

391

E. IMPERIAL HWY.



FOR LEASE

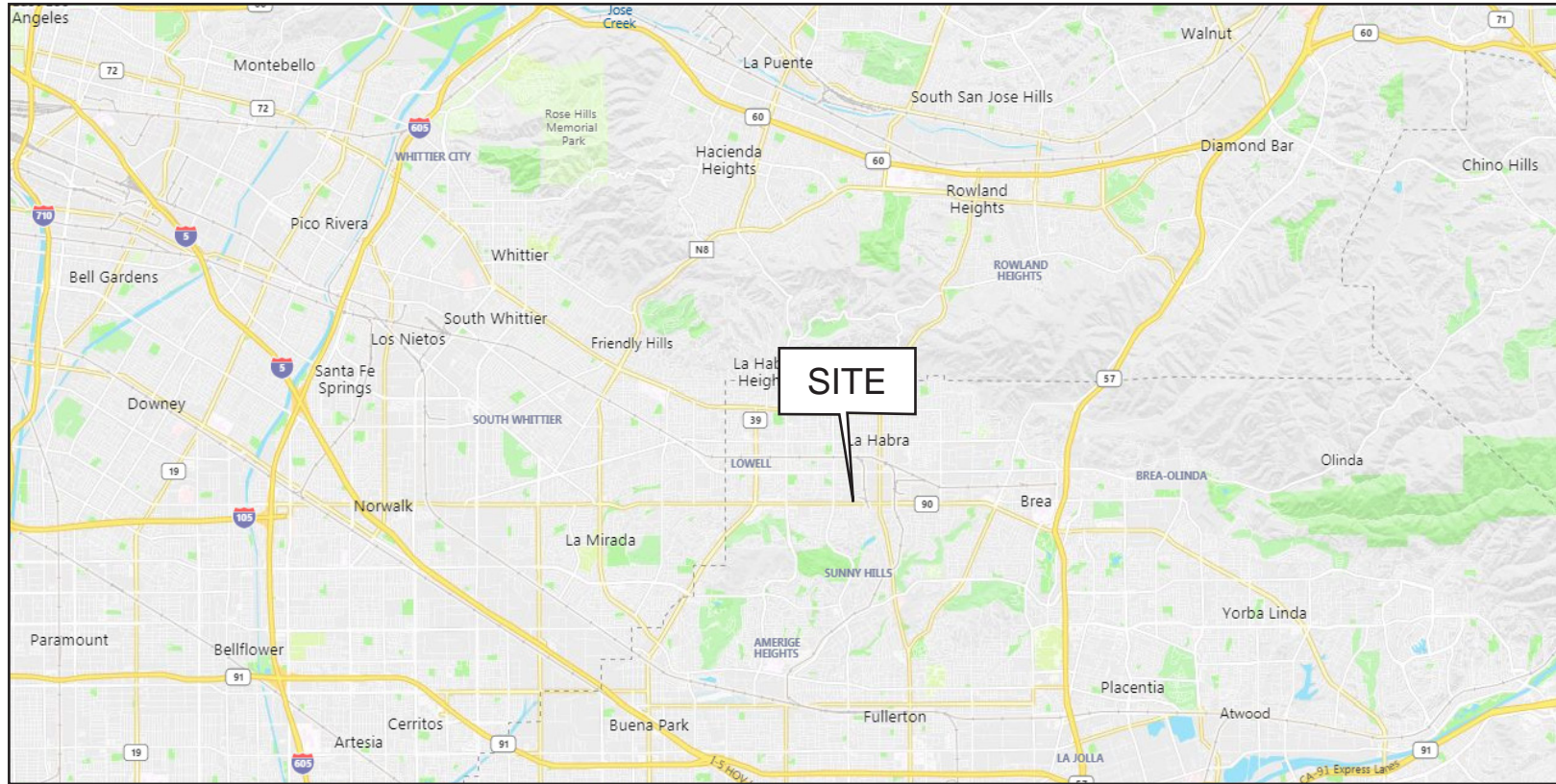
391 E. Imperial Hwy.
La Habra, CA 90631

SUMMARY

| | |
|----------------------------|-------------------|
| LEASE PRICE | \$0.89 NNN |
| TOTAL BUILDING SIZE | 14,012 SF |



Overview



PROPERTY SUMMARY

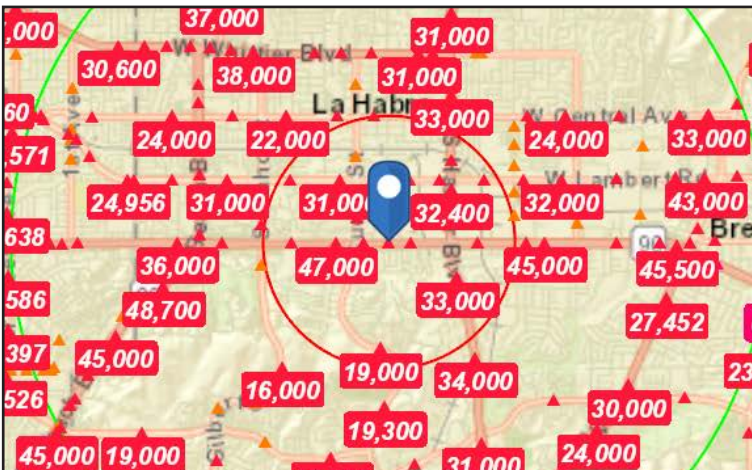
| | |
|---------------|--|
| ADDRESS | 391 E. Imperial Hwy. La Habra, CA 90631 |
| APN | 019-111-54 |
| BUILDING SIZE | 14,012 sf |
| LAND SIZE | 39,812 sf |

| | |
|-------------|------------------------------|
| ZONING | PC-I (Commercial Industrial) |
| LOADING | DH - 1 |
| YEAR BUILT | 1971 |
| AMPS | 1,000 AMPS |
| SPRINKLERED | Y |

Demographics / Traffic Counts

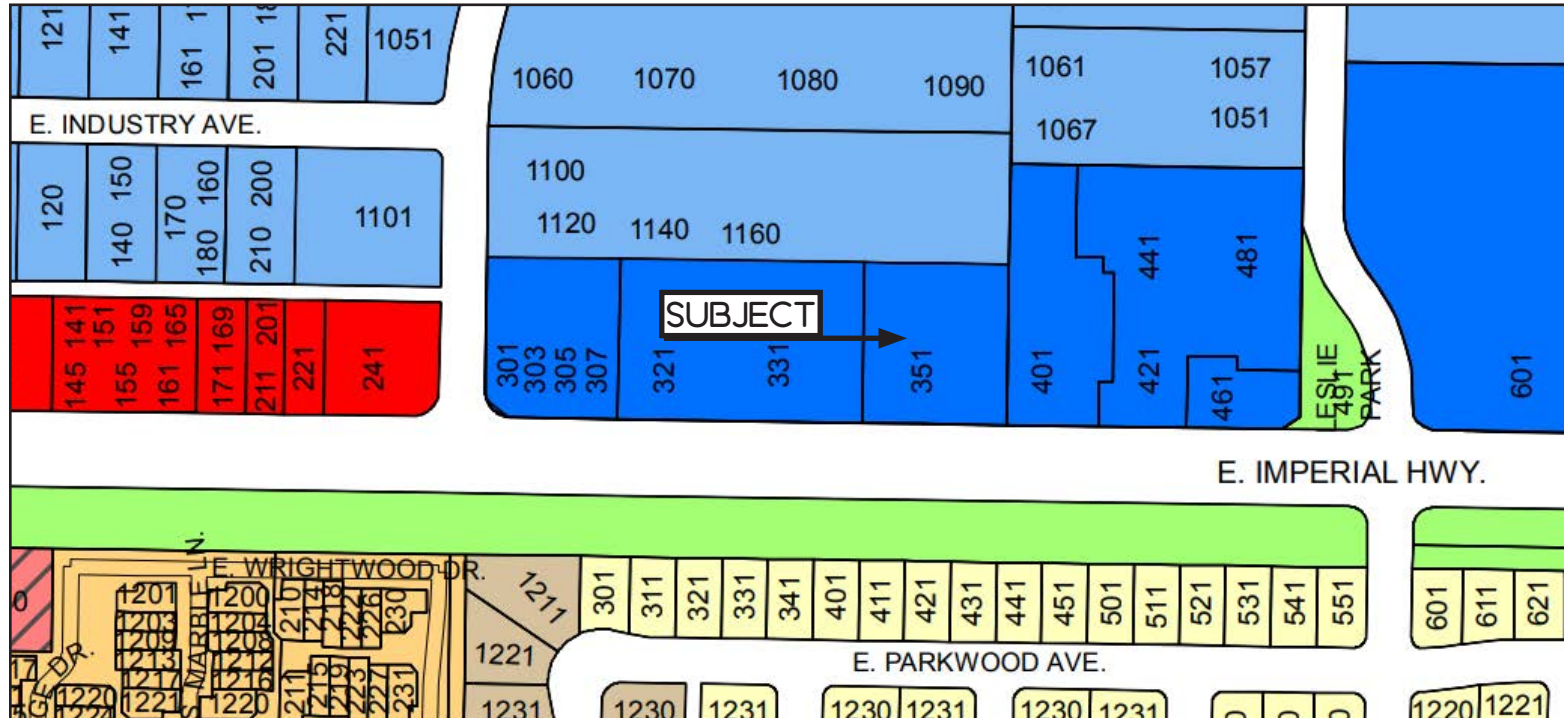


TRAFFIC COUNT MAP



| <i>Summary</i> | <i>1 Mile</i> | <i>3 Mile</i> | <i>5 Mile</i> |
|--------------------|-------------------------|---------------|---------------|
| Total Population | 20,007 | 164,764 | 454,888 |
| Daytime Population | 7,507 | 65,624 | 173,952 |
| Average HH Income | \$95,511 | \$114,772 | \$105,076 |
| Traffic Count | 47,000 vehicles per day | | |

Zoning

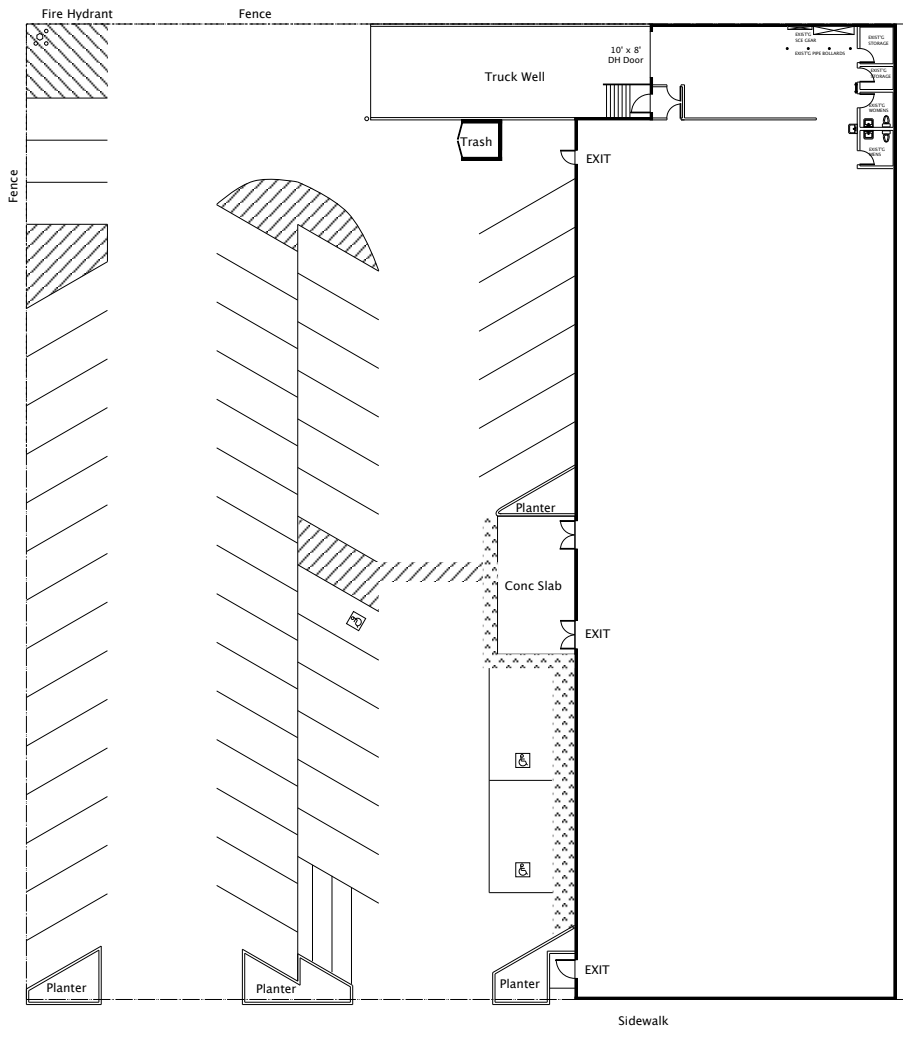


The subject property is zoned PC-I which allows for a wide array of uses, such as:

- General Retail
- Manufacturing/Light Industrial
- Warehouse
- Wholesaling uses
- Doctor/Dentist Office
- Medical Laboratories
- Bakery
- Bank
- Recycling Center

The information provided on this page is strictly for reference purposes. All Prospects are recommended to contact the City and all governing agencies directly to confirm their specific use will be permissible at said premises.

Layout



FEATURES

- FRONTAGE ON IMPERIAL HWY.
- EXCELLENT EXPOSURE
- SPRINKLERED
- DOCK HIGH LOADING (TRUCK WELL)
- 1,000 AMP ELECTRICAL SERVICE
- ALLOWS FOR INDUSTRIAL/MANUFACTURING & RETAIL USES
- LARGE PARKING LOT
- OPEN FLOOR PLAN





TUESDAY MORNING

TUESDAY MORNING

STORE CLOSING
THIS LOCATION ONLY

123

CLEARANCE

Handwritten sign

