

RETAIL/OFFICE for LEASE

LA HABRA FREE STANDING BUILDING

251 W Whittier Blvd., La Habra, CA 90631



PROPERTY HIGHLIGHTS

- Pylon Signage Available
- ADA-Compliant & Ample On-Site Parking
- Close by Schools, Parks, and Apartments
- Excellent Visibility and Strong Street Frontage
- Central Located between Orange and LA County
- Prime Location on Whittier Blvd with High Traffic Counts
- High Population Community and Household Average Income
- Surrounded by Dense Residential Neighborhoods and Local Businesses
- Ideal Use: General Office & Retail / Fortune-telling / Health Club / Bakery / Bank (ATM) / Art Gallery / Restaurant (Food & Beverage to go only) / Tattoo Studio / Medical Lab / Doctor & Dentist Office / Medical & Professional Office

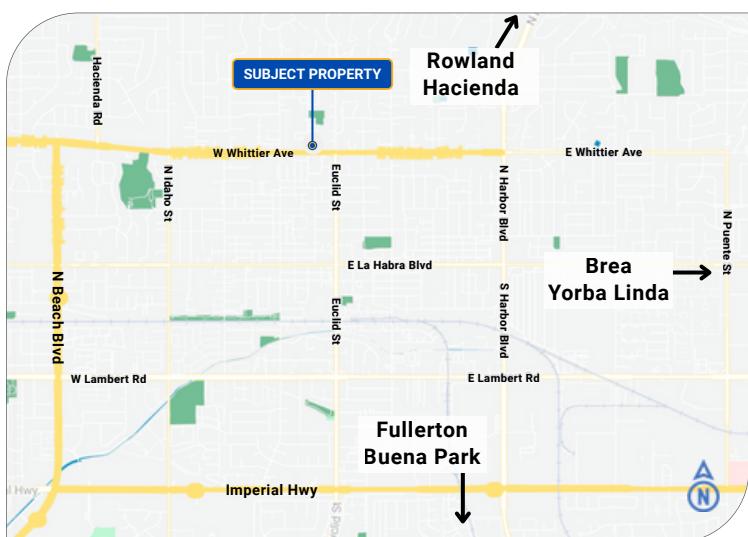
RENTAL DETAILS

Available Size: **± 856 SF**

Lease type: **NNN**

Restroom(s): **1**

Parking(s): **10**



ASKING RATE

Rate

\$3,100 /Month

FOR MORE INFORMATION, PLEASE CONTACT



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DRE#: 01961798



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DRE#: 02011933



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Aerial View 1



2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	27,613	125,001	372,660
Household Income	\$103,822	\$125,996	\$125,345
Daytime Population	6,582	45,915	147,410

Source: Esri

2025 TRAFFIC COUNTS (Source: Caltrans)

W Whittier Blvd: **± 37,662 AADT** (Annual Average Daily Traffic)

Hillside St: **± 35,124 AADT** (Annual Average Daily Traffic)

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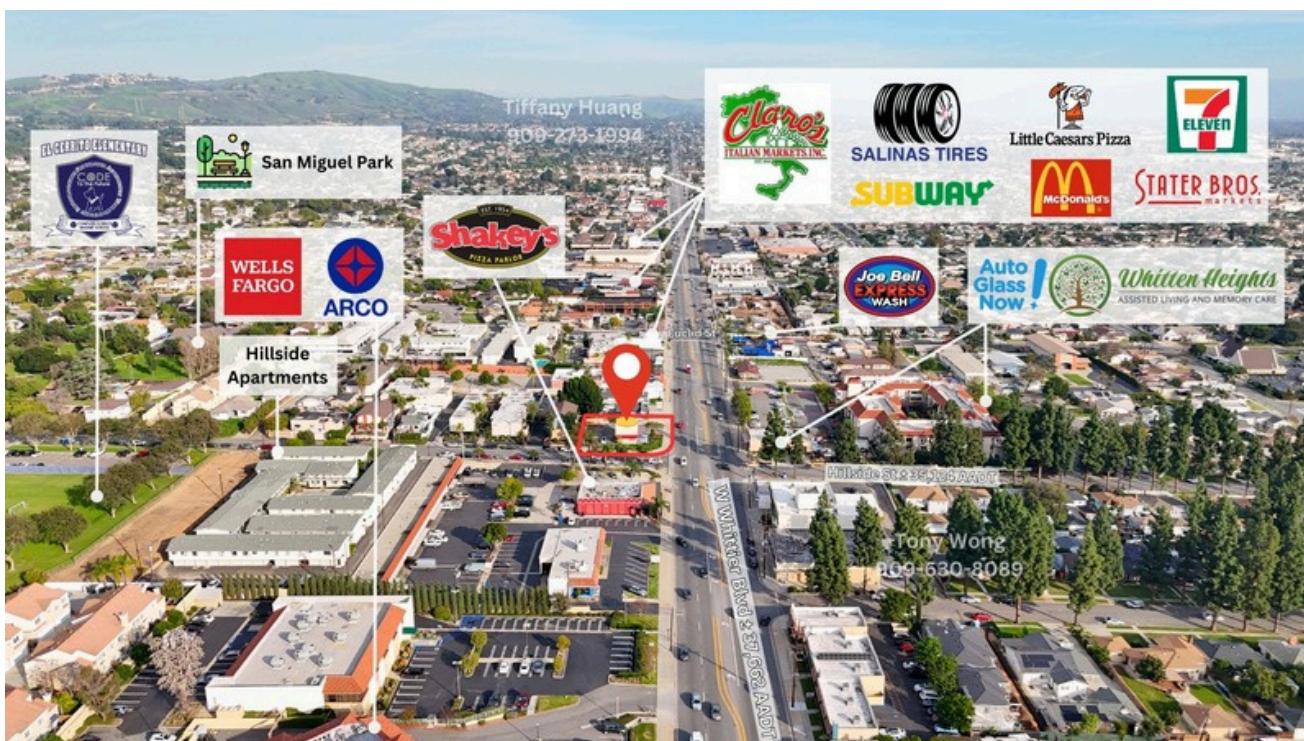
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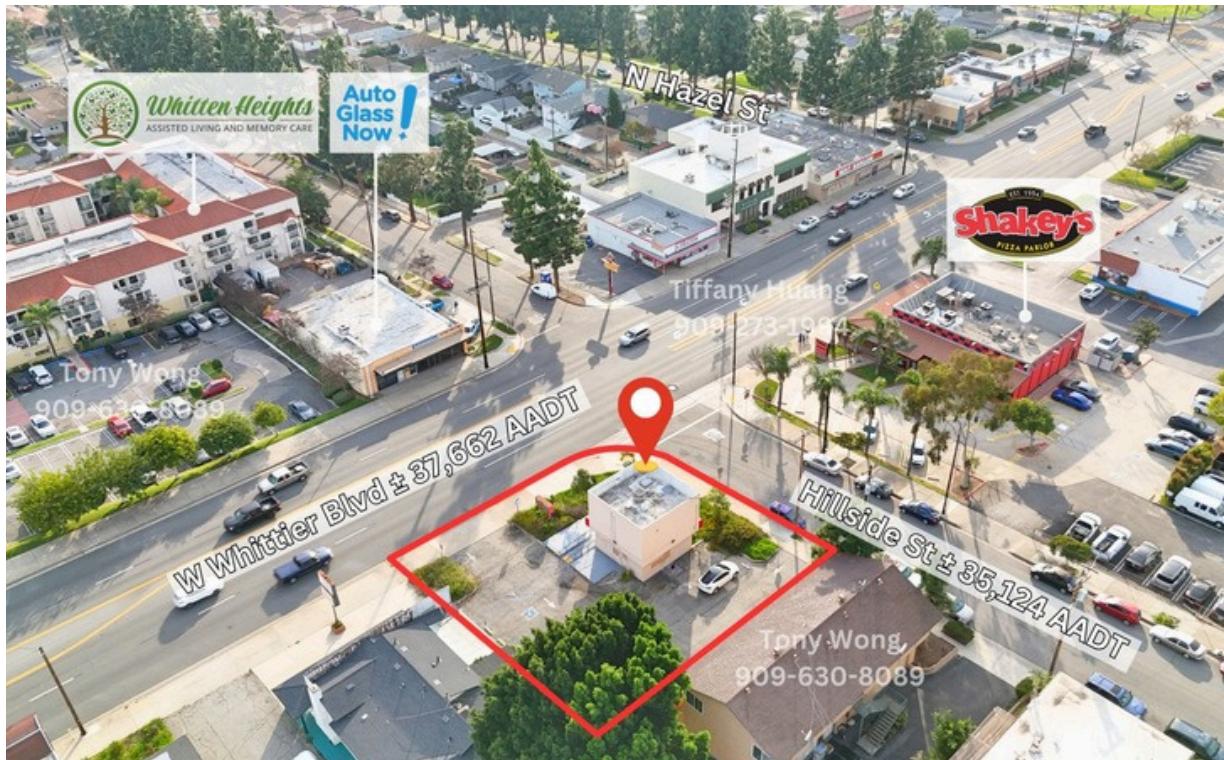
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