



PROPERTY HIGHLIGHTS:

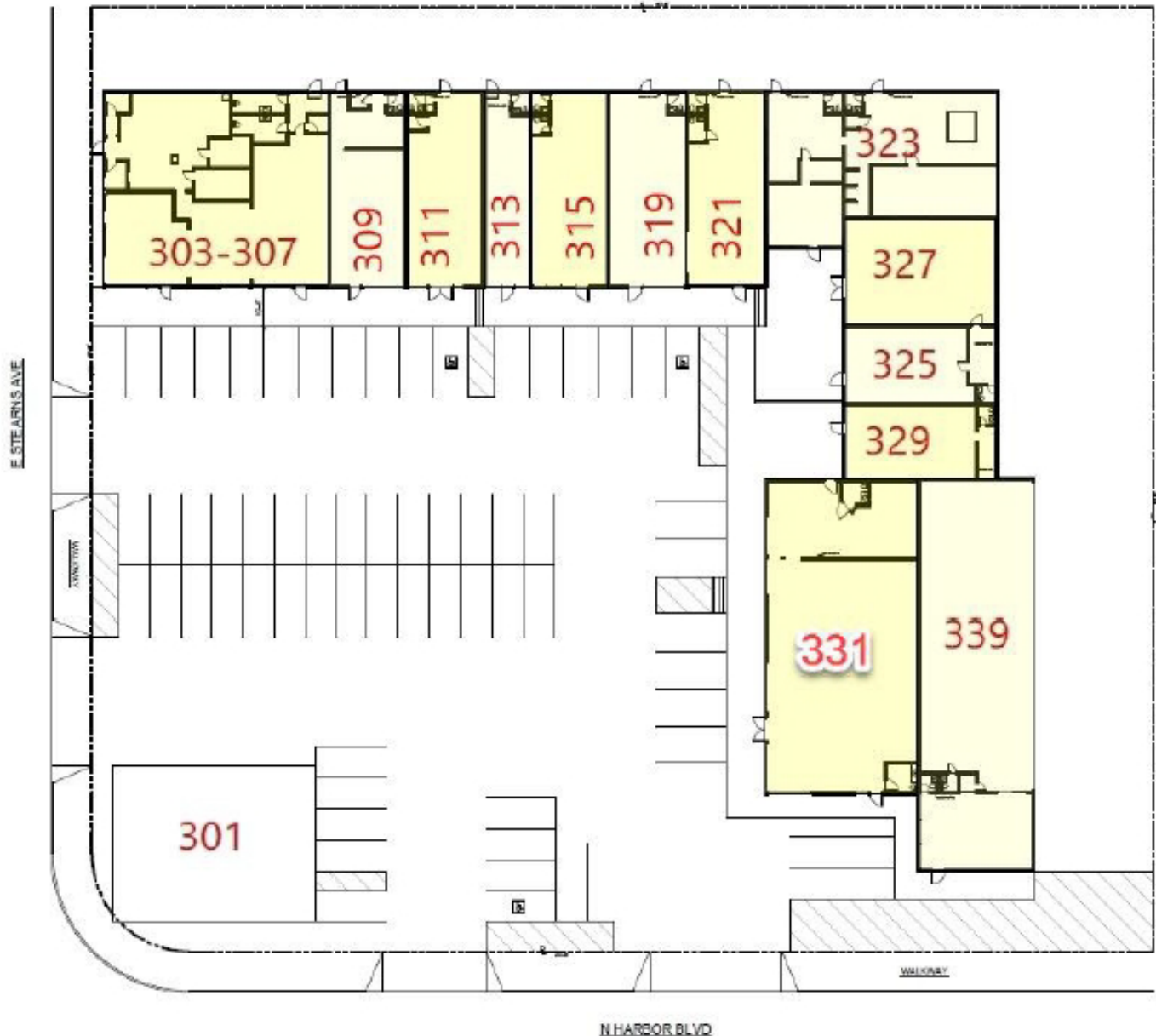
- **LA HABRA PLAZA is a 12 units neighborhood Restaurant and Retail development located in city of La Habra. Approx. 21,080 Rental SF and 74,052 SF of Lot Size.**
- **C-2 Zoning. *** Permitted to use in many variety of businesses, such as: RESTAURANTS, RETAILS, MEDICAL CLINICS, OFFICES, SCHOOLS, AUTO SERVICE AND MANY MORE. (Zoning Use Appendices is available upon request)***
- **BRAND NEW CONSTRUCTION WITH NEW MODERN EXTERIOR DESIGN.**
**** Estimate to complete in December, 2025.**
- **Available unit size: **1,000 SF****
- **Signalized Intersection. Northwest corner of Harbor Blvd. and Stearns Ave. (Orange County).**
- **In-Place Tenants: WINCHELL'S DONUT, HOT STONE PHO', CHICKEN BOX, PRIVATE GYM, KOREA SPECIALITY COFFEE SHOP, BARBER STUDIO, HIGH-END AUTO REPAIR SHOP AND MANY OTHER RETAILERS.**
- **Monument Signage Available for New Tenants.**
- **Ample Free Parking Spaces. Easy access to Freeway 57.**
- **Traffic Count: approx. 34,588 cars per day**

For more information:

**BERKSHIRE
HATHAWAY** | CALIFORNIA
COMMERCIAL DIVISION PROPERTIES

Kevin Lee / Real Estate Broker / DRE: 01720786 / 15038 Clark Ave., Hacienda Heights, CA 91745
Cell: (626) 975-2521 / Direct: (626) 986-5619, Ext. 111 / Fax: (626) 986-5626
Email: Kevin.Lee@bhhsccaprops.com

SITE PLAN with Unit Numbers:



For more information:

AVAILABLE SPACE FOR RETAIL & OFFICE:

Space #:	Size:	Rent Rate:
<u>309 (Inline Unit)</u>	<u>1,000 SF.</u>	<u>\$2.00 PSF/Mo. + NNN</u>

**** (APPROVED PLAN READY TO BUILD for Nail Salon Shop. Call for Details)**

NNN's = \$0.71 per sf. as of 1/1/2025

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LA HABRA PLAZA RESTAURANT & RETAIL SPACES AVAILABLE FOR LEASE

FOR LEASE
303-339 N. HARBOR BLVD.
LA HABRA, CA 90631

SOUTH CORNER ANCHOR STORE DESIGN



PERSPECTIVE



NORTHEAST CORNER ANCHOR STORE DESIGN



PERSPECTIVE



OUTDOOR MONUMENT SIGN DESIGN



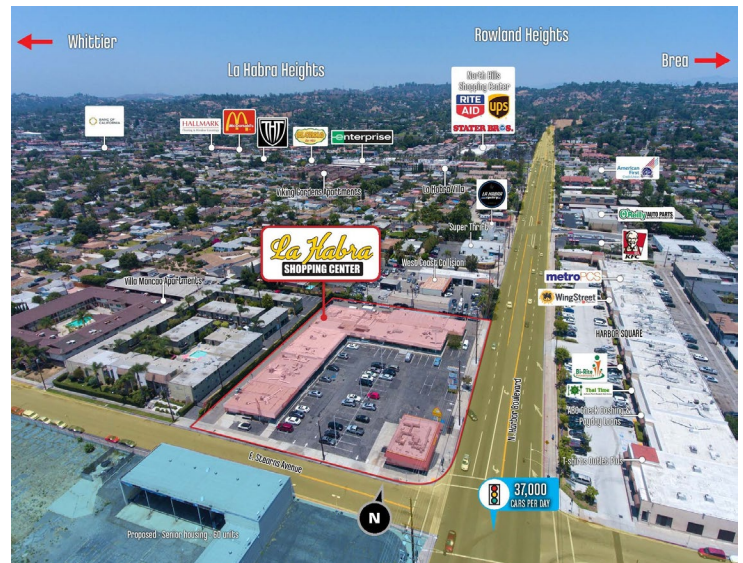
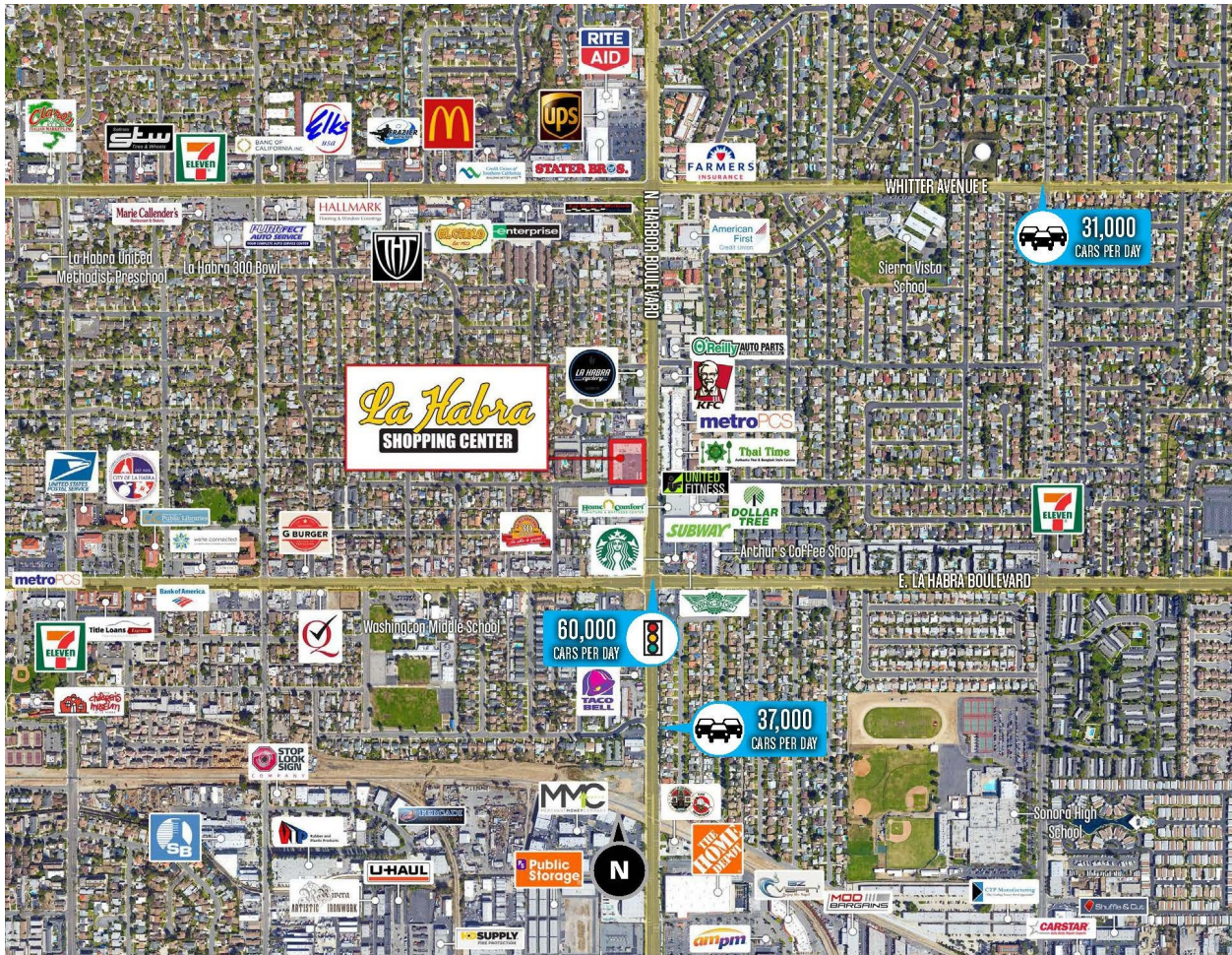
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