



# For Lease

**1249-1305 W Whittier Blvd • La Habra**  
*La Habra Towne Center*



## Features:

- Ⓛ Affluent Orange County location
- Ⓛ Northgate Gonzalez Supermarket and CVS anchored center
- Ⓛ Located at the NWC of Whittier Blvd. and Idaho St.
- Ⓛ High traffic counts of approximately 45,000 ADT
- Ⓛ Dense, affluent population with over 23,000 residents in a 1-mile radius
- Ⓛ Signalized intersection
- Ⓛ High Daytime population
- Ⓛ Co-tenants include: Northgate Market, Water Store, Higo Sushi, LH Vision, Movita Juice, Real Estate, CVS, The Crab Shack, KC Nails, Waba Grill, Tierra Mia Coffee, Yogurt Land, Hair Salon, Smoke & Fire and Jack in The Box.
- Ⓛ Prime pad on main drive way entrance to the center
- Ⓛ Available:
  - Suite 1465: 2,020sf – \$4.00 NNN \$0.73 (Former T-Mobile)
  - Suite 1453: 1,005sf – \$3.50 NNN \$0.73 (Former Barber Shop)

	1 Mile	2 Miles	3 Miles
2021 Estimated Population	23,312	76,126	132,207
Household Income	\$107,865	\$107,931	\$113,743

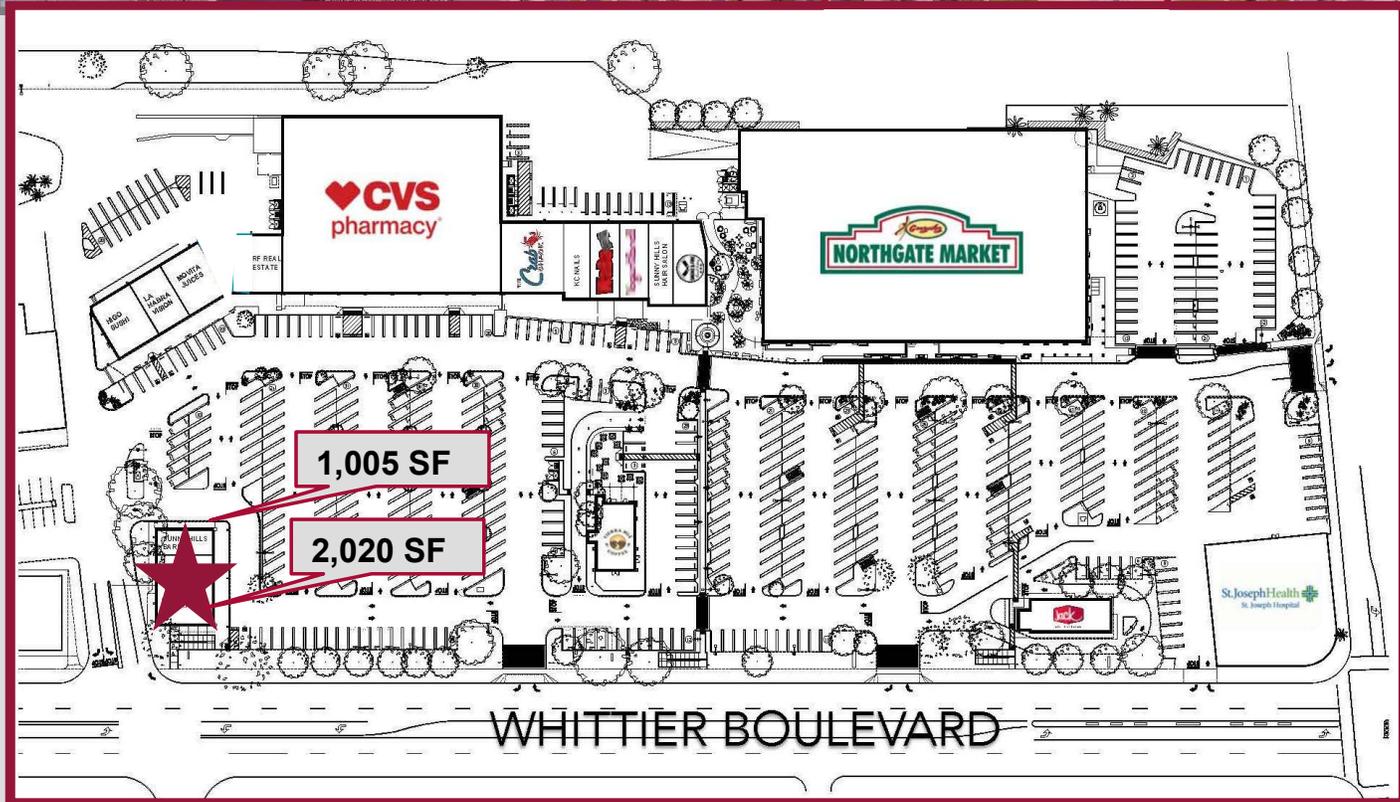


Contact: Greg Jones DRE 00661121  
 440 W. Whittier Blvd. La Habra, CA 90631  
 (562) 697-3333 x21 Fax (562) 697-9999  
 greg@JonesRE.net www.JonesRE.net



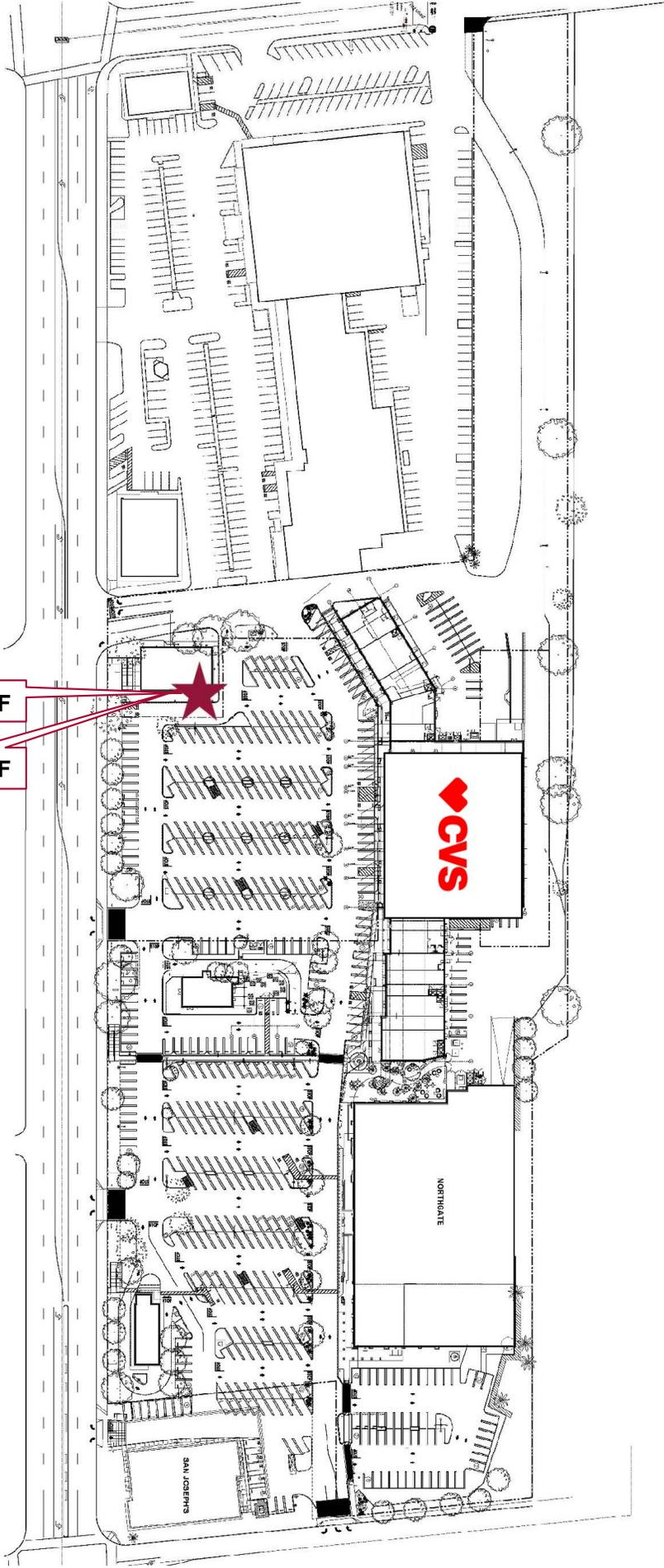
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**Jones RE**  
Commercial Real Estate

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440 W. Whittier Blvd. La Habra, CA 90631  
(562) 697-3333 x21 Fax (562) 697-9999  
greg@JonesRE.net www.JonesRE.net



2,020 SF

1,005 SF

**CVS**

NORTHGATE

SAN JOSEPHS

NG 02  
 EXISTING  
 FUTURE  
 PLAN  
 FINAL

DATE REVISION DESCRIPTION  
 1  
 2  
 3  
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 10

DATE REVISION DESCRIPTION  
 1  
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PROJECT  
 NG STORE 2  
 1305 W. WHITTIER BLVD.,  
 LA HABRA, CALIFORNIA 90631  
 YYYY PROJECT CATEGORY  
 PROJECT SCOPE

COMPANY  
 GONZALEZ NORTHGATE MARKET  
 1201 N MAGNOLIA AVE.  
 ANAHEIM, CALIFORNIA  
 CONSTRUCTION AND DESIGN

