

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

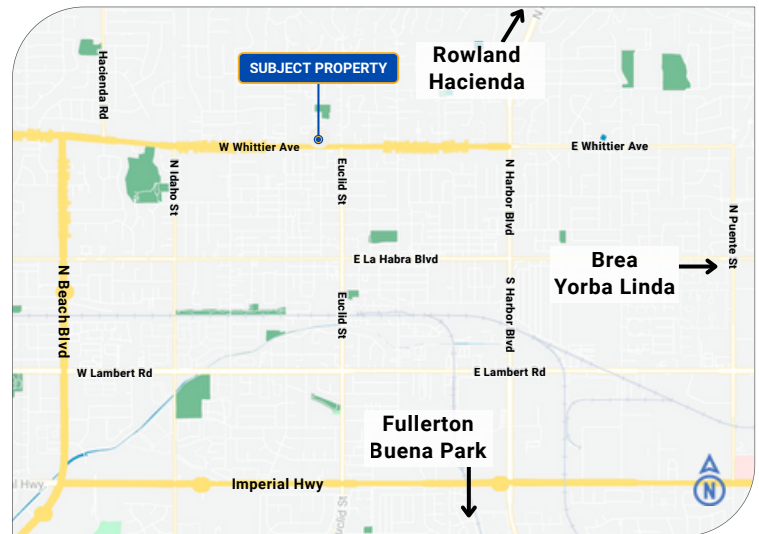
## RENTAL DETAILS

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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EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

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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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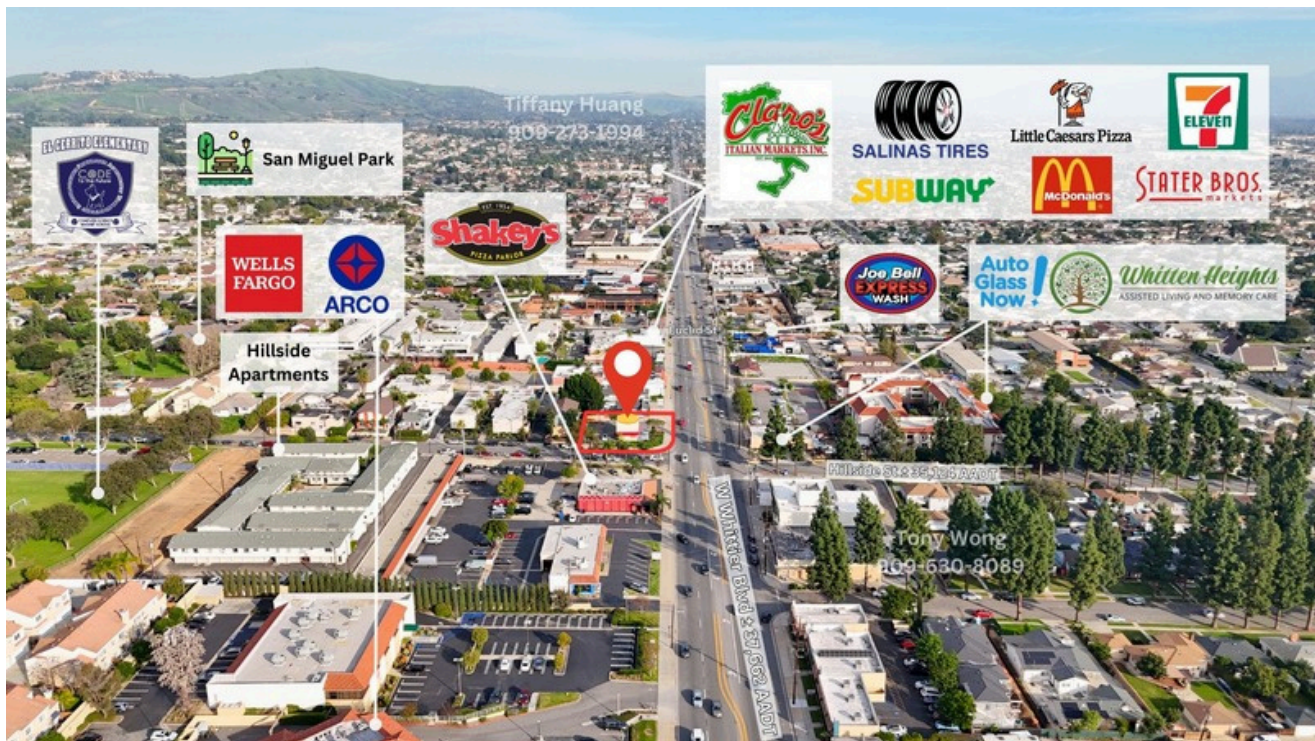
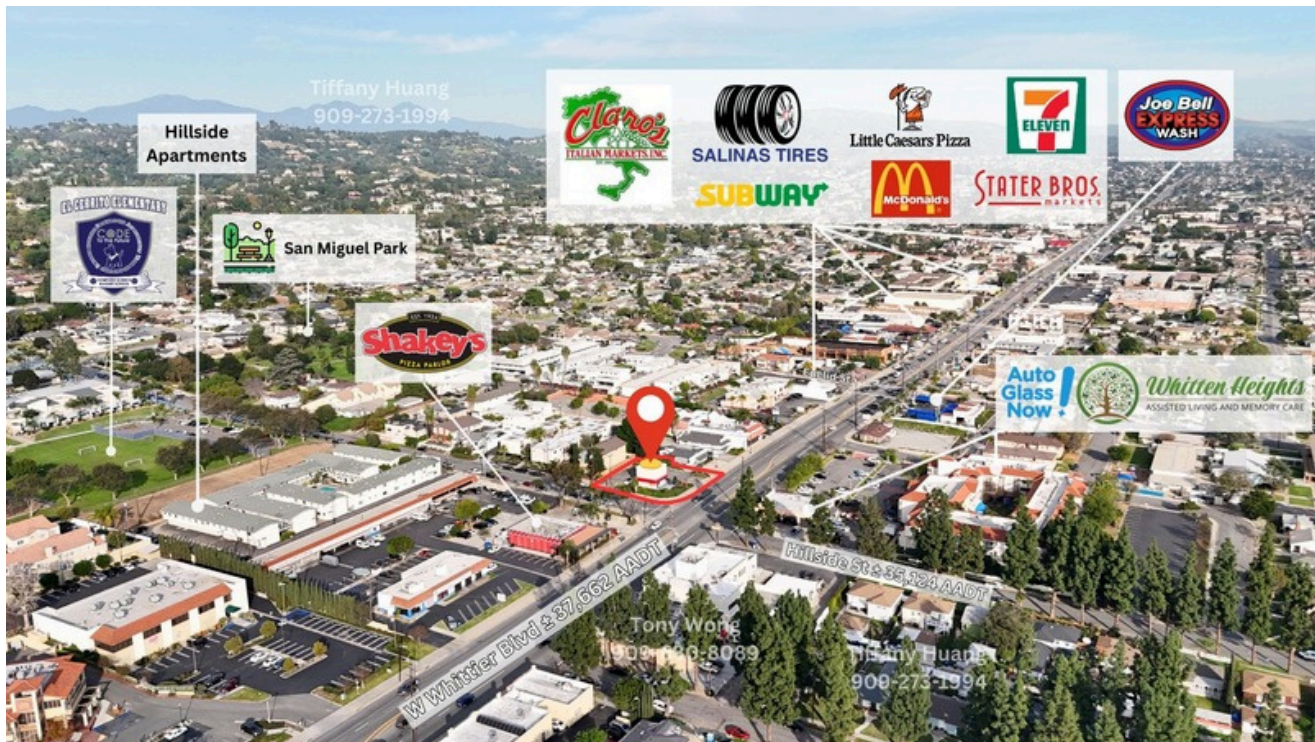




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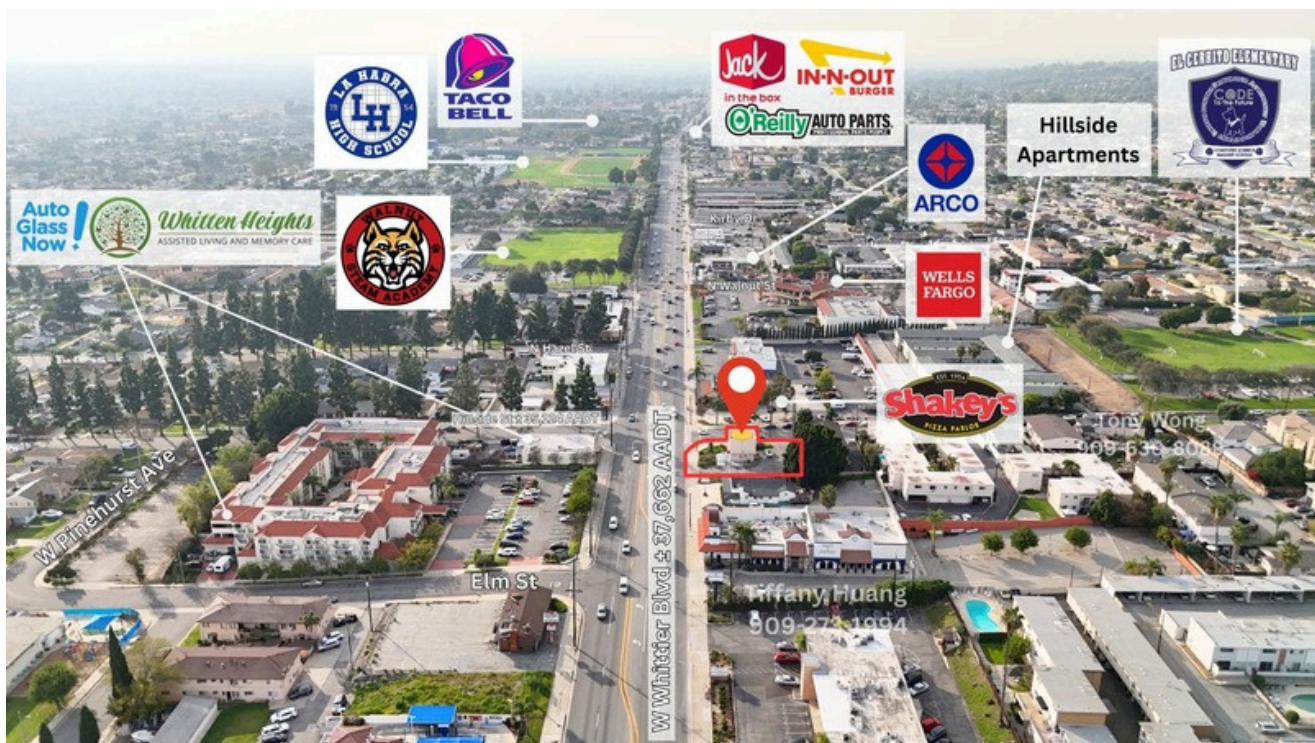




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