



STOREFRONT RETAIL/RESIDENTIAL

801 W. Whittier Blvd
La Habra, CA 90631

OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:



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LA HABRA, CA 90631



Universal Elite Commercial
7700 Irvine Center Dr, Suite 680
Irvine, CA 92618





PROPERTY SUMMARY

Offering Price	\$2,680,000.00
Building SqFt	7,911 SqFt
Year Built	1947
Commercial Units	One (1)
Residential units	Four (4)
Parcel ID	017-185-10
Zoning Type	Mixed Use
County	Orange

INVESTMENT SUMMARY

801 W Whittier Blvd in La Habra is a fully renovated mixed-use property offering approximately 7,911 SF on a 33,582 SF lot, zoned for commercial/mixed-use development. Built in the late 1940s and upgraded in mid-2020s, the property includes a street-facing retail unit, four residential units, laundry facilities, on-site storage, and unique amenities such as a pool with pool house and a custom-built treehouse. Located on a high-traffic corridor near recent redevelopment, it benefits from strong local demographics and excellent visibility. The property is currently vacant, making it ideal for an owner-user, investor, or developer looking to reposition or redevelop in a dynamic La Habra market. Offered at \$2,680,000, this is a rare opportunity with upside potential in one of North Orange County's most active mixed-use zones.



INVESTMENT HIGHLIGHTS

- Commercial/Mixed-Use Overlay – as aligned with La Habra's General Plan.
- Ground-level high-visibility retail unit fronts Whittier Blvd.
- Positioned on a bustling retail corridor with excellent traffic exposure.
- Adjacent to recent multi-family and retail revitalization projects.
- Ideal for:
 - Owner-user seeking live/work or live/shop flexibility.
 - Developers aiming to maximize density under mixed-use zoning.
 - Investors capitalizing on value-add components and amenity-driven leasing appeal.



La Habra
FOAM & FABRICS
custom furniture, cushions & upholstery

—cushions—

801

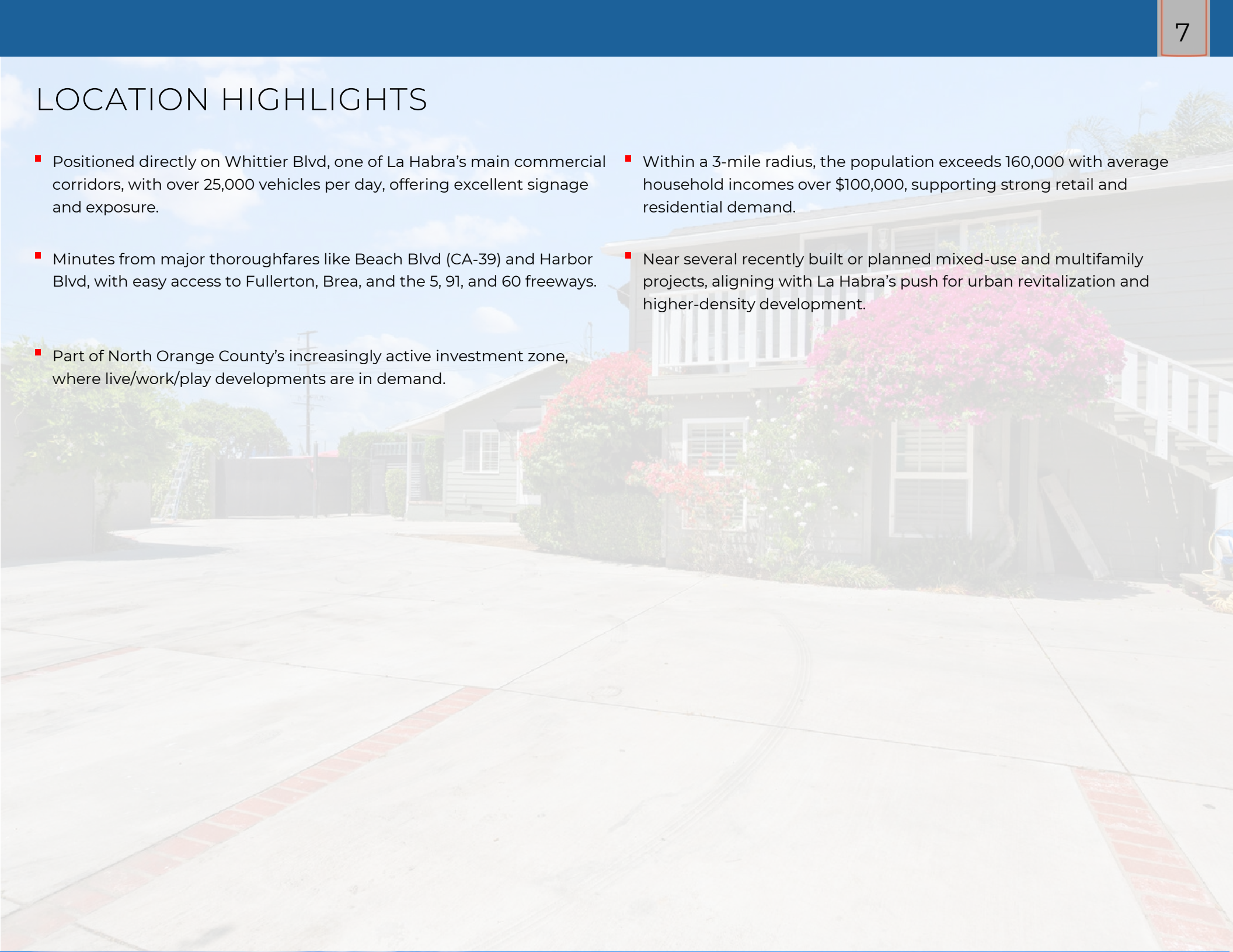
—upholstery—

—custom made furniture—

—foam—

LOCATION HIGHLIGHTS

- Positioned directly on Whittier Blvd, one of La Habra's main commercial corridors, with over 25,000 vehicles per day, offering excellent signage and exposure.
- Minutes from major thoroughfares like Beach Blvd (CA-39) and Harbor Blvd, with easy access to Fullerton, Brea, and the 5, 91, and 60 freeways.
- Part of North Orange County's increasingly active investment zone, where live/work/play developments are in demand.
- Within a 3-mile radius, the population exceeds 160,000 with average household incomes over \$100,000, supporting strong retail and residential demand.
- Near several recently built or planned mixed-use and multifamily projects, aligning with La Habra's push for urban revitalization and higher-density development.





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LOT AREA: 0.77 ACRES







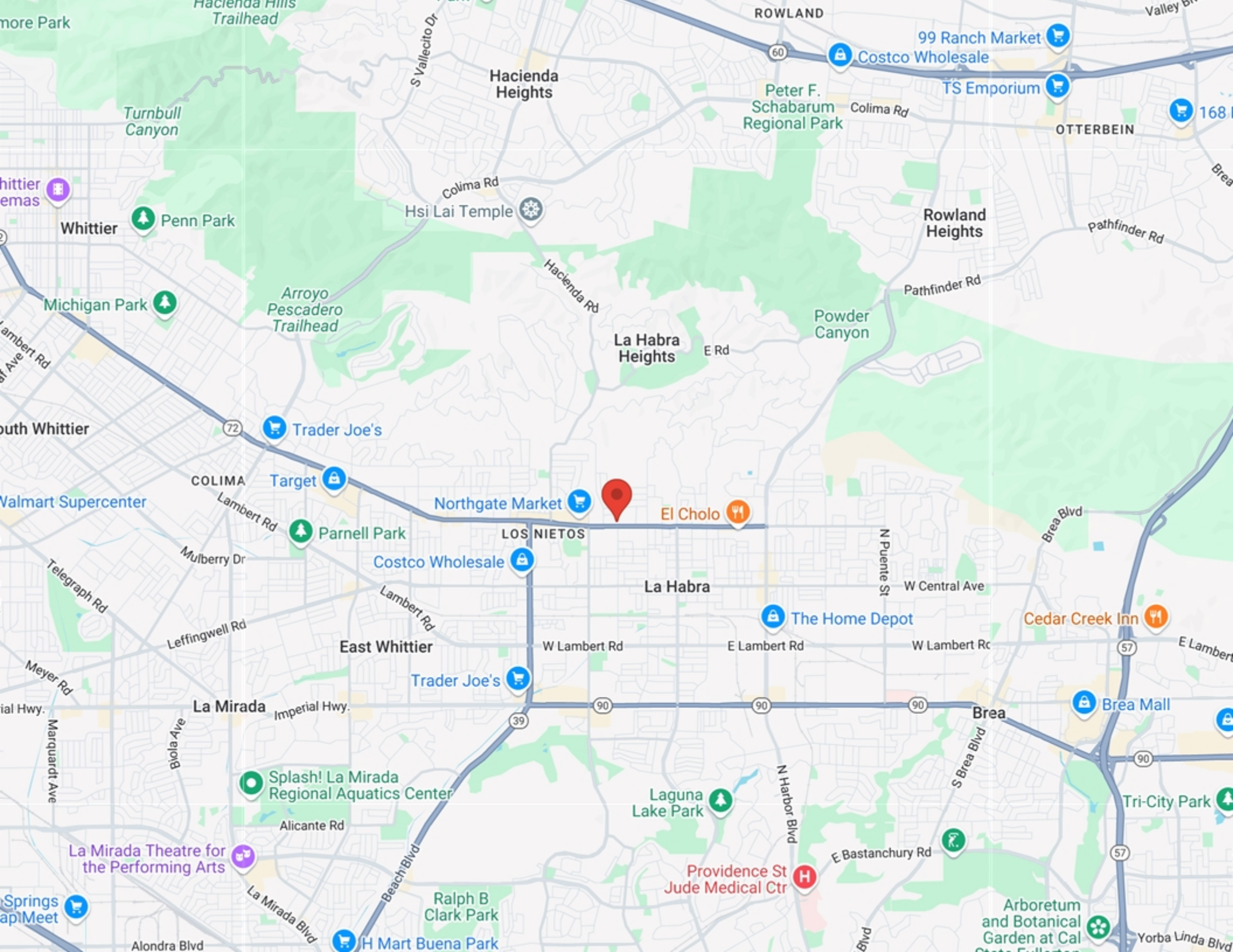
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,949	125,220	372,899
2010 Population	24,230	129,278	387,571
2024 Population	24,699	129,979	388,384
2029 Population	24,371	127,310	379,776
2024-2029 Growth Rate	-0.27 %	-0.41 %	-0.45 %
2024 Daytime Population	18,748	110,280	356,348



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	411	2,163	6,969
\$15000-24999	337	1,688	5,122
\$25000-34999	370	1,912	5,528
\$35000-49999	583	2,810	8,925
\$50000-74999	1,291	5,195	16,115
\$75000-99999	1,050	5,149	15,356
\$100000-149999	1,711	9,128	26,749
\$150000-199999	878	5,871	18,166
\$200000 or greater	1,132	9,238	26,411
Median HH Income	\$ 95,230	\$ 110,488	\$ 108,817
Average HH Income	\$ 125,036	\$ 146,969	\$ 143,347

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,539	41,640	121,989
2010 Total Households	7,402	42,109	124,456
2024 Total Households	7,764	43,154	129,342
2029 Total Households	7,876	43,453	130,089
2024 Average Household Size	3.13	2.98	2.96
2024 Owner Occupied Housing	4,138	29,679	84,725
2029 Owner Occupied Housing	4,257	30,135	86,019
2024 Renter Occupied Housing	3,626	13,475	44,617
2029 Renter Occupied Housing	3,619	13,317	44,070
2024 Vacant Housing	207	1,252	4,497
2024 Total Housing	7,971	44,406	133,839





CITY HALL



ABOUT LA HABRA

La Habra – archaic spelling of La Abra (Spanish for 'The Opening') – is a city in the northwestern corner of Orange County, California, United States. In the 2010 census, the city had a population of 60,239.



CITY OF LA HABRA	
County	Orange
Incorporated	1/19/1925
AREA	
City	7.6 sq mi
Land	7.6 sq mi
Elevation	299 ft
POPULATION	
Population	63,097
Density	8,010.72 sq mi

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE UNIVERSAL ELITE COMMERCIAL
ADVISOR FOR MORE DETAILS.**

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