



150 West Whittier Boulevard La Habra, California 90631

- 18,730 SF Land for Sale or Ground Lease
- Infrastructure Already in Place
- Drive-Thru Permitted with CUP
- Restaurant Permitted by Right
- Medical Office Permitted by Right
- Situated Between Beach Boulevard and Harbor Boulevard
- Minutes from Whitten Assisted Living Facility, La Habra Highschool, Walnut Elementary School, Northgate Gonzalez Market, Costco

|                       |                                |
|-----------------------|--------------------------------|
| <b>Sale Price:</b>    | \$2,500,000                    |
| <b>Lease Rate:</b>    | \$225,000.00 per year (Ground) |
| <b>Building Size:</b> | 1,500 SF                       |
| <b>Available SF:</b>  | 0.43 Acres                     |

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## Property Description

NAI Capital, as exclusive advisors to ownership, is pleased to present this ground lease or redevelopment opportunity on Whittier Boulevard in La Habra. The site has existing infrastructure in place for drive thru, retail, or medical development. The former tenant was Golden Star Chinese Restaurant and was operating for over 20 years.

Located at the signalized intersection of Elm Street and Whittier Boulevard, this property spans two parcels totaling approximately 18,730 square feet. It features three curb cuts—two on Whittier and one on Elm—and enjoys excellent visibility and access thanks to its prominent corner placement. Zoned C-2, the site supports a variety of uses including restaurant, retail, medical office, or drive-thru with a CUP.

## Location Description

150 West Whittier Blvd in La Habra, California, is situated at the signalized intersection of Whittier Boulevard and Elm Street. The properties signalized intersection location offers great visibility as well as ingress & egress access. This corner property is ideal for restaurant, medical office, or retail development. The site experiences significant traffic flow with approximately 38,000 cars passing daily on Whittier Boulevard. This Whittier Boulevard corridor has been flooded with new development lately. The property is near strong residential demographics and just minutes from Beach Boulevard. Within 3-miles, the population is over 127,000 with average household incomes of over \$140k.













