

**SALE BROCHURE**

# 1211 E La Habra Blvd

**1211 E LA HABRA BLVD**

La Habra, CA 90631

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**PRESENTED BY:**

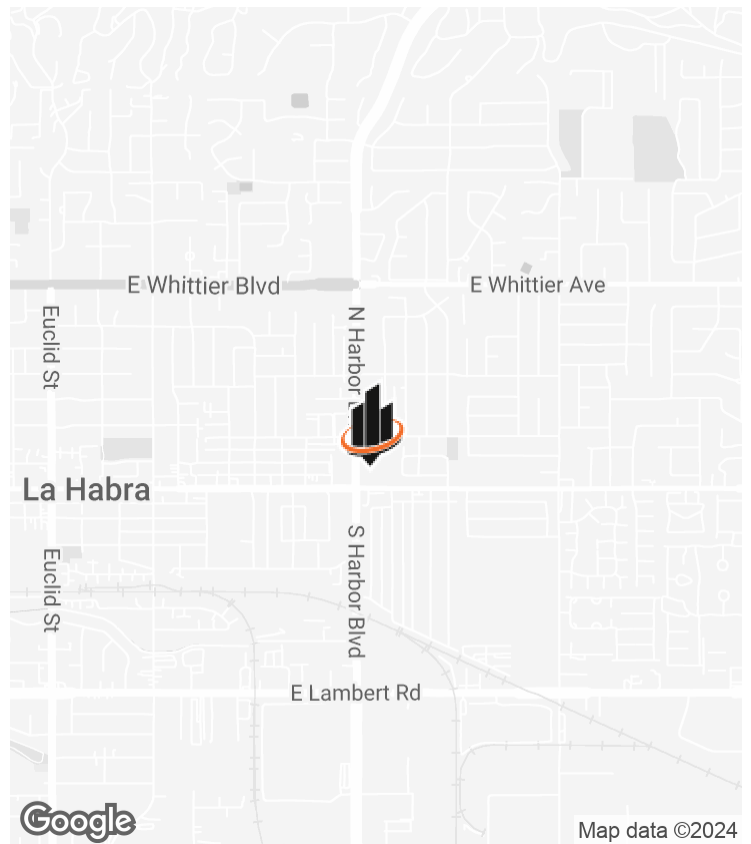
**CLERVIL HERAUX,**

O: 949.558.0309

[clervil@svn.com](mailto:clervil@svn.com)

CalDRE #01473077

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,450,000
<b>NUMBER OF UNITS:</b>	5
<b>LOT SIZE:</b>	0.6 Acres
<b>BUILDING SIZE:</b>	5,430 SF
<b>NOI:</b>	\$184,465.36
<b>CAP RATE:</b>	5.35%

### PROPERTY DESCRIPTION

Prime investment opportunity! This fully occupied 5,430 SF building housing 5 units is a gem in the heart of La Habra. Renovated in 2007, this well-maintained property boasts several new HVAC units, ensuring tenant comfort and satisfaction. Zoned C-2, it offers flexibility for various retail ventures. With 100% occupancy, this property presents a reliable income stream and a smart addition to any investor's portfolio. Don't miss out on the chance to own this lucrative piece of real estate in a desirable location.

### PROPERTY HIGHLIGHTS

- 5,430 SF building with 5 units
- Renovated in 2007 for modern appeal
- Zoned C-2 for versatile retail use
- Prime La Habra location for high visibility
- Fully occupied for immediate income
- Well maintained, ensuring tenant satisfaction
- Several new HVAC units for optimal climate control
- Built in 1965, showcasing enduring quality

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### LOCATION DESCRIPTION

Situated in the bustling city of La Habra, this prime location offers access to a diverse array of retail and dining establishments, drawing in a steady flow of foot traffic. Surrounding points of interest such as La Habra Marketplace and Westridge Plaza provide ample opportunities for retail success, complemented by a strong local economy and a growing population. The convenient proximity to major roadways ensures ease of access, making the area an appealing destination for businesses and visitors alike. Overall, the vibrant community and commercial activity in La Habra make it an ideal setting for retail investment, solidifying the location's potential for long-term prosperity.

## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

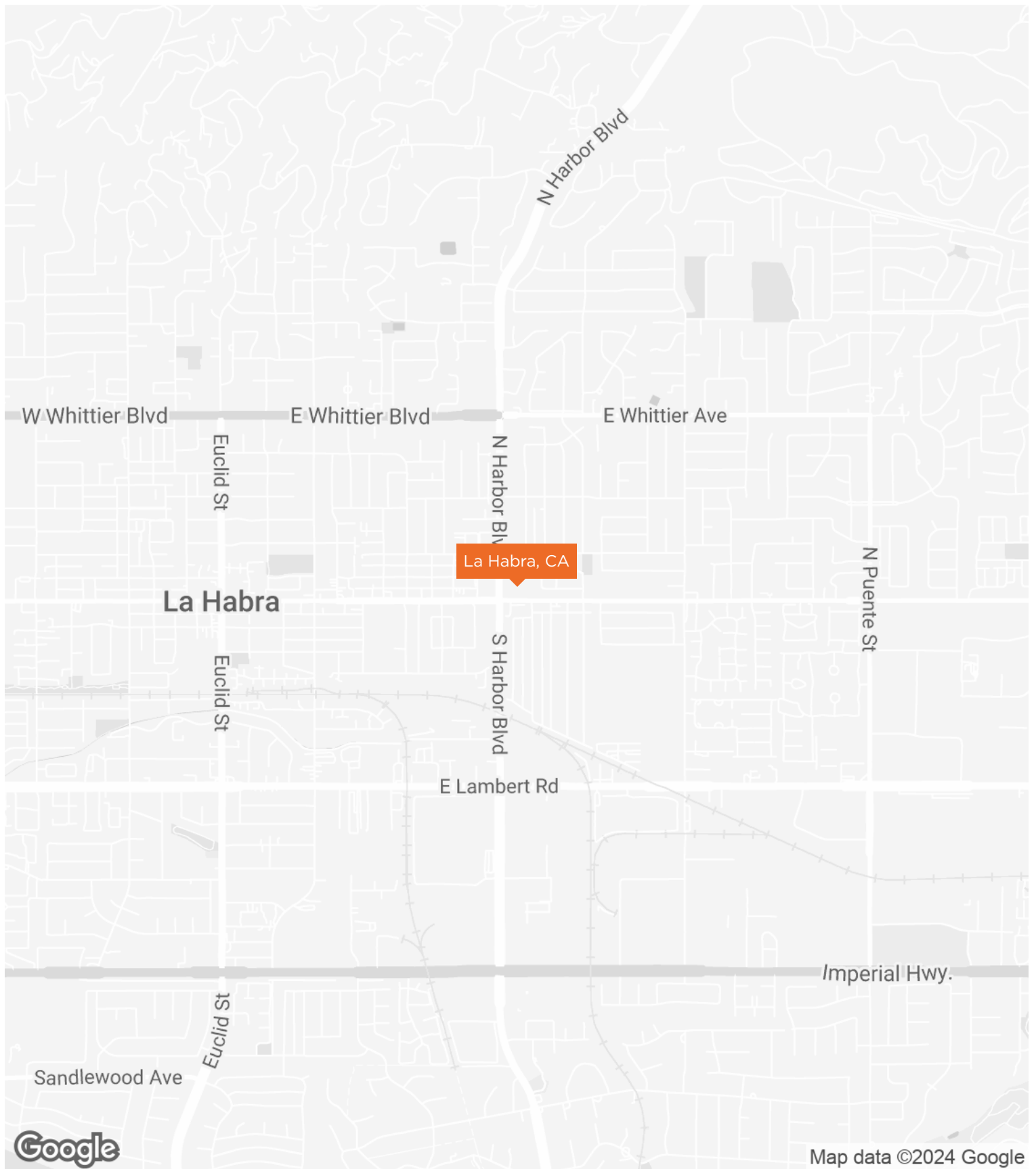
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- - Fully occupied for immediate income
- - Well maintained, ensuring tenant satisfaction
- - Several new HVAC units for optimal climate control
- - Built in 1965, showcasing enduring quality
- - Ideal investment opportunity in a thriving area
- - Located just steps off of a large multi-family housing tract



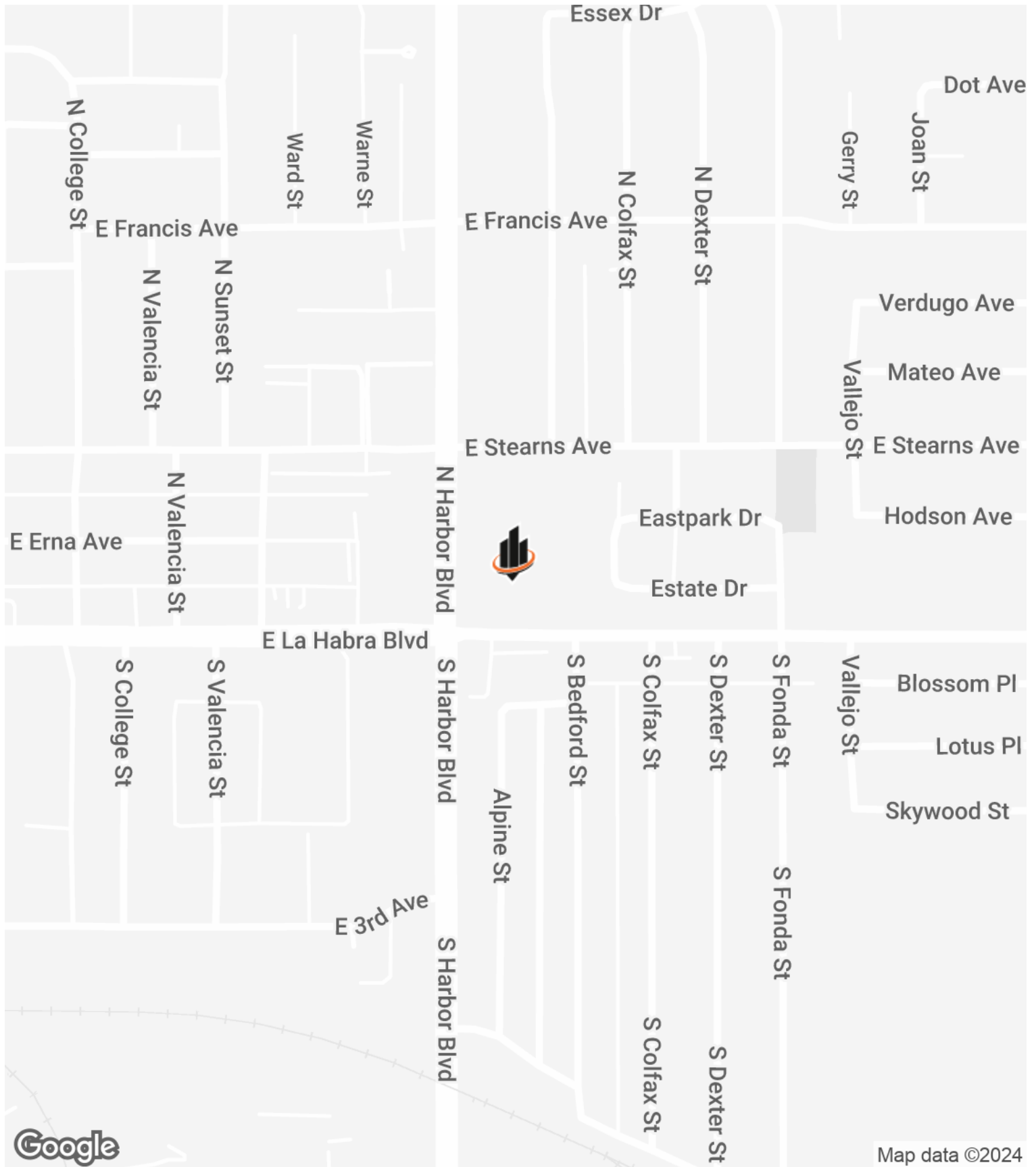
ADDITIONAL PHOTOS



# REGIONAL MAP

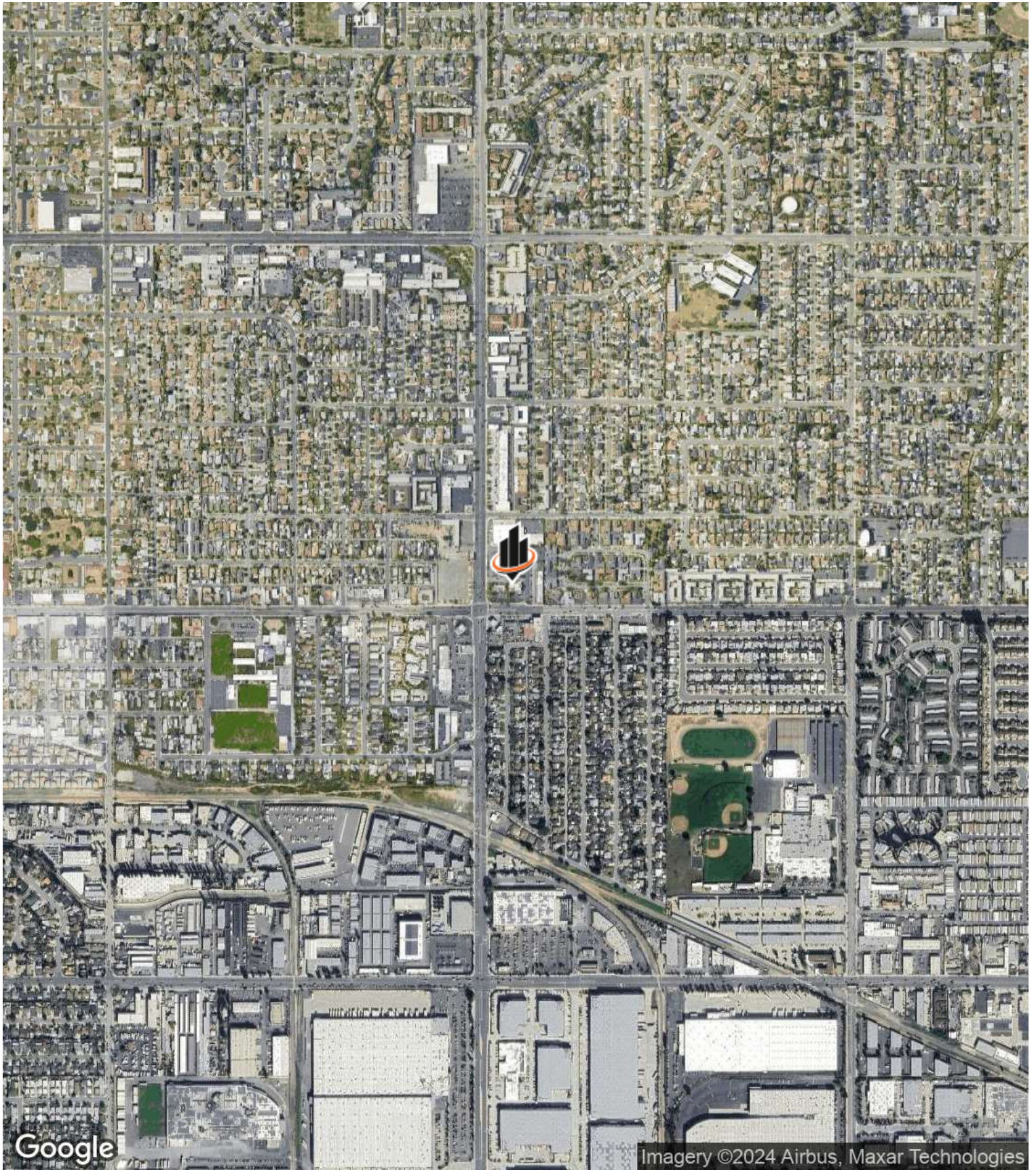


# LOCATION MAP





# AERIAL MAP





# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

1211 E. LA HABRA BLVD.

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PRICE	\$3,450,000
PRICE PER SF	\$635
PRICE PER UNIT	\$690,000
CAP RATE	5.35%

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## OPERATING DATA

1211 E. LA HABRA BLVD.

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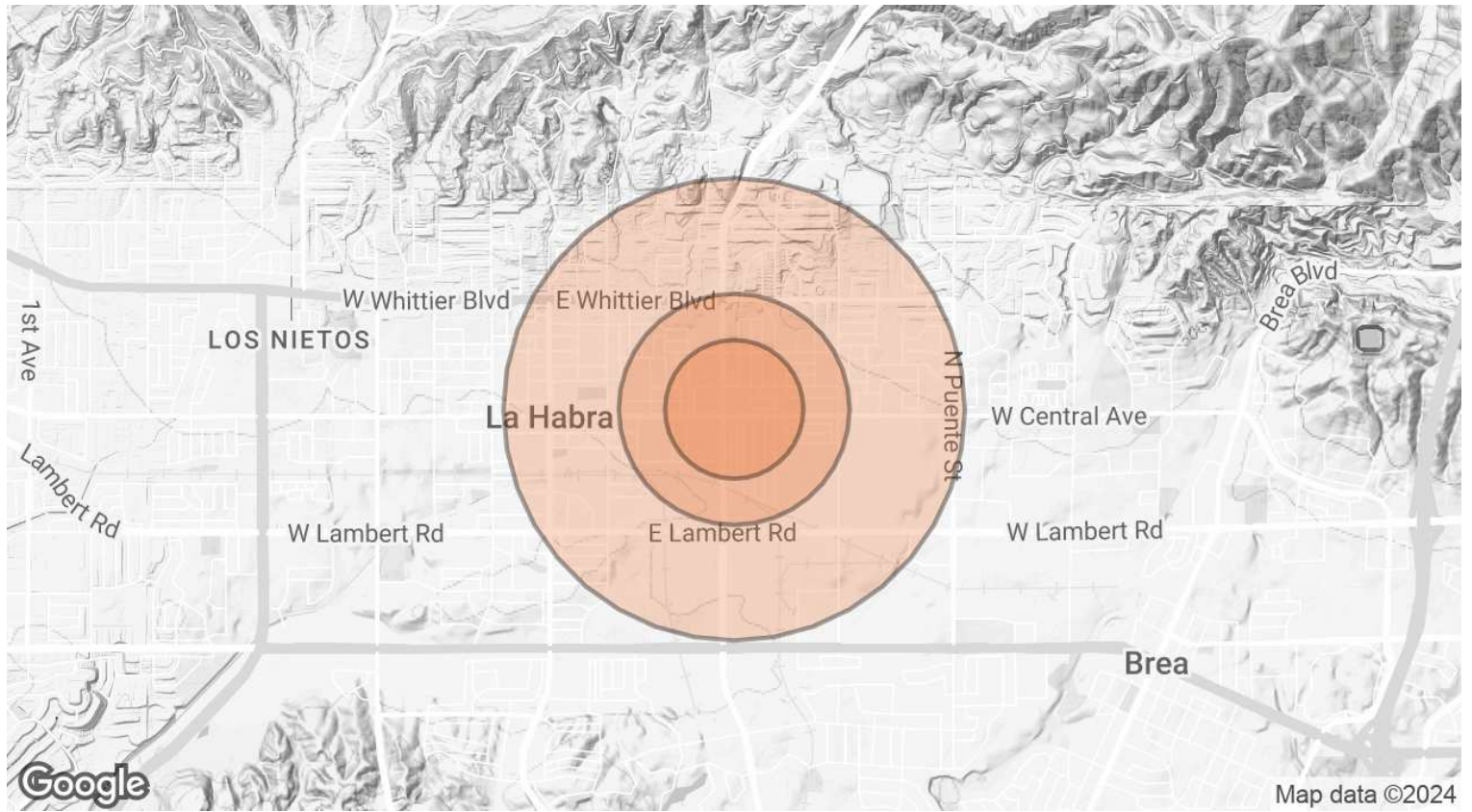
NET OPERATING INCOME	\$184,465
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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT	LEASE END
-	4th Chamber Training Facility LLC	1,422 SF	26.19%	\$16.80	\$1,991	3/31/2029
-	Heavenly Threading Salon	882 SF	16.24%	\$27.83	\$2,045	9/30/2027
-	Torta	852 SF	15.69%	\$24.03	\$1,706	5/30/2026
-	Hamachi Sushi Express	852 SF	15.69%	\$26.59	\$1,888	6/30/2025
-	Wing Stop	1,422 SF	26.19%	\$50.66	\$6,003	7/31/2029
<b>TOTALS</b>		<b>5,430 SF</b>	<b>100%</b>	<b>\$145.90</b>	<b>\$13,633</b>	
<b>AVERAGES</b>		<b>1,086 SF</b>	<b>20%</b>	<b>\$29.18</b>	<b>\$2,727</b>	

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	2,937	8,300	23,642
<b>AVERAGE AGE</b>	36	37	40
<b>AVERAGE AGE (MALE)</b>	36	36	39
<b>AVERAGE AGE (FEMALE)</b>	36	37	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	843	2,314	7,244
<b># OF PERSONS PER HH</b>	3.5	3.6	3.3
<b>AVERAGE HH INCOME</b>	\$112,590	\$109,298	\$118,904
<b>AVERAGE HOUSE VALUE</b>	\$736,034	\$754,474	\$771,722

Demographics data derived from AlphaMap