

# FOR LEASE

## ±0.5 Acre Development along Whittier Blvd

541 E Whittier Boulevard | La Habra, CA 90631

1,500 SF to 3,600 SF New Pad Building with Drive Thru Opportunity



### Property Highlights

- Flexible uses with retail, restaurant, office or medical
- Great visibility with approximately 135' of frontage along Whittier Blvd (approx. 32,500 cars per day)
- Close proximity to major freeways; Orange CA-57, Santa Ana I-5 and San Gabriel I-605.
- Caters to the Southern California communities of La Habra, Whittier, La Mirada, Rowland Heights, La Habra Heights, Buena Park and Fullerton
- Surrounding nearby school; Sonora High, Arbolita Elementary and Hbic The Cleta Harder Developmental School (11 school within the 2 mile radius)
- Ample amount of parking (30 parking stalls)

### Demographics

EST. 2019	1 MILE	3 MILE	5 MILE
Population	26,119	128,916	378,281
Average Household Income	\$89,988	\$113,553	\$113,679
Daytime Population	6,685	44,685	145,378

Source: Esri

### TRAFFIC COUNT

Whittier Boulevard approx. 32,500 cars per day

Source: CoStar

### Contact

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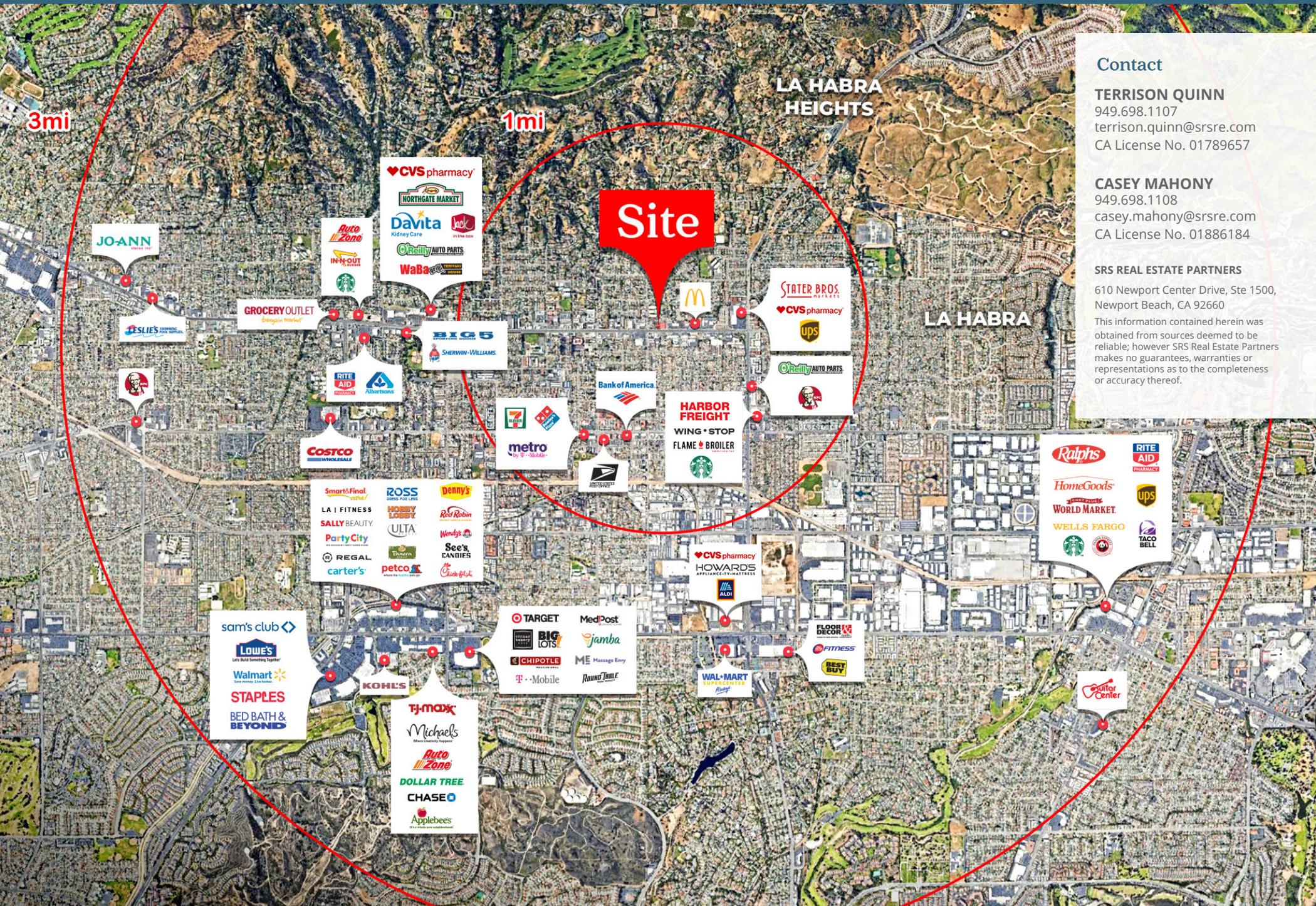
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