

SUB-LEASE OPPORTUNITY



LA HABRA, CA

Walgreens #3747

± 1,976 SF | \$50,000/yr, MG | June '26

101 W. IMPERIAL HIGHWAY

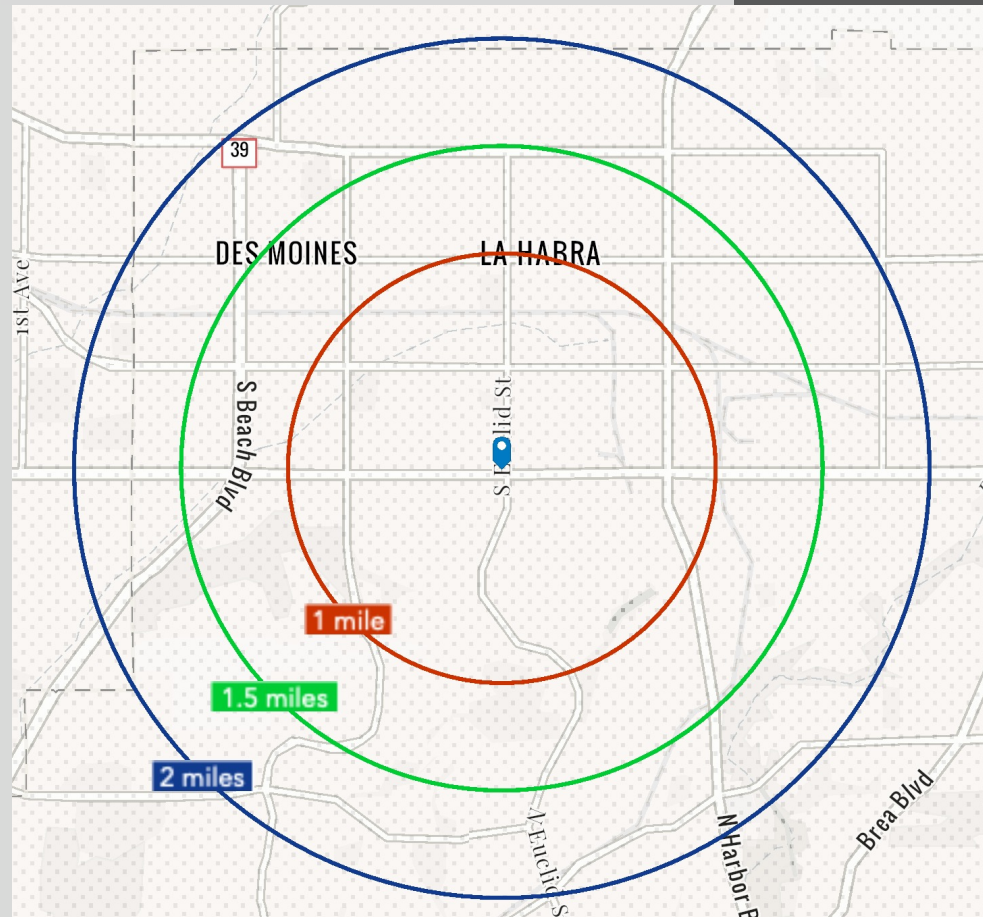


Property Overview

- **Rent.** \$50,000/yr, Modified Gross*
 *(inclusive of RET; R&M, insurance, utilities separate)
- **Master Lease Expiration.** 6/30/26
- **Walgreens Premises.** ±1,976 SF; ±0.58 AC
- **Building.** 1-story building, featuring a drive through on each side
- **Signage.** Pylon w manual reader board + building
- **Parking.** 15 spaces
- **Access.** Right-in/right-out on W. Imperial & Euclid
- **Unique Hard Corner Opportunity.**
 - NWC of Imperial & Euclid (±66K VPD)
 - Double-drive through building at below market rent (±2.10 sf/mth)
- **Prohibited Uses.** Retail pharmacy, bar, children’s party facility, 2nd hand or liquidation store, office, educational facility, or gym.

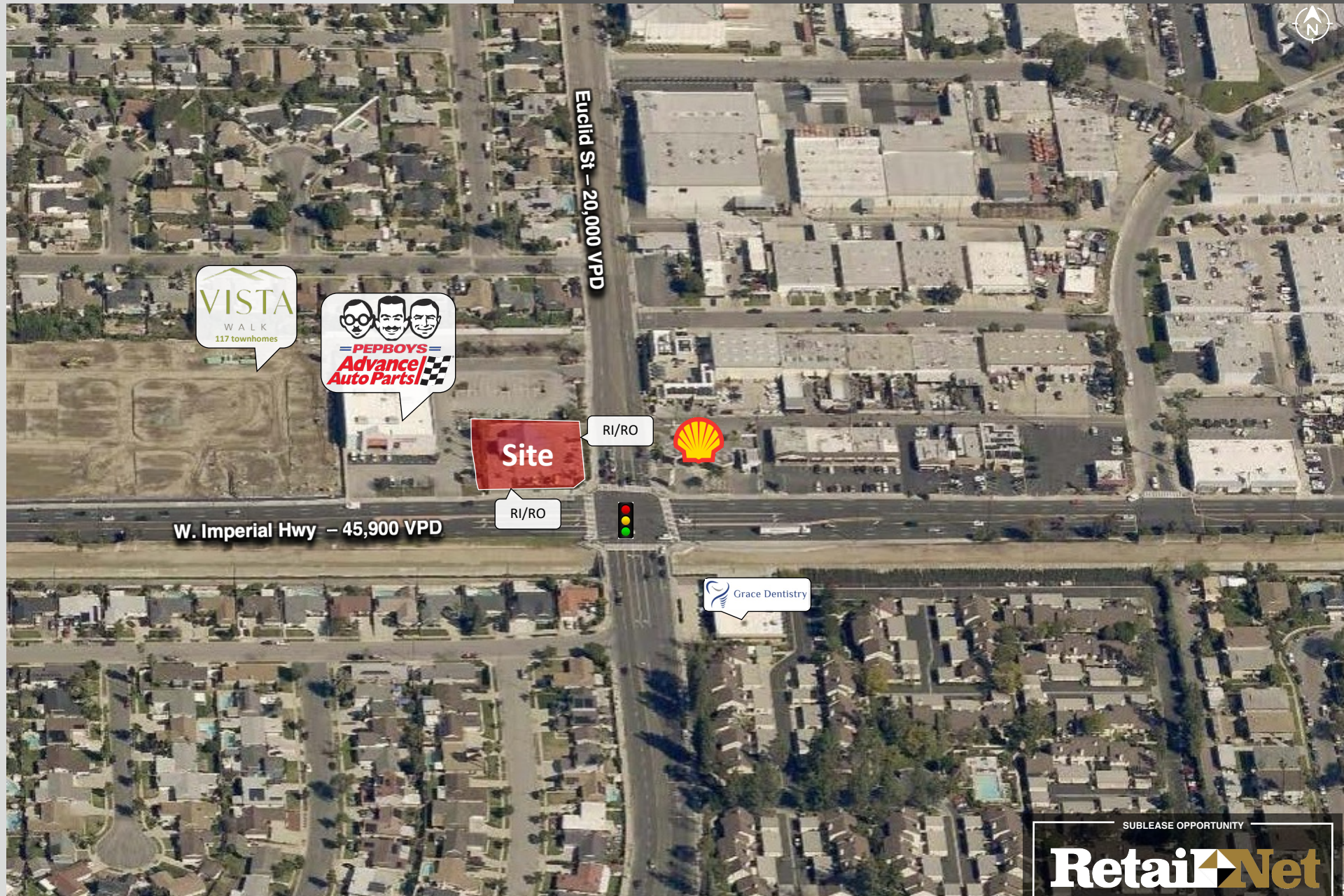
Location Overview

- **New Development & Demos.**
 - Adjacent to Vista Walk, a 117-unit townhome development
 - 2-mile population density of ± 80K.



'23 Estimates	1 Mile	1.5 Miles	2 Miles
Population	20,921	47,298	78,444
Households	7,098	15223	25,752
Avg. HH Inc.	\$115,923	\$126,053	\$133,385
W. Imperial Hwy – Daily Traffic Count Estimate			45,900
Euclid St – Daily Traffic Count Estimate			20,000





VISTA
WALK
117 townhomes

PEPBOYS
Advance
Auto Parts

Site

RI/RO



RI/RO

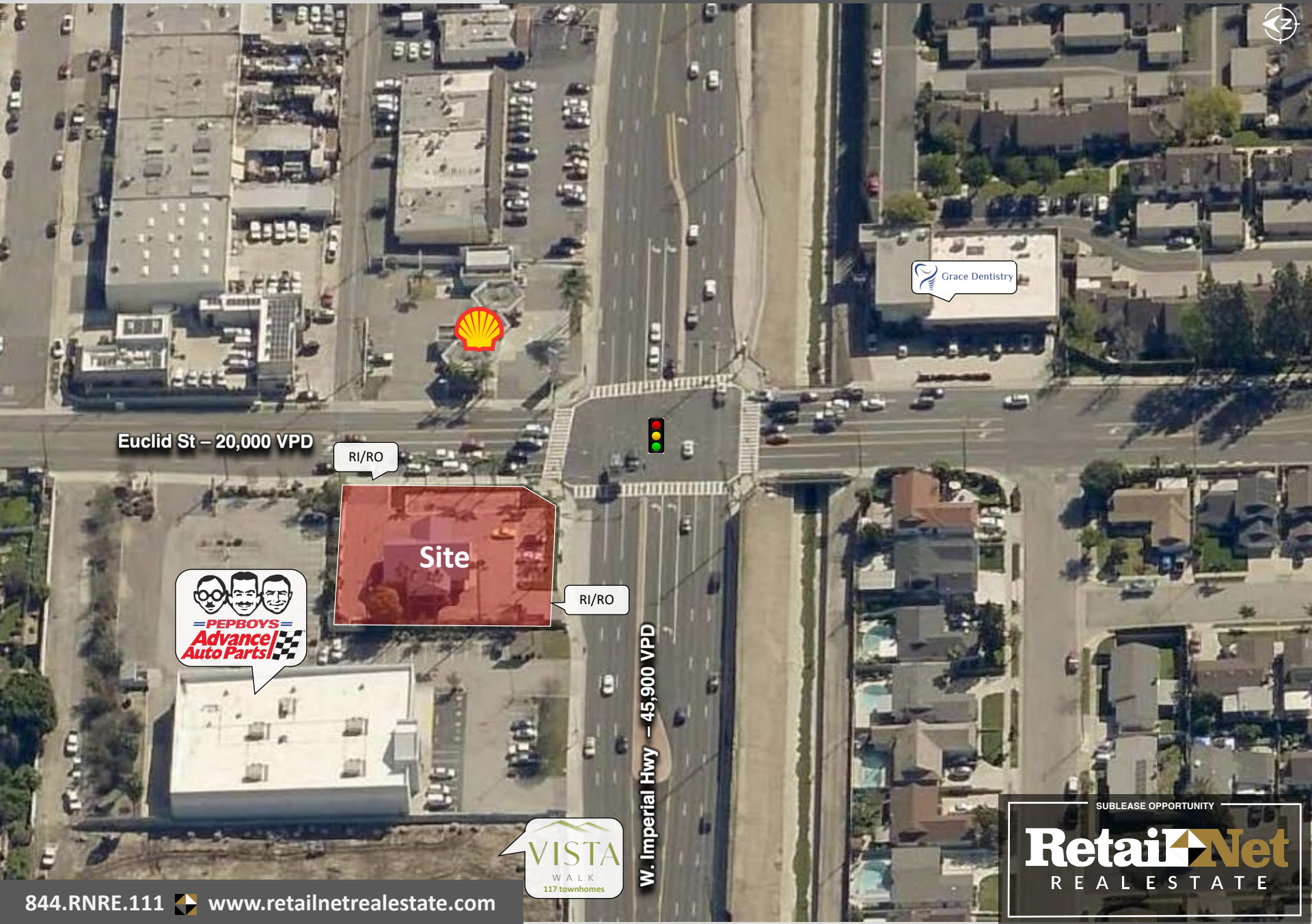
W. Imperial Hwy - 45,900 VPD



Grace Dentistry

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE



Euclid St – 20,000 VPD

RI/RO



Site

RI/RO



W. Imperial Hwy – 45,900 VPD



SUBLEASE OPPORTUNITY





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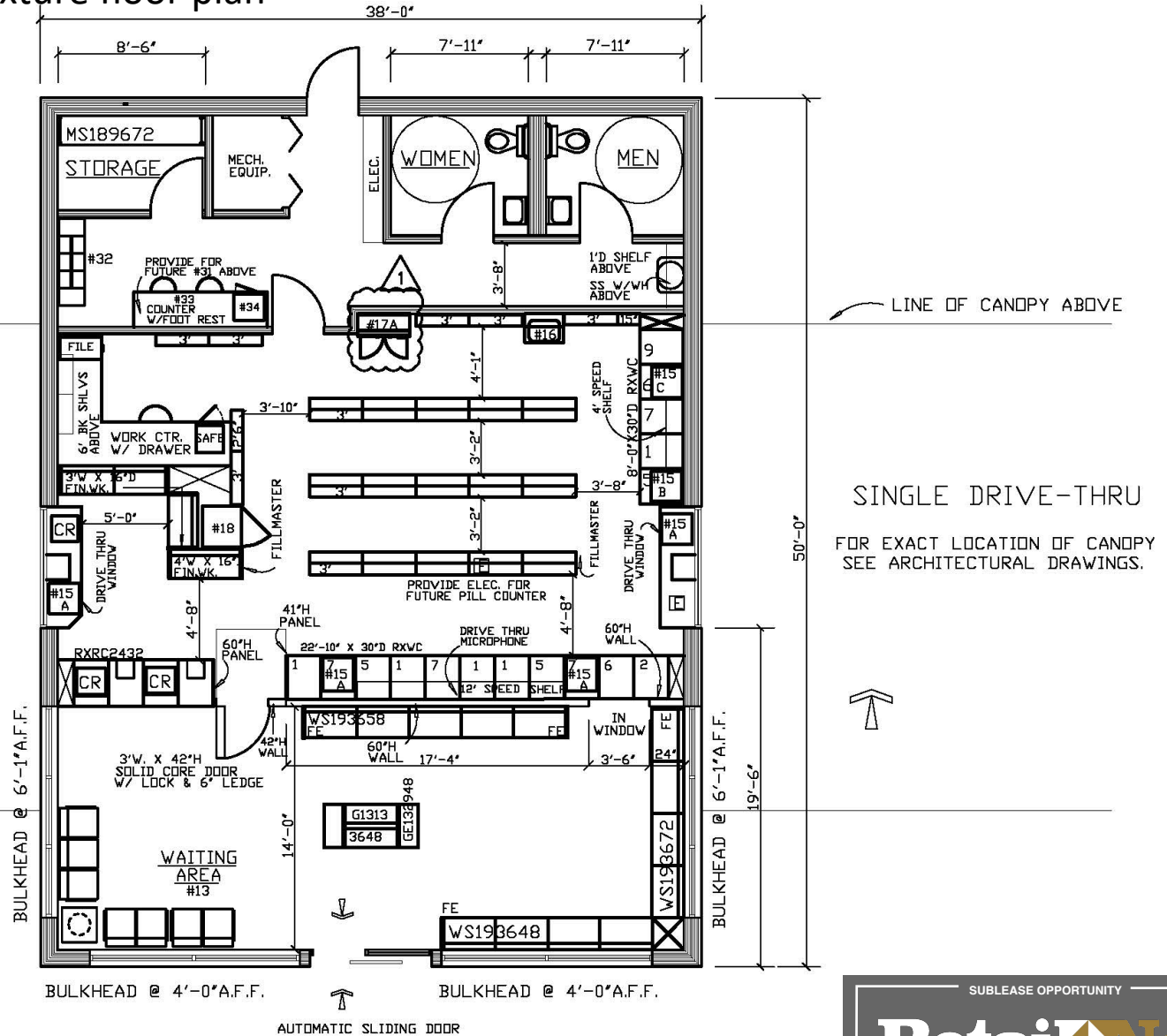


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Walgreens former fixture floor plan

***FFE not included**



SINGLE DRIVE-THRU

FOR EXACT LOCATION OF CANOPY
SEE ARCHITECTURAL DRAWINGS.

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REAL ESTATE

SUB-LEASE TERMS

SUGGESTED RENT*

\$50,000

(inclusive of RET; R&M, insurance, utilities separate)

TERM

6/30/26 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.’s Real Estate Committee*

CONTACT

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