAL BUILDING SIZE: 31,316 SF

GROUND FLOOR = 15,658 SF (RETAIL/SHOWROOM) | SECOND FLOOR = 15,658 SF (OFFICE)

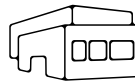
901 E. IMPERIAL HWY | LA HABRA | CA



1.09 ACRES
LOT SIZE



1 GROUND LEVEL
DOOR



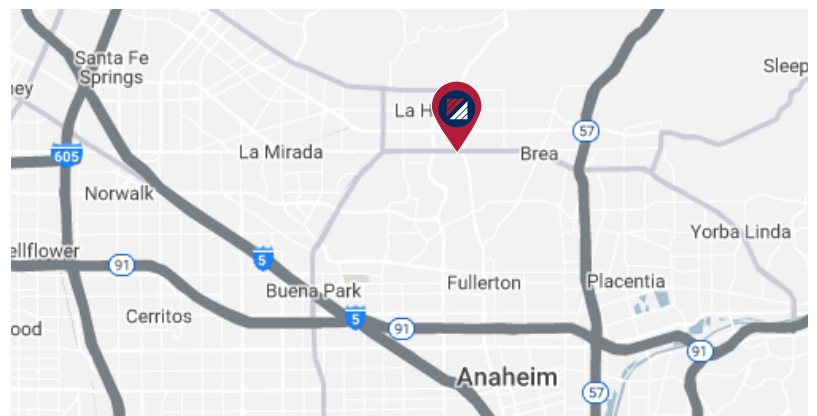
2 STORIES



FLEXIBLE SELLER
LEASEBACK TERMS

PROPERTY HIGHLIGHTS:

- 2 Story Office Building: 15,658 SF (Retail/Showroom) and 15,658 SF (Office)
- 1.09 Acres of Land
- 86 Parking Spaces
- C-2 Commercial Zoning
- 2 convenient Ingres and Egress points off East Imperial Hwy.
- 46,000+ cars per day on East Imperial Hwy.
- Neighbors a Walmart Supercenter, ALDI, Best Buy, 24 Hour Fitness, CVS Distribution Center, and many more retailers.



FOR MORE INFORMATION, PLEASE CONTACT:

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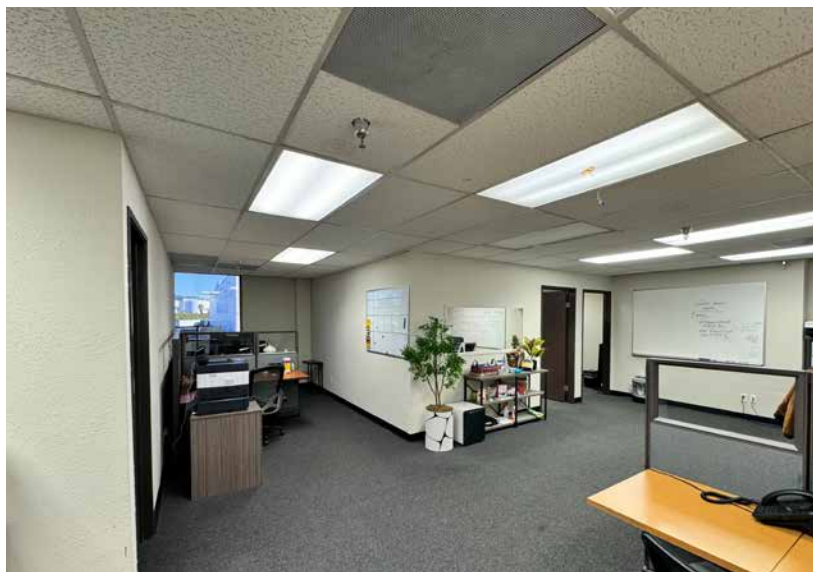
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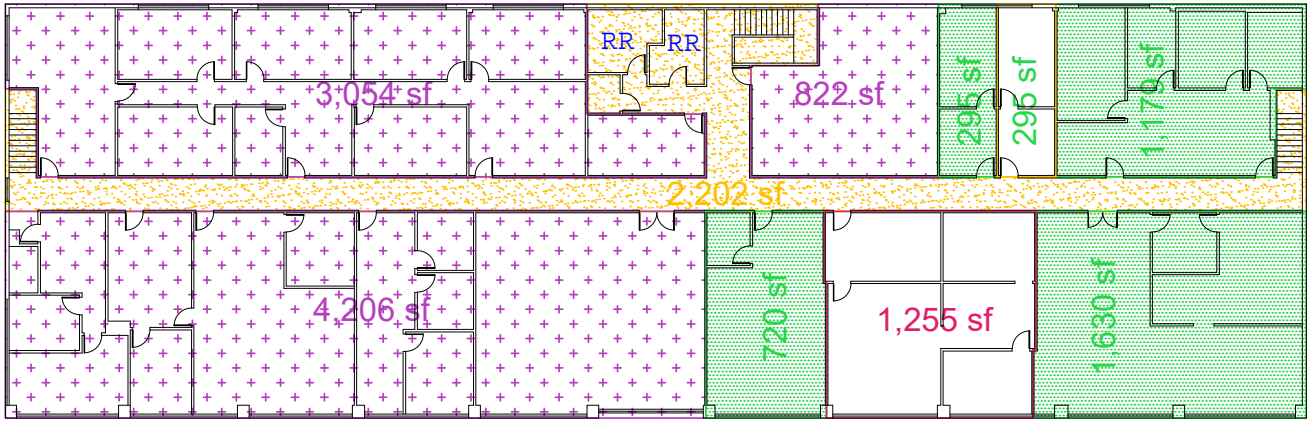
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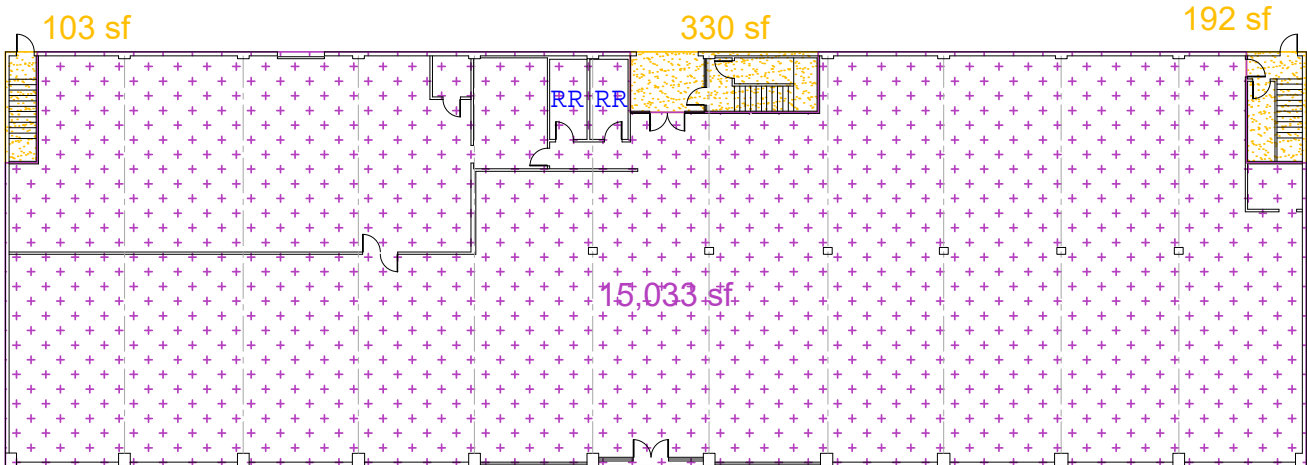
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PROPERTY PHOTOS





Second Floor



Ground Floor

Ground Floor	= 15,658
Second Floor	= 15,658
Total building	= 31,316

Ground Floor Core	= 625
Second Floor Core	= 2,202
Total building	= 2,807
31,316 - 2807 = 28,509 Rentable	
2807 core / 28,509 rent = .098 %	

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FLOOR PLAN