

± 6,500 SF FREESTANDING BUILDING AVAILABLE FOR LEASE

L A H A B R A B L V D



1951 W. LA HABRA BLVD, LA HABRA, CA 90631

 **LEE &
ASSOCIATES**
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Lee & associates commercial real estate services, inc. - Orange. 1004 W taft ave, orange, ca 92865 corporate id #01011260. All information contained herein has been provided by lessor and/or third parties, but has not been independently verified by lee & associates or its agent(s). Lessee or interested parties should independently verify all information communicated by these sources.

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LA HABRA BLVD



PROPERTY HIGHLIGHTS

- Signalized Intersection of Beach Boulevard and W. La Habra Boulevard
- Excellent Traffic Counts - Over 49,000 CPD
- Good Accessibility with Two Points of Egress & Ingress (Right-in and Right-out)
- Excellent Visibility
- Highly Upgraded Tenant Improvements
- Very Strong Surrounding Demographics That Cater to a Broad Customer Base with Substantial Discretionary Income (Over \$135,000 Average Household Income)
- Directly Across the Street from Costco

JOIN THESE NEIGHBORING TENANTS



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Est. Population	29,921	153,034	425,036
Avg. HH Income	\$123,523	\$135,428	\$133,076
Households	9,653	48,0987	130,470
BeachBlvd	28,112 Cars Per Day		
La Habra Blvd	21,019 Car Per Day		

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