

FOR LEASE

THE ROW ON HARBOR

1450-1478 S HARBOR BLVD | LA HABRA, CA 90631



AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CalDRE #02031360

949.608.4886

DANIEL@CBM1.COM

CBM1.COM

CBM1

LEASING

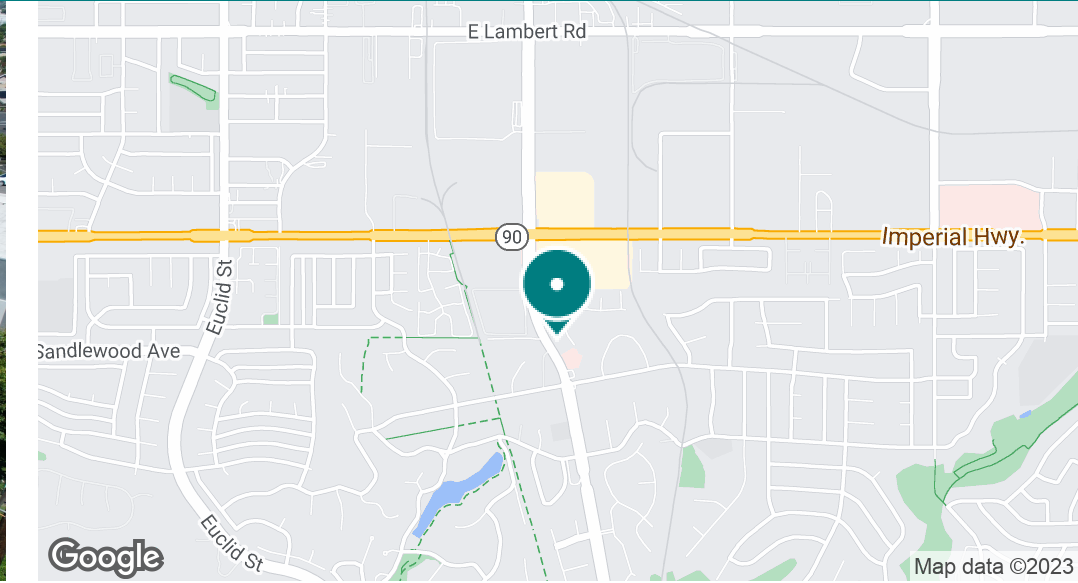
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

THE ROW ON HARBOR | 1450-1478 S HARBOR BLVD, LA HABRA, CA 90631

BROCHURE | PAGE 2



OFFERING SUMMARY

Lease Rate:	\$5,597.70 per month (MG)
Building Size:	26,146 SF
Available SF:	2,382 SF
Lot Size:	1.71 Acres

PROPERTY OVERVIEW

Discover an exciting opportunity at The Row On Harbor, where prime retail space meets the heartbeat of a thriving community. This dynamic property along Harbor Boulevard offers the perfect stage for your business to shine. With its strategic location, you'll enjoy unparalleled visibility and a constant stream of foot traffic, ensuring your brand gets the attention it deserves. The modern architecture and well-maintained storefronts create an attractive and welcoming facade. Inside, the spacious and versatile retail spaces provide a canvas for your unique vision, whether you're a boutique, restaurant, or service provider. Surrounded by a diverse range of businesses, restaurants, and amenities, this sought-after location guarantees a steady flow of potential customers and promises a bright future for your venture. Don't miss this chance to become an integral part of the vibrant La Habra community. Elevate your business at The Row On Harbor and watch your success story unfold.

PROPERTY HIGHLIGHTS

- Great visibility, positioned along Harbor Boulevard with multiple access points and pylon signs.
- The Row on Harbor features strong income demographics (1,3, & 5 miles) and high daytime population
- Conveniently located where Fullerton meets La Habra near the intersection of Harbor Boulevard & Imperial Highway

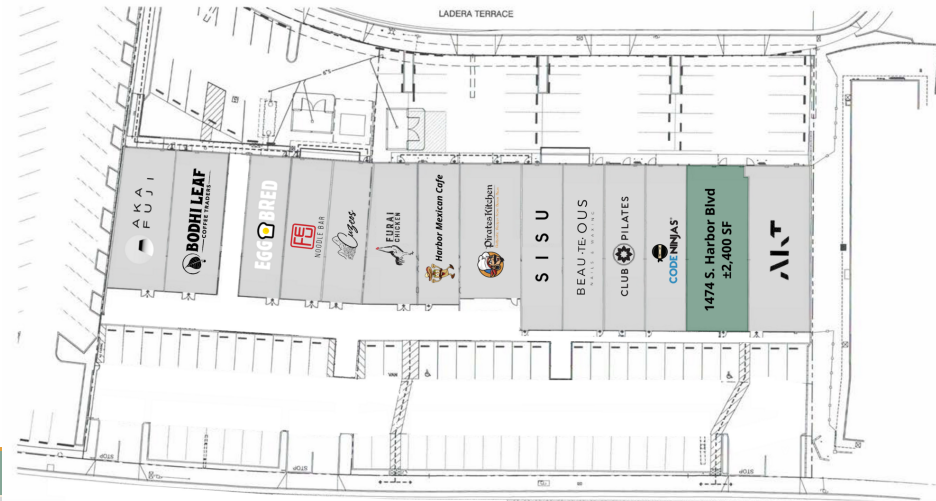
AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

LEASE SPACE(S)

THE ROW ON HARBOR | 1450-1478 S HARBOR BLVD, LA HABRA, CA 90631

BROCHURE | PAGE 3



HARBOR BLVD

LEGEND

- Available
- Unavailable

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,382 SF	Lease Rate:	\$5,597.70 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1474 S. Harbor Blvd	Available	2,382 SF	Modified Gross	\$5,598 per month	Currently built out as high-end co-working office / private event space including four private offices, 2 conference rooms, lounge common area, bathroom and kitchenette.

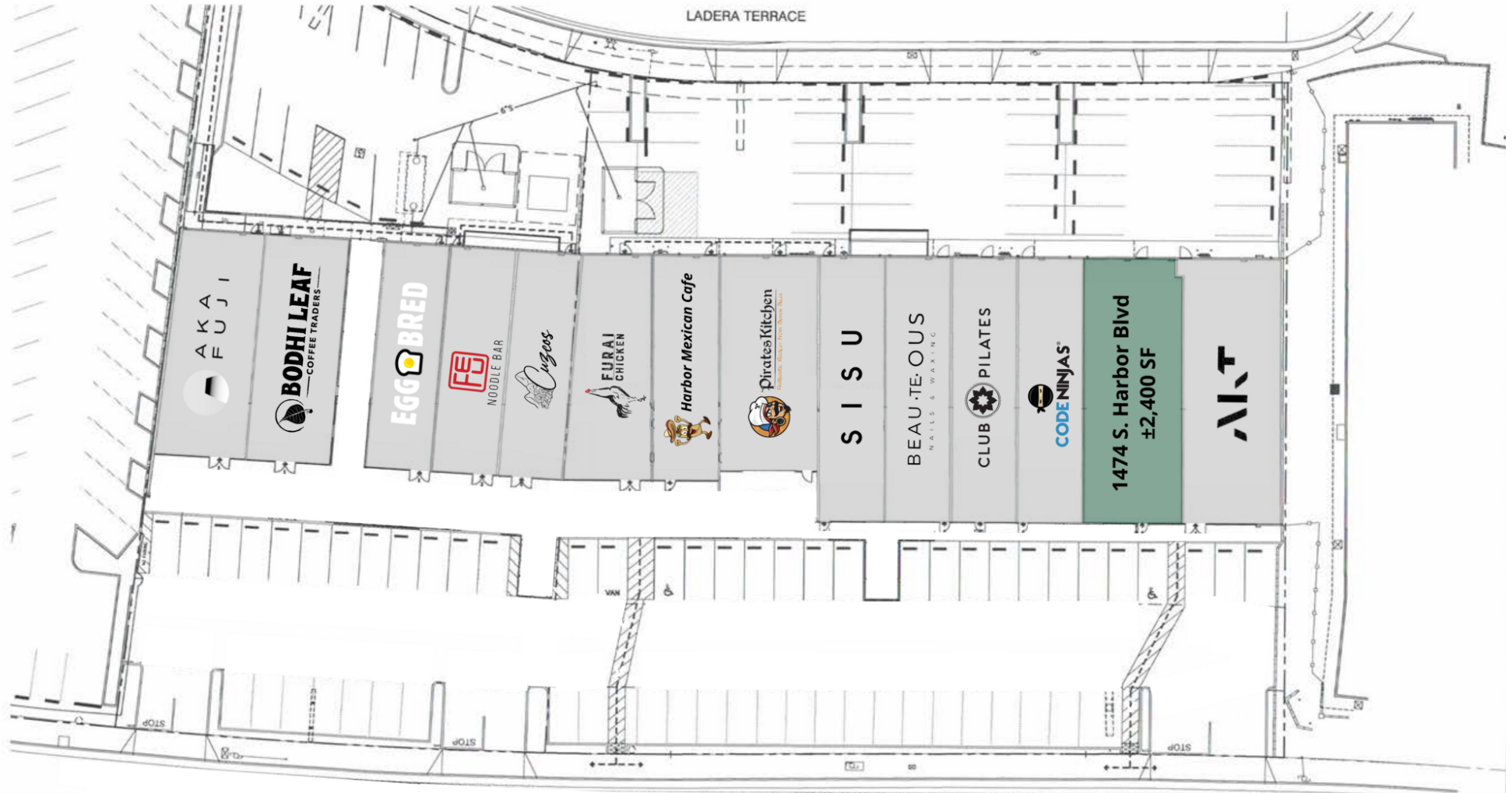
AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

SITE PLANS

THE ROW ON HARBOR | 1450-1478 S HARBOR BLVD, LA HABRA, CA 90631

BROCHURE | PAGE 4



HARBOR BLVD

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CalDRE #02031360

949.608.4886

DANIEL@CBM1.COM

ADDITIONAL PHOTOS

THE ROW ON HARBOR | 1450-1478 S HARBOR BLVD, LA HABRA, CA 90631

BROCHURE | PAGE 5

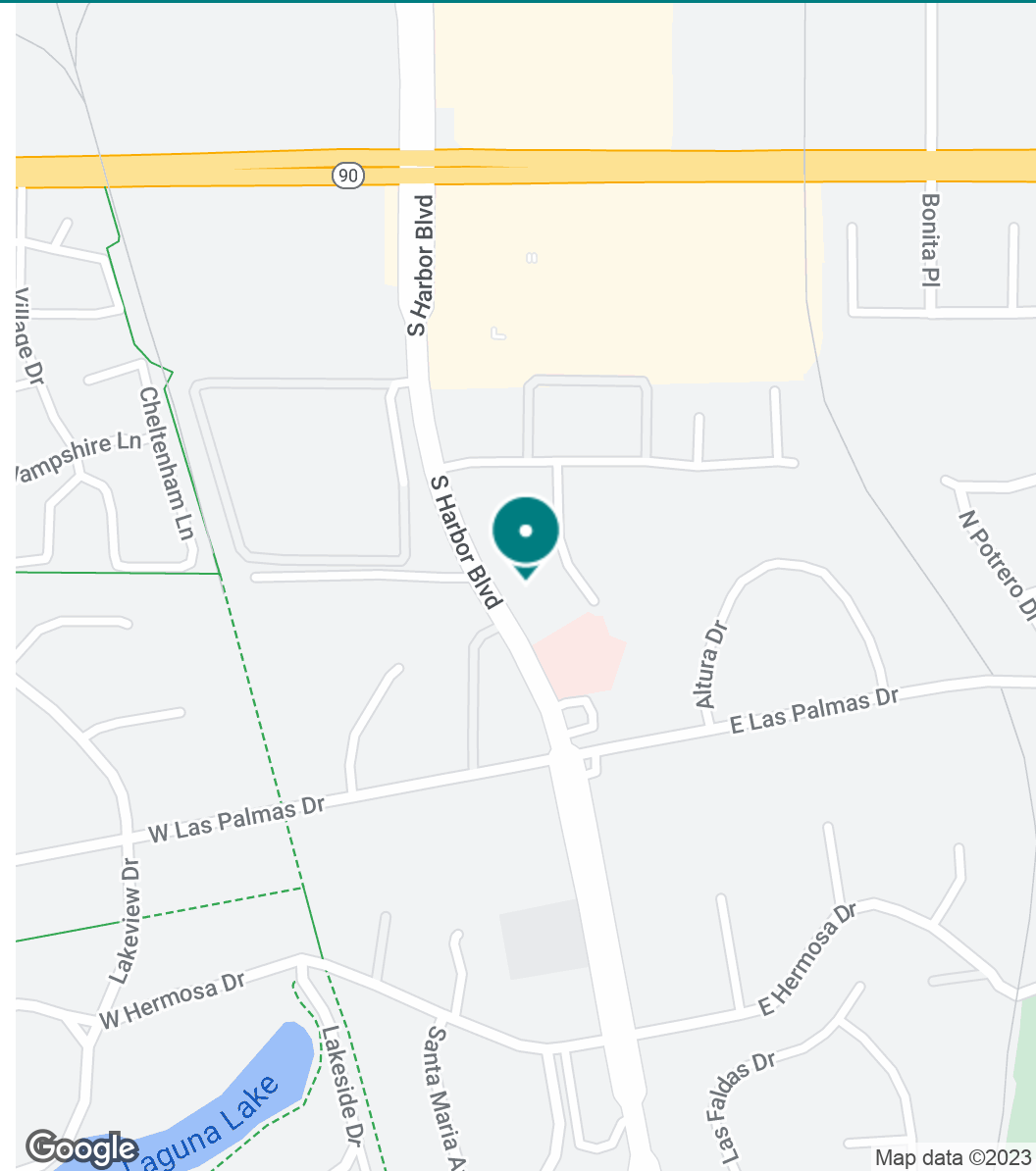
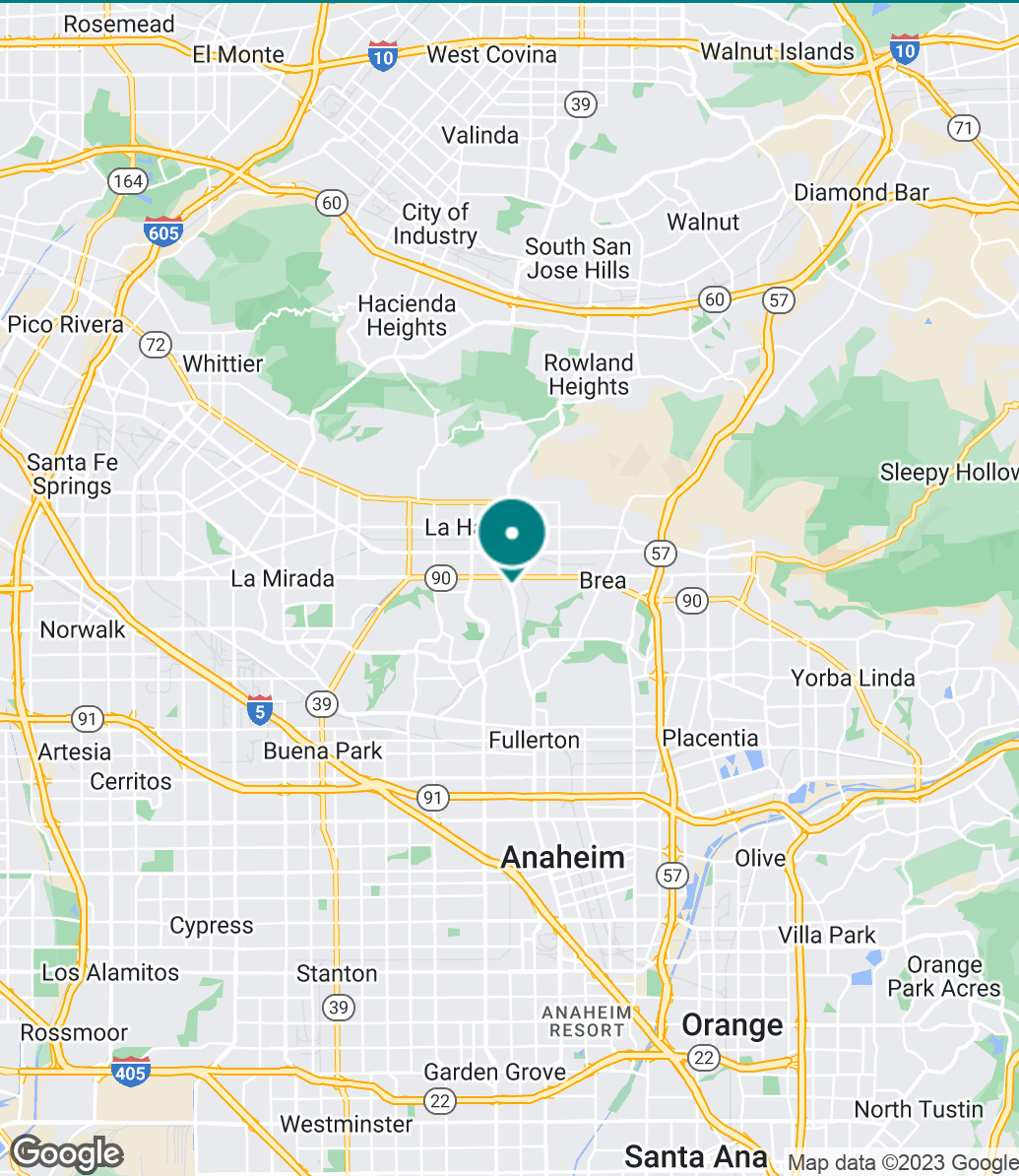


AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

LOCATION MAP

THE ROW ON HARBOR | 1450-1478 S HARBOR BLVD, LA HABRA, CA 90631



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

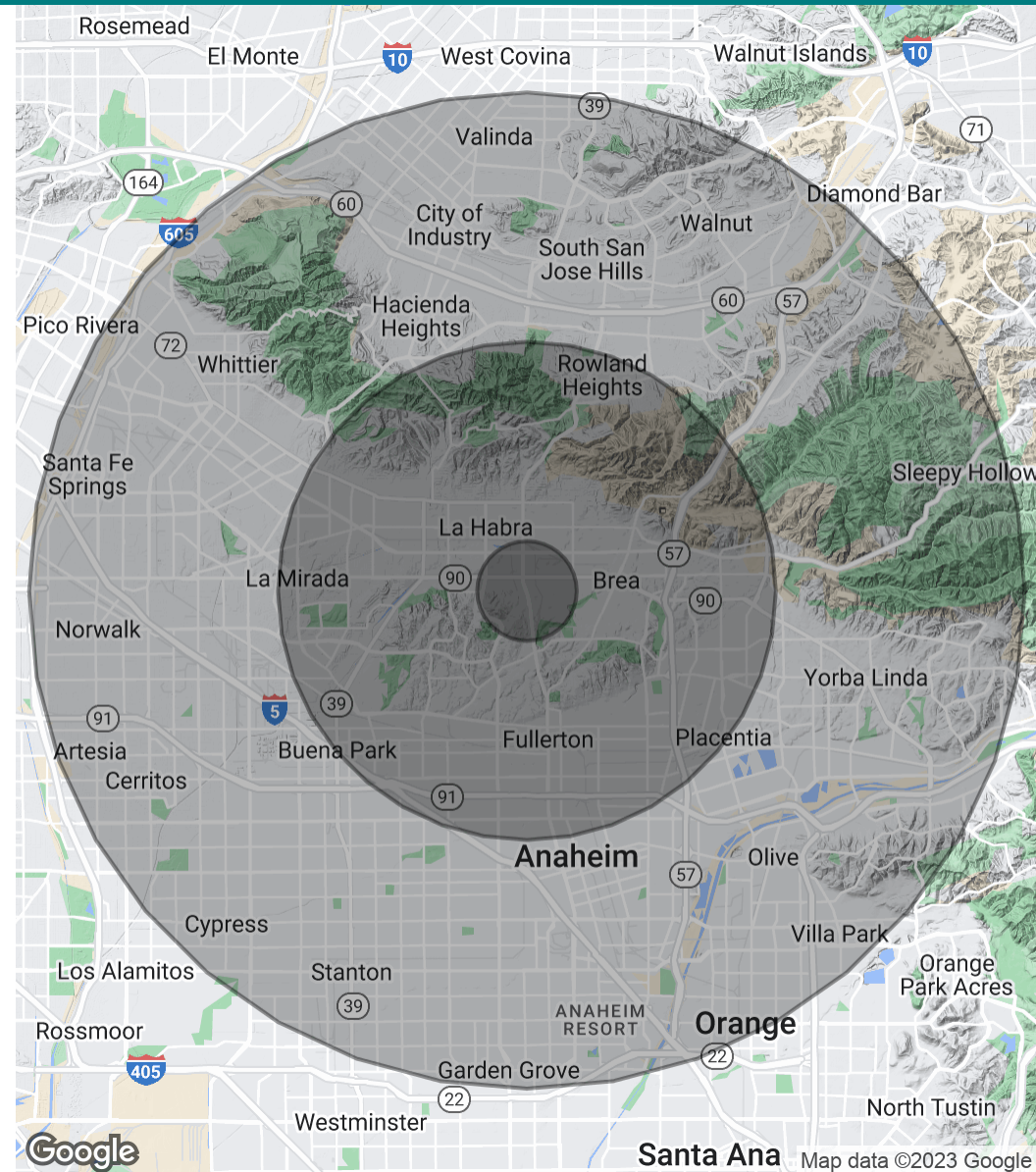
DEMOGRAPHICS MAP & REPORT

THE ROW ON HARBOR | 1450-1478 S HARBOR BLVD, LA HABRA, CA 90631

BROCHURE | PAGE 7

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,761	442,148	1,831,365
Average Age	39.6	38.5	38.3
Average Age (Male)	38.5	37.6	37.2
Average Age (Female)	40.8	39.1	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,338	143,285	559,710
# of Persons per HH	3.4	3.1	3.3
Average HH Income	\$123,459	\$105,273	\$101,244
Average House Value	\$720,865	\$586,692	\$558,064
RACE	1 MILE	5 MILES	10 MILES
% White	55.2%	55.0%	47.1%
% Black	0.5%	1.8%	2.6%
% Asian	16.2%	21.5%	24.5%
% Hawaiian	0.4%	0.2%	0.3%
% American Indian	0.3%	0.6%	0.7%
% Other	22.1%	13.7%	18.0%

* Demographic data derived from 2020 ACS - US Census



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

MEET THE TEAM

THE ROW ON HARBOR | 1450-1478 S HARBOR BLVD, LA HABRA, CA 90631



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 Cell: 714.335.9887

Aaron@cbm1.com

CalDRE #01924252



DANIEL BARRIGA

Senior Associate

Direct: 949.608.4886 Cell: 714.394.5052

daniel@cbm1.com

CalDRE #02031360

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

DANIEL BARRIGA

CalDRE #02031360

949.608.4886

DANIEL@CBM1.COM