

Retail for Lease					
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES	
ANAHEIM - (Between Brookhurst & Euclid)					
1845-1849 W Katella Ave			Fully Occupied	Strip Center with major retail frontage. Co-Tenants include Gonzalez Liquor and Panderia-Bakery . Suite 1849 is currently a water store and will be available April 1.	
ANAHEIM - (Rio Vista & Lincoln)					
2790 E Lincoln Ave	A	800	\$2.55 NNN \$0.76	SUBLEASE SWC of Lincoln and Rio Vista. Nice 4 Tenant retail center with 7 Eleven as the anchor. Other tenants include John's Cleaners & VIP Tacos. Remodel recently completed. Monument Signage available. Available is Hair & Nail Salon.	
ANAHEIM - (SEC Lincoln Ave & Laxore)					
2940 W Lincoln Ave	B	1,225	\$1.35 NNN \$0.51	Neighborhood strip center located on busy Lincoln Ave, 1 block East of Beach Blvd. 25,800 CPD. Tenants include a Circle K, quick cash, laundromat, pizza, massage, dentist. Surrounding tenants include 76 Gas, car wash, motel, Pep Boys, 7 Eleven, Rally's, Goodwill and Farrell's. Minutes to Knott's Berry Farm.	
	H	1,510	\$1.35 NNN \$0.51		
BREA - (NWC Brea Blvd & Lambert Rd)					
105 W Lambert Blvd			Fully Occupied	Current Tenants Auto Zone, Poki Monster, Phone Repair, Pay Day Loans. 7-Eleven (NAP).	
BREA - (SEC of Brea Blvd & Adler St)					
600 - 670 S Brea Blvd	612	2,600	\$1.60 NNN \$0.30	Brea Heights Shopping Center. Near downtown Brea. Anchors Goodwill and Guitar Center. Fratellino's Restaurant. Co tenants are liquor store, dentist, nail salon, chiropractor, barber, and shoe repair. 612 is currently a dance studio, with a CUP in place for a car stereo business.	
BREA - (NEC of Central Ave & Site Drive)					
395 W Central Av			Fully Occupied	New Development free standing multi-tenant retail/office/restaurant space available with patio seating. Signalized intersection. Anchor Tenant Brea Urgent Care and Dentist.	
CHINO HILLS - (Chino Hills Pkwy & Pipeline)					
14864 Pipeline Ave			Fully Occupied	Two Freestanding buildings (currently Jack In the Box). Shares point corner with 7 Eleven and Auto Zone. Lot size 36,050. 4/1000 Parking with reciprocal parking at surrounding center.	
4080 - 4090 Chino Hills Pkwy			Fully Occupied		
FONTANA - (SEC Mulberry Ave & Foothill Blvd)					
8127 Mulberry Ave	105/106	2,249	\$1.00 NNN \$0.47	Multi-tenant retail center. Surrounding tenants include Domino's, Arco Gas, Mexican Restaurant, Cleaners, Barber Shop, Bail Bonds, Video Store, Water Store, Housekeeping. Suite 105/106 currently occupied on a month-to-month basis.	
	111	927	\$1.00 NNN \$0.47		
FULLERTON - (SEC of Harbor & Chapman Ave)					
444 N Harbor Blvd		2,500-3,500	\$4.00 NNN \$0.58	New construction Retail space to be built on ground floor of a multi-tenant 2-story retail/office building. Co-tenants: FedEx Kinko's, Starbucks, Wahoo's and Poki Express. Public Parking structure in rear. High foot traffic. Prime Location on the busy corner of Harbor and Chapman in Downtown Fullerton. Adjacent to 300+ unit apartment complex. 1 block from Fox Theater, Fullerton High School and Fullerton College.	
INGLEWOOD - (Centinela Ave & Cedar St)					
1403-1415 Centinela Ave	1413	1,956	\$1.25 NNN \$0.63	A retail strip center. Co Tenants include Serving Spoon restaurant, Wheels Magazine (month to month) & New Life Security. 1413 is on the corner, former cleaners.	
LAKE FOREST - (Rockfield & Lake Forest)					
23591 Rockfield Blvd			Fully Occupied	Nice mix of national, regional, and community tenants. Co-tenants Enterprise Car Rental, Forest Printing, Asian Fast Food, Albatros Mexican Food, and Quantum Signs. Across from The Hat Restaurant	
LA HABRA - (NWC Harbor Blvd. & La Habra Blvd)					
115 N Harbor Blvd	Whole Lot	79,704	TBD	Currently designed for Residential over Retail. Ground floor retail to be determined. New 60 unit Housing Development planned adjacent to the North. The entire lot is 79,704 square feet. All Subject to reconfiguration.	
LA HABRA - (NWC of Harbor & La Habra Blvd)					
201 N Harbor Blvd	201	Showroom 20,000 Lot: 72,875	TBD	Former car dealership. Showroom, Office and Auto Service Bays. Former Burch Ford. 72,875 square foot lot for retail mixed use development opportunity. Potential mixed use residential over retail development. Can add an additional acre. In Escrow.	
LA HABRA - (W La Habra Blvd & Hazel St)					
317 W La Habra Blvd	200	850	\$1.15 MG	Two story building in the heart of La Habra. Suite 101 has 2 private offices, 1 conference room, 1 restroom. Available parking in the front of the office, in back and along the street. Monument sign. Located across from Ace Hardware and is within walking distance to the Post Office, Library, City Hall and Police Station.	
LA HABRA - (E La Habra Blvd & Cypress St)					
404-406 E La Habra Blvd			Fully Occupied	Retail building on La Habra Blvd. 1 block West of Washington Middle School. 2 Blocks East of the City Center which includes Public Library, Post Office, Police Station & Community Center. Surrounding tenants include: Tire Barn, Big Bob's Liquor, G Burger, Party Rental, Frank's Garage & La Habra Chamber of Commerce.	
LA HABRA - (NEC Harbor Blvd & La Habra Blvd)					
1241 - 1265 E La Habra Blvd			Fully Occupied	A newly renovated multi-tenant neighborhood shopping center. Anchored by Dollar Tree. Co-Tenants include Arthurs Coffee Shop, Dentist, Hair Salon, Chiropractor, Wing Stop, Flame Broiler, H&R Block, Subway, Starbucks. Whittier Presbyterian Hospital coming soon with medical office building and urgent care.	
LA HABRA - (E La Habra Blvd & Sunset)					
1001-1003 E La Habra Blvd			Fully Occupied	A built out hair salon that has 4 stations and 2 wash bowls. Could add two more stations. Located just west of Harbor Blvd. Total square footage of the unit is 1650.	
LA HABRA - (NWC Beach Blvd & Lambert Rd)					
641-671 S Beach Blvd	665	1,000	\$1.25 NNN \$0.41	Neighborhood retail center. Tenants include Shop N Go, Coin Laundry, Barber, Dentist, Pacific Pay, Envy Nails. Surrounding area includes Del Taco, Carl's Jr, Ace Hardware & Veterinarian. Unit 647 is available March 2017.	
LA HABRA - (N Harbor Blvd & La Habra Blvd)					
250 N Harbor Blvd			Fully Occupied	Located on one of the busiest intersections in La Habra, NE corner of Harbor & La Habra Blvd. Co-tenants: Harbor Freight, Starbucks, Dollar Tree, United Fitness, Subway, Wing Stop, Flame Broiler, H&R Block, Arthur's Coffee Shop, Dental. With entrances from Harbor, and La Habra. CPD Harbor 73,500, La Habra Blvd 48,900.	
LA HABRA - (SWC La Habra Blvd. & Euclid St)					
100-156 W La Habra Blvd	150	1,256	\$1.85 NNN \$0.48	A newly renovated multi-tenant retail strip center. Co-Tenants New 7-Eleven, Angel Beauty Salon, Dentist, Metro PCS, Sparklean Coin Laundry, La Habra Donuts, Domino's Pizza. Seeking Hair Salon & Take-Out or sit down restaurants and medical. Unit 150 was a former hair salon already built-out and ready to move in.	
LA HABRA - (SWC La Habra Blvd & Walnut)					
558-580 W La Habra Blvd	558	2,500	\$1.75 Gross	Busy Neighborhood Center. 68% Hispanic population within 1 mile. Surrounding tenants include T&S Burgers, Central Drugs, Boost Mobile, a bakery, Animal Hospital, Our Lady of Guadalupe Church. Surrounded by residential homes and apartments. Within 1 mile of the City Center and La Habra Children's Museum. Unit 580 is a SUBLEASE- former Northgate Market.	
	560	2,500	\$1.75 Gross		
	570	4,175	\$1.75 Gross		
	572	1,600	\$1.75 Gross		
	580-Sublease	17,500	\$1.00 Gross		
LA HABRA - (NEC Beach Blvd & La Habra Blvd)					
1901 W La Habra Blvd	1901	5,520	\$1.05 NNN \$0.25	Multi-tenant shopping center on the NEC of busy Beach Blvd & La Habra Blvd. Great rental rate. Busy intersection. New enhanced façade. Co-tenants include Exotic Pets, Japanese Restaurant, Sport Nail & Tan, F&B Cleaners, Lucy's Bakery, Coin Laundry, Video Town, La Habra Music, Cellphone Store, Dental One, State Farm Insurance, Art Hair Salon, D'Munoz Party Supplies, Liquor Store, Acupuncture, Dollar Store and Skin Care. Costco across the street. Suite 1901 Video Town. DO NOT DISTURB TENANT.	
LA HABRA - (W La Habra Blvd & Beach Blvd)					
2000 - 2094 W La Habra Blvd			Fully Occupied	Free standing pad across from Costco. Co Tenants: 7-11, Fanatics Cleaners, Subway, Check N Go, Jeans Donuts, Dentist, Eye Brow Threading, Clothing Store, Goodwill, Party Décor, Nail Salon, Taco Nazo, and more. 3 months free rent with 5 year Lease.	
LA HABRA (NW Corner Beach Blvd & Imperial Hwy)					
1199 S Beach Blvd			Under Contract Due Diligence	Ground Lease Only. Approved plan for a 4,100 sf retail bank building and possible 2,300 square foot fast food with drive-thru or gas station. Taxes \$8,335.92 \$175/month Landscaping. Point corner location. Busiest intersection in La Habra with over 170,000 cars per day. Co-tenants Vons, Taco Bell, Firestone, L&L Hawaiian BBQ, UPS Store, Downey saving & more. Across the street from two Power Centers.	
LA HABRA - (West of Harbor Blvd & Imperial Hwy)					
701 E Imperial Highway	Parcel 1	92,426	Hampton Inn	One Pad Remains, parcel 4. Join coming soon La Quinta Hotel, Taco Bell, Popeye's Chicken. Adjacent coming soon new Kaiser Permanente medical facility to the West, Howards Appliances to the East, Wal-Mart across the street and CVS cold storage warehouse to the North. The City is updating their General Plan and may allow additional uses beyond current commercial zone for office, medical and light industrial. Parcel 4 is available 20,407sf. Owners are performing a traffic study to extend the traffic signal at Village Dr into the property. CPD 44,100. One Pad Remains.	
	Parcel 2	39,924	Popeye's Chicken		
	Parcel 3	32,188	Taco Bell		
	Parcel 4	20,407	Sale \$40s or Ground Lease		

Retail for Lease

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LA HABRA - Vons Shopping Center (NEC Imperial Hwy & Beach Blvd)				
2121 W Imperial Hwy			Fully Occupied	Prime multi-tenant retail pad at the busiest intersection in La Habra. Over 80,000 Traffic Count. Co-tenants include Vons, Starbucks, Taco Bell, Firestone, UPS Store, L&L Hawaiian, Orange Yogurt. Monument Signage Available. Sub-lease Opportunity.
LA HABRA - (SEC Whittier Blvd & Chestnut)				
600-618 E Whittier Blvd	610	1,000	\$1.25sf MG	Multi-tenant retail shopping center. High traffic area on Whittier Blvd CPD 30,600. Surrounded by dense population. Seeking pizza, deli, market, medical, insurance, accountant, loan office, check cashing.
LA HABRA - (Whittier Blvd & Cypress)				
712 E Whittier Blvd			Fully Occupied	Multi-Tenant retail. Center adjacent to El Cholo and Cat N Custard Cup.
LA HABRA - (On Whittier Blvd between Stonewood & Harbor Blvd)				
841 E Whittier Blvd	C	1,500	\$1.25 Gross	Multi tenant strip center. Co-tenants include Animal Veterinarian and Flower shop. No pet grooming tenants allowed.
LA HABRA - (West of Euclid St & Whittier Blvd)				
251 W Whittier Blvd			Fully Occupied	Tenant Fast Cash Loans on a lot size 10,500 sf. Taxes \$3,562 & Insurance \$1,200. Also for sale \$690,000.00.
LA HABRA - (SEC La Habra Blvd & Walnut)				
420-432 W La Habra Blvd	428	910	\$1.85sf NNN \$0.50	La Habra Plaza multi tenant shopping center. Tenants include Boost Mobile, Coin Laundry, Pizza Man, Liquor Store and DolEx. Unit 426 is a restaurant space with permits in place, do not disturb tenant. Signalized intersection.
LA HABRA - (On Whittier Blvd between Hacienda Blvd & Beach Blvd)				
1701-1751 W Whittier Blvd			Fully Occupied	One of the last large full city block developments available on Whittier Blvd. Located on the NEC of Whittier Blvd and Beach Blvd to Hacienda Blvd. National and Regional tenants already in place to be developed; Chase bank, Auto Zone, Starbucks, In-N-Out, Carwash. Construction Starting Soon.
LA HABRA - (Whittier Blvd. & Beach Blvd)				
1900 - 1950 W Whittier Blvd				Point Signalized Corner. Perfect for Regional & National Tenants. Ample parking. Patio seating available. Co-Tenants: Starbucks, Cold Stone, Da Fruiteas, HOHO China, Mediterranean Terrace, Cleaners, Mail Box Exchange, Vital Touch Salon, Shoe Store, Nail Salon, Albertsons, Rite Aid. Former Dentist, plumbing in place.
LA HABRA - (SW of Whittier Blvd & Beach Blvd)				
2050 W Whittier Blvd	A	353	\$2.75sf MG	End cap Unit. Private restroom. Monument signage. Excellent frontage and visibility. Can be Office or Retail. Mixed use multi-tenant retail shopping center next to Walgreens. Co-tenants include Green Chile, Crest Lock, Dentist, Tax, Hair Salon and Nail Salon. SW of Beach Blvd & Whittier Blvd, on a major intersection.
LA HABRA - (Between Beach & Valley Home)				
2430-2450 W Whittier Blvd	2432	1,118	\$1.25 NNN \$0.37	Multi-tenant shopping center. Co-Tenants are Honey Baked Hams, Jax Donuts, Video Metro, Palm Reader, Liquor Store, Hair Salon, Orange House, Doll Collectives, Jewelry Store, Karate Studio and Shang Hwa Restaurant. Unit 2432 former Metro PCS, Unit 2436 former Toy Store.
	2436	1,104	\$1.25 NNN \$0.37	
	2432-2436	2,222	\$1.25 NNN \$0.37	
LA MIRADA - (Imperial Hwy & Valley View Ave)				
12805 Valley View Ave		13,918	\$1.00 NNN \$0.26	Former WOW Fitness Gym. Anchor tenants include Superior Market, Bank of the West, Yum Yum Donuts, 76 Gas station. Rotating Pole Sign. *Do not disturb tenant.
LA MIRADA - (Imperial & Santa Gertrudes Ave)				
15862 - 15902 Imperial Highway		8,450 - 16,000	TBD	A multi-tenant retail property. Co-tenants include Marshalls, Sport Grill, Barber, Korean Market, Filipino market, Vitamin Store and more. Ground lease. New Tenant to demolish and reconstruct new building.
LOS ANGELES - (Wilmington Ave & Gage Ave)				
1861 E Gage Ave			Fully Occupied	Prime signalized corner building with rear fenced yard. In the heart of produce district.
LOS ANGELES - (N Hobart Blvd & Melrose Ave)				
4803-4809 Melrose Ave	4807	1,886	\$1.25 NNN \$0.42	Current Tenants are a Thai restaurant and liquor store. Fully equipped former laundromat.
ONTARIO - (Vineyard Ave & Riverside Dr)				
2943-2961 Vineyard Ave			Fully Occupied	A multi-tenant newly remodeled retail shopping center on Vineyard Ave & the 60 freeway. Co-tenants are 7-Eleven, Jedi Travel Services, AAA Check Cashing, Donut Star & Mariscos Las Brisas, Raspados Arcoiris
PICO RIVERA - (SE Rosemead Blvd & Beverly Blvd)				
4500 Rosemead Blvd			Fully Occupied	Multi tenant shopping center. Co-tenants include dentist, laundry and bike shop.
SANTA FE SPRINGS - (Imperial Hwy & Shoemaker)				
12959 Imperial Hwy			Fully Occupied	Current Tenant Fast Pay Day Loans
SANTA FE SPRINGS - (Imperial Hwy & Leffingwell)				
12610 Leffingwell Rd	12610	1,500	\$1.95 NNN \$0.70	Multi-tenant mix of retail, food users and office flex space. 12610 former Domino's, some equipment in place. Co-tenants include Starbucks, Flame Broiler, 24 Hr Fitness, Farmer Boys and Select Staffing.
SOUTH GATE - (NEC Imperial Hwy & Garfield Ave)				
10840 Garfield Ave		1,250	\$TBD NNN	Next to a New to be Built 7-Eleven, to be completed February 2016. Point signalized corner just off the 710 freeway. Monument signage available. Construction starts July 1.
WHITTIER - (East of Valley Home & Leffingwell)				
16501-16519 Leffingwell Rd	16513	2,160	\$0.90 NNN \$0.27	Multi-tenant shopping center co-tenants include Tubby's Bar, Liquor Store, Medical Equipment, Gym, Pet Grooming and Salon. Unit 16501 is a Shell. 16513 former furniture store with small office, restroom and roll up door. 16515 & 16517 can be combined, former beauty salon. Plumbing capped for easy re-opening of salon.
WHITTIER - (SWC Greenleaf Ave & Wardman St)				
7201-7205 Greenleaf Ave	7201 C	1,415	\$1.70sf NNN	Multi tenant shopping center containing both National Credit Tenants and long established local community tenants. Plenty of parking, with one of the largest parking lots in the area. Co-tenants include Coffee Bean, Bella Emporio, Super Cuts, Subway, Greenleaf Cafe, Lashes on Broadway, H&R Block, Moonlight Threading, Jazzy's Nails & Spa, Massage. One of the busiest intersections in uptown Whittier. Near Whittier College, movie theater & Radisson Hotel. Unit C adjacent to Coffee Bean, formerly Alkachoiche water & smoothies, 1 RR, 3 points of entry, lots of plumbing. Greenleaf signage available.
	7203 F	900	\$TBD NNN	
	7205 B	1,245	\$TBD NNN	
WHITTIER - (Painter Ave. & Penn St)				
7304 - 7316 Painter Ave	7310	1,518	\$1.25 Gross	A single-story multi-tenant office/retail building containing approximately 3,910 square feet on a lot size of 9,039 square feet. The property is across the street from City Hall and Court House. Possible development opportunity for entire parcel on the SEC of Painter and Penn. Each available unit has its own private restroom.
	7318	842	\$1.50 Gross	
WHITTIER - (Leffingwell Rd & Valley Home)				
16539-16555 Leffingwell Rd			Fully Occupied	Multi-tenant retail center. Tenants include: karate, hair salon, vape, notary, liquor store. Nearby tenants include Costco. Across the street from Morningside Senior Community.
WHITTIER - (Leffingwell Rd & Valley View)				
14147-14151 Leffingwell Rd	14147	9,916	\$1.00 NNN	Multi tenant neighborhood center. Co tenant is a bakery. Unit 14147: Vacant grocery store with furniture and fixtures in place. 3 checkout stands, 4 walk-in refrigerators, forklift, office equipment, fully fixturized butcher/meat counter, fully fixturized for in-store restaurant with friddle, stove, hood with customer seating area. Landlord willing to contribute to TIs. Unit 14151: Former salon with restroom and plumbing in place. Signage available on Leffingwell and monument.
	14151B	610	\$1.65 NNN	
WHITTIER - (Whittier Blvd & First St)				
16214-16262 E Whittier Blvd	16214	4,160	\$TBD NNN \$0.29	Great signalized Location. Retail street frontage and monument signage available. Co-Tenants include: Berkshire Hathaway Real Estate, Signarama, Classic Dry Cleaners, A Sculpted You, Subway, Cor Evolution, Rosarito Tacos, Royal Dental, Chiropractic, Hair Salon, Insurance, Yang's Restaurant, Marsico Pool Supply, Massage, Vacuum Repair, Thrift Store, and La Casita Mexican Restaurant. Unit 16222 currently Classic Cleaners. Unit 16254 is former Whittier Travel. We welcome all offers. However, all above rates are based on type of business and rate is subject to change.
	16222	1,280	\$1,920/mo NNN\$0.29	
	16224	1,350	\$1,975/mo NNN\$0.29	
	16246	1,200	\$1,800mo NNN\$0.29	
	16254	1,200	\$1,800mo NNN\$0.29	
WHITTIER - (Whittier Blvd & Valley Home)				
16561-16571 Whittier Blvd			Fully Occupied	Multi tenant retail strip center, NW signalized corner of Whittier Blvd and Valley Home. Co-tenants include TJ Nails, Casa De Bellini Salon, Anchored by Vans Shoes. Parking in rear.

Office Space For Lease

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES	
HACIENDA HEIGHTS - (N of Hacienda Blvd & Colima Rd)					
3030-3052 S Hacienda Blvd	3052 second floor	1,200	\$1.50 Net \$0.18	Multi tenant, mixed use, 2-story building. CoTenants first floor include: Chiropractor, Massage, Acupuncture, Taxes, Weight Loss, AMR Ambulance, Accupressure, Vitamin store. CoTenants second floor include: PKT Tours & Travel, Dentist, Cool View Technology. Easement off of Colima. Pylon sign.	
LA HABRA - (E La Habra Blvd & Sunset)					
1001 - 1003 E La Habra Blvd	1001 A	375	\$750 MG	A multi-tenant office space located in the rear of the property on La Habra Blvd. Recently upgraded and new air conditioning. Ste. 1003 A utilities are estimated at \$100.00 per month.	
	1003 A	850	\$950 MG		
LA HABRA - (W La Habra Blvd & Rigsby St)					
2501 W La Habra Blvd	1	300	\$500 per month	Medical office building fully built out. Just west of Costco and Beach Blvd. Unit 1 shares utilities with the adjacent tenant. Unit 8&9 can be divided. Unit 5 was a former massage use.	
	2	300	\$500 per month		
	1&2	600			
	5	1,400-1,500	\$2,000 per month		
	8&9	1,664	\$1.35 MG		
LA HABRA - (W La Habra Blvd & Rigsby St)					
2531 W La Habra Blvd		1,500	\$2,000 per month	Former Sports Medicine	
LA HABRA - (E Whittier Blvd & N Harbor Blvd)					
800 N Harbor Blvd.			Fully Occupied	NEC of Whittier Blvd & Harbor Blvd, multi-tenant two story office building containing approximately 7,446sf. Across the street from Stater Bros, Rite Aid and a Gas Station.	
LA HABRA - (E La Habra Blvd & S Valencia St)					
860 E La Habra Blvd			Fully Occupied	Spanish-Mediterranean style, free-standing building. Property can be used as medical/office or retail space. Located within 1 mile of City Hall, Police Department, and Post Office. Suite 110 for medical use. St Jude Hospital is located 3 miles from this location with Whittier Presbyterian Hospital scheduled to open in 2016, less than 1/4 mile away.	
LA HABRA - (Beach Blvd & La Habra Blvd)					
200 S Beach Blvd			Fully Occupied	Multi-tenant free standing building facing Beach Blvd. Ideal for medical/professional, general office, law office, accounting, real estate, etc. Surrounding tenants to the North include Costco, Goodwill, Park Regency Care Center, 7-Eleven. Residential and Multi tenant housing to the South.	
LA HABRA - (Beach Blvd & Lambert Rd)					
800 S Beach Blvd			Fully Occupied	Office space with reception and two small offices facing Beach Blvd. Former Acupressure office. Tenant pays 5.3% of utilities and landscaping.	
LA HABRA - (Between Harbor Blvd & Euclid)					
404-424 W Whittier Blvd.			Fully Occupied	A multi-tenant retail/office center with Whittier Blvd street frontage. Parking in the rear. Adjacent JonesRe between Euclid and Walnut. Insurance, Florist, Escrow, Acupuncture. Former Barber	
LA HABRA - (Between Cypress & Chestnut)					
421-481 E Whittier Blvd	481B	780	\$1.65 MG	A high quality office complex with garden atmosphere on busy Whittier Blvd. Units 481G, H, I are upstairs. Units 481B is downstairs. 481G: L shaped, restroom, new carpet, 1 office. 481I: 2 offices, restroom, reception, code to get in the door. 481B: 3 offices, restroom, reception. 461A: 3 offices, restroom, back office, new carpet.	
	481G	775	\$1.55 MG		
	481I	400	\$1.55 MG		
LA HABRA - (SW of Whittier Blvd & Beach Blvd)					
2050 W Whittier Blvd	A	353	\$2.75sf MG	End cap Unit. Private restroom. Monument signage. Excellent frontage and visibility. Can be Office or Retail. Mixed use multi-tenant retail shopping center next to Walgreens. Co-tenants include Green Chile, Crest Lock, Dentist, Tax, Hair Salon and Nail Salon. SW of Beach Blvd & Whittier Blvd, on a major intersection.	
LA HABRA - (Whittier Blvd & Macy)					
2241-2249 W Whittier Blvd	2249 B	800	\$1.35 Gross	Two-story, multi tenant office complex. 3 individual offices plus lobby. Private restroom. Monument signage available. On busy Whittier Blvd just West of Beach Blvd at Macy.	
NORWALK - (Firestone Blvd & Pioneer Blvd)					
11850 E Firestone Blvd			Fully Occupied	Renovated office building. All offices have their own restrooms as well as common area restrooms. Parking 4/1000. Monument sign space available. Current tenants Dental, Dr Randall Shue, New Hope Podiatry. Former Blood Lab	
NORWALK - (Firestone Blvd & Pioneer Blvd)					
12715 Pioneer Blvd		12,155	\$1.45 NNN	Former EDD free standing Office building. Reception with Lobby, perimeter offices, large open bull pen area, 3 conference rooms, telecom room, storage, janitor closet, drinking fountains, Men's & Women's restrooms; 1 private, 1 public. Free standing building in a multi tenant office park, Co-tenants are Care More and EDD Fraud Investigations Office. Substantial common area parking. 1/2 block to Imperial Hwy & 5 fwy. 3/4 mile from the Norwalk Civic Center & Court House.	
SANTA FE SPRINGS - (Imperial Hwy & Leffingwell)					
12640 Leffingwell Rd		5,287	\$2.25sf MG	Co-Tenants: Subway, Starbucks, Flame Broiler, Staffing Agency, 24 Hr. Fitness & Poke Restaurant Property sits in a large food court adjacent to a 1 million square foot industrial master planned development. Office formerly occupied by a real estate brokerage. 10+ private offices. Conference Room. Large bullpen cubicle area. 2 restrooms. Ample parking.	
WHITTIER - Whittier Plaza (Between Beach & First)					
16262 Whittier Blvd.	2 -available 10/1	380	\$750 per month	Located at the SEC of Whittier Blvd. and First St. single story garden office. No Janitorial. Suite 16 has a private common area restroom with suite 16A. Suite 17A shares common restrooms with Suite 17 & or with suite 18. We welcome all offers. However, all above rates are based on type of business and rate is subject to change.	
	3	650	\$1,300 per month		
	4	500	\$1,200 per month		
	5 -available 8/1	345	\$750 per month		
	10	500	\$1,200 per month		
	11	500	\$1,200 per month		
	12	750	\$1,500 per month		
	13	750	\$1,500 per month		
	14	500	\$1,200 per month		
	17	250	\$700 per month		
WHITTIER - (Painter Ave & Penn)					
7304-7318 Painter Ave	7310	1,518	\$1.25 MG		Single story multi-tenant office/retail building with approximately 3,910sf on a lot of 9,039sf. One block south of Whittier College, across the street from City Hall. Each unit has a private restroom. "Move in special 1st month free.
	7318	842	\$1.50 MG		
WHITTIER - (Whittier Blvd & Washington)					
12512 Whittier Blvd			Fully Occupied	Plans in process for a two story medical building. Free standing building on a 20,499 square foot lot. Large fenced yard. Next to Star Auto Body. Just west of Washington. AP#8170-209-004	

Industrial For Lease/Sale

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
HACIENDA HEIGHTS - (Just off the 60 fwy)				
1235 Hacienda Blvd	1233B	2,731	\$0.75 Gross	Climate controlled storage located in the rear of a retail center at Hacienda & 60 fwy. Currently no restroom, can be added.
LA HABRA - (West of Harbor Blvd & Imperial Hwy)				
701 E Imperial Highway	Parcel 1	92,426	Hampton Inn	Join coming soon La Quinta Hotel, Taco Bell, Popeye's Chicken. Adjacent coming soon new Kaiser Permanente medical facility to the West, Howards Appliances to the East, Wal-Mart across the street and CVS cold storage warehouse to the North. The City is updating their General Plan and may allow additional uses beyond current commercial zone for office, medical and light industrial. Parcel 4 is available 20,407sf. Owners are currently performing a traffic study to extend the traffic signal at Village Dr into the property. CPD 44,100. One Pad Remains.
	Parcel 2	39,924	Popeye's Chicken	
	Parcel 3	32,188	Taco Bell	
	Parcel 4	20,407	Sale \$40sf or Ground Lease	

Land For Lease/Ground Lease/Sale

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
ANAHEIM - (NEC Ball Rd & S Nutwood)				
1881 W Ball Rd		18,701	TBD	Ground Lease or Build to Suit. Zoned C-G (General Commercial). Surrounding tenants include residential and multi-family, church, school. Potential use includes restaurant, retail, medical, dental, office, convenience store, affordable housing, apartments, fitness, educational.
BELLFLOWER - (SEC Alondra Blvd & Eucalyptus)				
10004 Alondra Blvd		9,486	TBD	Ground Lease or Build to Suit. Zoned C-G (General Commercial). Surrounding tenants include KFC, Bellflower Collision, J&D Corvette, Liquor Store, Boost Mobile. Potential use includes Convenience store, 2-3 tenant strip center, multi-family, dry cleaner, bank, dentist, chiropractor, restaurant, auto rental, hair/nail salon.
BELLFLOWER - (SEC Woodruff & Artesia Blvd)				
17608 Woodruff Ave		12,458	TBD	Ground Lease or Build to Suit. Zoned C-G (General Commercial). Surrounding tenants include Bellwood Medical Center, Sizzler, Just Tires, Arco and Wienerschnitzel. Potential use includes fast food drive-thru, urgent care, bank, dentist, medical, office or retail.
CHINO - (SWC Riverside Dr & 7th)				
5215 Riverside Dr		30,646	TBD	Ground Lease or Build to Suit. Zoned C-G (General Commercial). Surrounding tenants include Banquet Hall, Car Wash, Church, Riverside Grill, Auto Repair, Chevron Gas Station. Potential use includes auto, retail, strip center, car rental, fast food drive-thru.
LA HABRA - (On Whittier Blvd between Hacienda Blvd & Beach Blvd)				
1701-1751 W Whittier Blvd			Fully Occupied	One of the last large full city block developments available on Whittier Blvd. Located on the NEC of Whittier Blvd and Beach Blvd to Hacienda Blvd. National and Regional tenants already in place to be developed; Chase bank, Auto Zone, Starbucks, In-N-Out, Carwash. Construction Starting Soon.
LA HABRA - (NW Corner Beach Blvd & Imperial Hwy)				
1199 S Beach Blvd			Pending	Ground Lease Only. Approved plan for a 4,100 sf retail bank building and possible 2,300 square foot fast food with drive-thru or gas station. Taxes \$8,335.92 \$175/month Landscaping. Point corner location. Busiest intersection in La Habra with over 170,000 cars per day. Co-tenants Vons, Taco Bell, Firestone, L&L Hawaiian BBQ, UPS Store, Downey saving & more. Across the street from two Power Centers.
LA HABRA - (NWC Harbor Blvd & La Habra Blvd)				
115 N Harbor Blvd	Whole Lot	79,704		Currently designed for Residential over Retail. Ground floor retail to be determined. New 60 unit Housing Development planned adjacent to the North. The entire lot is 79,704 square feet. All Subject to reconfiguration.
LA HABRA - (SWC corner of HARBOR & Stearns Street)				
201 N Harbor Blvd	201	Showroom 20,000 Lot 72,875	TBD	Former car dealership. Showroom, Office and Auto Service Bays. Former Burch Ford. 72,875 square foot lot for retail mixed use development opportunity. Potential mixed use residential over retail development. Can add an additional acre. In Escrow.
LA HABRA - (West of Harbor Blvd & Imperial Hwy)				
701 E Imperial Highway	Parcel 1	92,426	Hampton Inn	Join coming soon La Quinta Hotel, Taco Bell, Popeye's Chicken. Adjacent coming soon new Kaiser Permanente medical facility to the West with Howards Appliances to the East. New Wal-Mart across the street and a new 200,000sf cold storage warehouse for CVS to the North. The City is updating their General Plan and may allow additional uses beyond current commercial zone for office, medical and light industrial. Pads available from 20,000sf. Owners are currently performing a traffic study to extend the traffic signal at Village Dr into the property. CPD 44,100. One Pad Remains.
	Parcel 2	39,924	Popeye's Chicken	
	Parcel 3	32,188	Taco Bell	
	Parcel 4	20,407	Sale \$40sf or Ground Lease	
LA MIRADA - (Imperial & Santa Gertrudes Ave)				
15862 - 15902 Imperial Highway		8,450 - 16,000	\$220,000 per year	A multi-tenant retail property. Co-tenants include Marshalls, Rite Aid, Sport Grill, Barber, Korean Market, Filipino market, Vitamin Store and more. Ground lease. New Tenant to demolish and reconstruct new building.
LA MIRADA - Signalized Corner Lot (SEC Imperial Hwy & Edwards St)				
Imperial Hwy (no allocated address # yet) APN #8044-031-017		18,596	\$80,000	Signalized SEC of Imperial Hwy & Edwards St just west of Valley View. Perfect for fast food, gas station, car wash, retail strip center. Plans in process for a 5,000 sf retail center. Across from Neighborhood Shopping Center Anchored by Big Lots & Kentucky Fried Chicken. 150 FT across on Imperial Hwy & 125 FT on Edwards.
MORENO VALLEY - (SWC Iris Ave & Perris Ave)				
SWC Iris & Perris Avenues		9 Acres	TBD	Seeking Anchor Tenants. Perfect for Supermarkets or other major retail uses. Home Depot located across the street. The area is surrounded by retail, residential and schools. This property is for lease or build to suit.
MURRIETA - (NEC Lemon St & Adams Ave)				
NEC Lemon St & Adams Ave		7.95 Acres	\$2,760,000	Summer Wind Estates a 12 Lot Home Development. Perfect development opportunity. Conceptual floor plans & elevations, tentative Tract Map almost ready for Recordation. Phase 1 and Biological Constraints reports completed. Close to Schools, Shopping Centers, Golf Courses and Parks. Near the 15 freeway. Flat 1/2 acre or larger lots, Zoning ER-2 (Estate Residential) on 7.95 acres. APN906-060-39 & 41
NORWALK - (SWC Alondra Blvd & Norwalk)				
12158 Alondra Blvd		12,815	TBD	Ground Lease or Build to Suit. Zoned C-1 (Restricted Commercial). Surrounding tenants include Community Baptist Church, single & Multi-family homes. Potential use includes fast food, convenience store, retail, bank, dentist, laundry, liquor store, pay day lones.
WHITTIER - (SEC Painter & Penn)				
7304-7316 Painter Ave	7304 Land	13,587	\$1,295,000	This is for 2 properties that MUST be SOLD together. Office APN 8142-003-044 Bldg 3,910sf, lot 8,906sf. Land APN 8142-003-043 13,587sf. SEC Painter Ave and Penn Street in Uptown Whittier across from City Hall, Court House & Police Station. Close to Whittier College. Signalized Corner.
	7314 Building	3,910		

Land For Lease/Ground Lease/Sale

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
REDLANDS - (NWC Tennessee St & Lugonia Ave)				
W Lugonia Ave		1.76	TBD	1.76 Acres Ground Lease along the 210 freeway. Across the street from Home Depot and new Super Walmart with Citrus Plaza on the West side of the freeway which includes Kohl's, Party City, Petco, BevMo, Sport Chalet, Niko Niko Sushi, Verizon Wireless and Barnes & Nobel. Can be divided into multiple pads. APN 0167-171-13
WESTMINSTER - (SWC Willow & Milton)				
13961 Willow Ln		18,295	TBD	Ground Lease or Build to Suit. Zoned C-1 (Local Business District). Surrounding tenants include In-N-Out, Big Lots, Bowline Alley, Cafe Westminster, Billiards, 76 Gas Station, Motel 6, Calvary Chapel. Potential use includes fast food drive-thru, car wash, laundromat, multi-family, bank, retail.
YUCAIPA - (NWC and NEC Yucaipa Blvd & 7th St)				
Yucaipa Blvd	Lot A	1.31 Acres	TBD	Pads for Ground Lease. Signalized intersection, excellent access and visibility. Close proximity to City Hall along major retail corridor. Estimated 25,797 cars per day. Surrounding tenants include Starbucks, KFC, Taco Bell, Vons, Staples, Ross and Subway. Pending
	Lot B	38,605	TBD	

Automotive For Lease/Sale

ADDRESS	SQ FT	LOT SIZE	PRICE	COMMENTS & FEATURES
Walnut - (Amar Rd & Francesca Dr)				
18790 Amar Rd	Entire Building	6,583	\$TBD NNN	Front unit has 6 double bays, waiging area with 1 restroom, 2 double bays with 2 lifts each, 2 single bays. Rear unit has storage and a bay on the West. Also for Sale \$Negotiable submit all offers.
	Front	4,787	\$TBD NNN	
	Rear	1,768	\$TBD NNN	

Commercial/Office For Sale

ADDRESS	SQ FT	LOT SIZE	PRICE	COMMENTS & FEATURES
LA HABRA - (Between Cypress & Chestnut)				
421-481 E Whittier Blvd	12,689	31,349	\$3,225,000	A high quality Office Complex with garden atmosphere on busy Whittier Blvd. Long-term tenants, 4 buildings total: 1 two-story building & 3 single-story buildings. Most suites have their own private restrooms, ample parking, 2 security systems with remote access capabilities with 18 cameras. Beautiful landscaping. Pending.
WHITTIER - (Painter Ave & Penn St)				
7304 - 7316 Painter Ave	Land 3,910	13,690 9,039	\$1,295,000	APN 8142-003-043: A vacant signalized corner lot of land containing approximately 13,587 square feet. The property is across the street from City Hall and Court House. Possible development opportunity for entire parcel on the SEC of Painter and Penn. Zoned Office, Residential, and Retail. APN 8142-003-044: A single-story multi-tenant office/retail building containing approximately 3,910 square feet on a lot size of 8,906 square feet. The property is across the street from City Hall and Court House. Possible development opportunity for entire parcel on the SEC of Painter and Penn.