

Retail for Lease					
ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES	
<b>ANAHEIM - (Between Brookhurst &amp; Euclid)</b>					
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.	
<b>ANAHEIM - (NEC Ball Rd &amp; S Nutwood)</b>					
1881 W Ball Rd	Bldg 1,493sf	Lot 18,701sf	\$TBD	<b>Ground Lease or Build to Suit.</b> 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.	
<b>ANAHEIM - (SEC S Euclid St &amp; W Ball Rd)</b>					
1204 S Euclid St		1,500	\$4.00 NNN \$0.93	Sublease. Join 7-Eleven, ACE Cash Express and Metro PCS in this Multi-tenant Center at Busy Euclid & Ball. Space is adjacent to ACE Cash Express. Surrounding Tenants include Spires Restaurant, El Pollo Loco, Panda Express, Chipotle, Little Caesars Pizza, Pediatric and Medical Center, Army Recruiting Office.	
<b>ANAHEIM - (Rio Vista &amp; Lincoln)</b>					
2790 E Lincoln Ave	B	1,088	\$3.75 NNN \$0.88	SWC of Lincoln and Rio Vista. Nice 4 Tenant retail center with 7 Eleven as the anchor. Other tenants include Nail salon & VIP Tacos. Remodel recently completed. Monument Signage available. Available is Cleaners.	
<b>ANAHEIM - (SEC Lincoln Ave &amp; Laxore)</b>					
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 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.	
	D	980	\$1.35 NNN \$0.51		
	J	960	\$1.35 NNN \$0.51		
<b>BREA - (SEC of Brea Blvd &amp; Adler St)</b>					
600 - 670 S Brea Blvd			Fully Occupied	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.	
<b>BREA - (NEC of Central Ave &amp; Site Drive)</b>					
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.	
<b>BREA - (NWC Brea Blvd &amp; Lambert Rd)</b>					
105 W Lambert Blvd			Fully Occupied	Current Tenants Auto Zone, Poki Monster, Phone Repair, Pay Day Loans. 7-Eleven (NAP).	
<b>CHINO HILLS - (Chino Hills Pkwy &amp; Pipeline)</b>					
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		
<b>FONTANA - (SEC Mulberry Ave &amp; Foothill Blvd)</b>					
8127 Mulberry Ave			Fully Occupied	Multi-tenant retail center. Surrounding tenants include Domino's, Arco Gas, Mexican Restaurant, Cleaners, Barber Shop, Bail Bonds, Video Store, Water Store, Housekeeping, graphic design, Boost Mobile.	
<b>GLENDALE - (SEC Victory Blvd &amp; Raymond Ave)</b>					
1700-1714 W Victory Blvd	1714	1,548	\$1.55 NNN \$0.44	1,548sf Chinda Thai Restaurant, <b>business is also for Sale.</b> End Cap. Prime location adjacent to the Disney Campus and DreamWorks. Upgraded electrical, refrigeration, fire suppression, floors & ceilings. Co-tenants include Liquor Store. Coin Laundrv. Drv Cleaner. Barber. Salon. Nails & Sushi restaurant. 1706 is a Barbershop.	
	1706	425	\$1.32 NNN \$0.51		
<b>INGLEWOOD - (Centinela Ave &amp; Cedar St)</b>					
1403-1415 Centinela Ave	A & B	1,859	\$1.25 NNN \$0.63	A retail strip center. Co Tenants include Serving Spoon restaurant, Wheels Magazine (month to month) & New Life Security. The space can be divided.	
	A -End Cap	1,016	\$1.50 NNN \$0.63		
	B	843	\$1.25 NNN \$0.63		
<b>LA HABRA - (NWC Harbor Blvd. &amp; La Habra Blvd)</b>					
115 N Harbor Blvd	Whole Lot	79,704	TBD	Currently designed for Residential over Retail. Ground floor retail TBD. New 60 unit Housing Development planned adjacent to the North. Total lot is 79,704sf. All Subject to reconfiguration. <b>Under contract</b>	
<b>LA HABRA - (NWC of Harbor &amp; La Habra Blvd)</b>					
201 N Harbor Blvd	Showroom	20,000	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. <b>In Escrow.</b>	
<b>LA HABRA - (E La Habra Blvd &amp; Cypress St)</b>					
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.	
<b>LA HABRA - (NEC Harbor Blvd &amp; La Habra Blvd)</b>					
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.	
<b>LA HABRA - (E La Habra Blvd &amp; Sunset)</b>					
1001-1003 E La Habra Blvd			Fully Occupied	Located just west of Harbor Blvd.	
<b>LA HABRA - (NWC Beach Blvd &amp; Lambert Rd)</b>					
641-671 S Beach Blvd	645	766	\$1.20 NNN \$0.42	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.	
	665	1,000	\$1.25 NNN \$0.42		
<b>LA HABRA - (N Harbor Blvd &amp; La Habra Blvd)</b>					
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.	
<b>LA HABRA - (SWC La Habra Blvd. &amp; Euclid St)</b>					
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, Eyebrow Threading, 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.	
<b>LA HABRA - (SWC La Habra Blvd &amp; Walnut)</b>					
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		
<b>LA HABRA - (NEC Beach Blvd &amp; La Habra Blvd)</b>					
1861-1925 W La Habra Blvd	1901	5,520	\$0.99 NNN \$0.26	Multi-tenant shopping center on the NEC of busy Beach Blvd & La Habra Blvd. Great rental rate. Busy intersection. 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 Former Video Town.	
	1861	1,571	\$1.30 NNN \$0.26		
<b>LA HABRA - (W La Habra Blvd &amp; Beach Blvd)</b>					
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.	
<b>LA HABRA (NW Corner Beach Blvd &amp; Imperial Hwy)</b>					
1199 S Beach Blvd			Fully Occupied	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 & more. Across the street from two Power Centers.	
<b>LA HABRA - (SEC Whittier Blvd &amp; Maple St)</b>					
700 E Whittier Blvd		1,280	\$1.25 Gross	End cap unit on busy Whittier Blvd. Has a 2" gas line. Surrounding tenants include El Cholo restaurant, Cat and the Custard Cup restaurant, McDonald's, Alberto's Tacos, liquor store, credit union, car repair, karate, Sushi.	
<b>LA HABRA - Vons Shopping Center (NEC Imperial Hwy &amp; Beach Blvd)</b>					
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.	

### Retail for Lease

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
<b>LA HABRA - (West of Harbor Blvd &amp; Imperial Hwy)</b>				
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 \$40sf or Ground Lease	
<b>LA HABRA - (Whittier Blvd &amp; Cypress)</b>				
712 E Whittier Blvd			Fully Occupied	Multi-Tenant retail. Center adjacent to El Cholo and Cat N Custard Cup.
<b>LA HABRA - (West of Euclid St &amp; Whittier Blvd)</b>				
251 W Whittier Blvd			Fully Occupied	Tenant Fast Cash Loans on a lot size 10,500 sf. Taxes \$3,562 Insurance \$1,200. <b>Also for sale \$690,000.00.</b>
<b>LA HABRA - (On Whittier Blvd between Hacienda Blvd &amp; Beach Blvd)</b>				
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. Tenants; Chase bank, Auto Zone, Starbucks, In-N-Out, Carwash.
<b>LA HABRA - (Whittier Blvd &amp; Beach Blvd)</b>				
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.
<b>LA HABRA - (SW of Whittier Blvd &amp; Beach Blvd)</b>				
2050 W Whittier Blvd			Fully Occupied	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.
<b>LA HABRA - (Between Beach &amp; Valley Home)</b>				
2420-2450 W Whittier Blvd	2420	2,400	\$1.25 NNN \$0.26	Multi-tenant shopping center. Great exposure on Whittier Blvd with common area parking. Co-Tenants are Honey Baked Hams, Yoga Studio, Karate, Advanced Auto Detailing & Accessories, Nail Salon, Dentist, Jax Donuts and Shang Hwa Restaurant. Unit 2420 former Metro Video, large space on monument sign.
<b>LAKE FOREST - (NEC Rockfield Blvd &amp; Centre Dr)</b>				
23591 Rockfield Blvd	E	1,050	\$2.55sf NNN \$0.91	Multi tenant strip center. Co-tenants include Enterprise Car Rental, Tito's Burrito Bar, Phone Repair, Mr Pickles Sandwiches. Surrounding tenants include Simpson Chevrolet, Starbucks, IHOP, Panera Bread, The Hat.
<b>LA MIRADA - (Imperial &amp; Santa Gertrudes Ave)</b>				
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.
<b>LA PUENTE - (SWC N Hacienda Blvd &amp; Maplegrove St)</b>				
1393 N Hacienda Blvd		460	\$2.00 NNN \$0.34	Sublease
<b>LOS ANGELES - (Wilmington Ave &amp; Gage Ave)</b>				
1861 E Gage Ave			Fully Occupied	Prime signalized corner building with rear fenced yard. In the heart of produce district.
<b>LOS ANGELES - (N Hobart Blvd &amp; Melrose Ave)</b>				
4803-4809 Melrose Ave			Fully Occupied	Current Tenants are a Mexican restaurant El Zarape and liquor store.
<b>MONTCLAIR - (NWC Olive St &amp; Rose)</b>				
5350 Olive St		5,000	\$1.50 NNN \$0.25	Single tenant retail/office warehouse containing 5,000sf on a lot size of 14,400sf. Currently Sherwin Williams. Onsite parking. Surrounding tenants include Target, America's Tire store, Uhaul, Starbucks, Subway, Supercuts, Carl's Jr and Paradise Buffet.
<b>ONTARIO - (E 4th St &amp; Baker Ave)</b>				
1625-1635 E 4th St	1635	2,160	\$TBD NNN	Drive-thru restaurant adjacent to Carl's Jr/Green Burrito (burger & Mexican food exclusive). Surrounding tenants include K-Mart, AM/PM and Burger King. Adjacent to the 10 Freeway on ramp. On a major signalized intersection. Freeway visible. Monument sign available.
<b>ONTARIO - (Vineyard Ave &amp; Riverside Dr)</b>				
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
<b>ORANGE - (N Orange Olive Rd &amp; E Greenleaf Ave)</b>				
2681 N Orange Olive Rd	2681B	1,420	\$1.40 NNN \$0.40	Multi-tenant neighborhood retail center surrounded by residential. Co-tenants include Thrift Store which fronts Orange Olive, Post Office, Alfa Creative Services, Drapery, Upholstry, Market, Vacuum repair, El Japo's restaurant and Mini Movers. Adjacent to O&J Auto Repair. 3 blocks south of Lincoln Ave with Chaser's Lounge, The Olive Pit, Fabric Land and Nohl Ranch Animal Hospital. Surrounding area includes St Paul's Lutheran school. Two ingress/egress points on E Greenleaf & N Orange Olive.
	2699	750	\$1.40 NNN \$0.40	
	2701	550	\$1.40 NNN \$0.40	
<b>PARAMOUNT - (Paramount Blvd &amp; Somerset Blvd)</b>				
15101 Paramount Blvd		19,200	\$TBD	Almost 1 full city block. Currently Lindsay Lumber & ACE Hardware. 19,200sf Free Standing Building on 3.28 acres. Surrounding tenants include Paramount Sheriff Station, Furniture Store, Liquor Store, Papa John's Pizza, T-Mobile, Income Tax, Donuts, Dentist, Cleaners, Thai Restaurant, Laundromat, Flower Shop, Nail Salon, DoubleZ Restaurant. Seeking Home Improvement, Lumber, Flooring, Gym, Restaurant, Market, Fast Food, Gas Station, Car Wash, etc. Daytime population 97,500. 40,593 CPD. Also for Ground Lease.
<b>POMONA - (SWC W Mission Blvd &amp; S Park Ave)</b>				
545 W Mission Blvd		936	\$1.75 NNN	Sublease
<b>PICO RIVERA - (SE Rosemead Blvd &amp; Beverly Blvd)</b>				
4500 Rosemead Blvd			Fully Occupied	Multi tenant shopping center. Co-tenants include dentist, laundry and bike shop.
<b>SAN DIMAS - (Village Ct &amp; Arrow Hwy)</b>				
173 Village Ct	100-End Cap	4,800	\$1.25 NNN	Multi-tenant retail shopping center visible from the 57 freeway, at the Arrow Hwy exit. Former Vista Paint End cap unit of 4,800sf with a ground level, roll up door. Total lot size of 1.13 acres. Co-tenants include Escape Room, Sports Nutrition, The Camp Transformation fitness. Surrounding tenants include Red Roof Inn, Jumping Jacks, Crunch Fitness, Lowe's, Sizzler, McDonald's, Taco Bell, Best Western & Extended Stay. Entire building also for sale \$3,000,000.
<b>SANTA FE SPRINGS - (NWC Imperial Hwy &amp; Shoemaker)</b>				
12959 Imperial Hwy		2,118	\$3.35 NNN \$0.47	New Development or Existing Building. On the signalized NW corner of Imperial and Shoemaker. 7-Eleven with gas station is on the NE corner, Carl's Jr is on the SW corner. 1 million sf Golden Springs Industrial, Business and Food Court is across the street. Current Tenant is Fast Pay Day Loans and Eric's Tires with Leases Expiring. Seeking Fast Food, Gas Station or BankShared lot size of 19,197sf
<b>SANTA FE SPRINGS - (Imperial Hwy &amp; Leffingwell)</b>				
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.
<b>SOUTH GATE - (NEC Imperial Hwy &amp; Garfield Ave)</b>				
10840 Garfield Ave			Fully Occupied	7-Eleven & Waba Grill. Point signalized corner just off the 710 freeway. Monument signage.
<b>WHITTIER - (East of Valley Home &amp; Leffingwell)</b>				
16501-16519 Leffingwell Rd			Fully Occupied	Multi-tenant shopping center co-tenants include Tubby's Bar, Liquor Store, Medical Equipment, Gym, Pet Grooming and Salon.
<b>WHITTIER - (SWC Greenleaf Ave &amp; Wardman St)</b>				
7201-7205 Greenleaf Ave			Fully Occupied	Multi-tenant shopping center. 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. Greenleaf signage available.
<b>WHITTIER - (Painter Ave. &amp; Penn St)</b>				
7304 - 7316 Painter Ave			Fully Occupied	Single-story multi-tenant office/retail building 3,910sf 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. Parking & access in rear.
<b>WHITTIER - (Leffingwell Rd &amp; Valley Home)</b>				
13585-13595 Whittier Blvd			Fully Occupied	Multi-tenant retail center adjacent to The Quad at Whittier Mall. Co-Tenants include: FedEx Office, Frugos.
<b>WHITTIER - (Whittier Blvd &amp; First St)</b>				
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, La Casita Mexican Restaurant. Unit 16222 currently Classic Cleaners. Unit 16254 is former Whittier Travel. We welcome all offers, rates are based on business type. Rate subject to change.
	16222	1,280	\$1,920/mo NNN\$0.29	
	16226	1,074	\$1,700/mo NNN\$0.29	
	16246	1,200	\$1,800mo NNN\$0.29	
	16254	1,200	\$1,800mo NNN\$0.29	
<b>WHITTIER - (Whittier Blvd &amp; Valley Home)</b>				
16453-16461 Whittier Blvd	16461	4,500	\$1.75 NNN \$0.36	On busy Whittier Blvd. Newly built out dental office that never opened. Designed by Fitzpatrick Dental Design. Key money for all equipment and improvements \$55,000. Gated rear parking lot. Monument sign available. <b>Also For Sale \$2,400,000</b>
<b>WHITTIER - (Whittier Blvd &amp; Valley Home)</b>				
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.

440 W Whittier Blvd, La Habra CA 90631 (562) 697-3333 Fax (562) 697-9999

### Office Space For Lease

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
<b>HACIENDA HEIGHTS - (N of Hacienda Blvd &amp; Colima Rd)</b>				
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.
<b>LA HABRA - (E La Habra Blvd &amp; Sunset )</b>				
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	
<b>LA HABRA - (W La Habra Blvd &amp; Hazel St)</b>				
317 W La Habra Blvd			Fully Occupied	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.
<b>LA HABRA - (W La Habra Blvd &amp; Rigsby St)</b>				
2241-2249 W Whittier Blvd			Fully Occupied	Plenty of parking.
<b>LA HABRA - (W La Habra Blvd &amp; Rigsby St)</b>				
2501 W La Habra Blvd	5	1,400-1,500	\$2,000 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.
	8&9	1,664	\$1.35 MG	
<b>LA HABRA - (W La Habra Blvd &amp; Rigsby St)</b>				
2531 W La Habra Blvd		1,500	\$2,000 per month	Former Sports Medicine. Located West of Beach Blvd.
<b>LA HABRA - (W La Habra Blvd &amp; Rigsby St)</b>				
2541 W La Habra Blvd		1,500	\$1.35	Former Doctors Office. Located West of Beach Blvd.
<b>LA HABRA - (E Whittier Blvd &amp; N Harbor Blvd)</b>				
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.
<b>LA HABRA - (E La Habra Blvd &amp; S Valencia St)</b>				
860 E La Habra Blvd	210 B	200	\$290 per month	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.
	220 B	200	\$290 per month	
	240 A	550	\$590 per month	
	250 A	550	\$590 per month	
<b>LA HABRA - (Beach Blvd &amp; La Habra Blvd)</b>				
200 S Beach Blvd	B1	912	\$1,500 FSG	Multi-tenant free standing building facing Beach Blvd. Ideal for medical/professional, general office, law office, accounting, etc. Surrounding tenants to the North include Costco, Goodwill, Park Regency Care Center, 7-Eleven. Residential and Multi tenant housing to the South. B1 is a former doctors office.
<b>LA HABRA - (Beach Blvd &amp; Lambert Rd)</b>				
800 S Beach Blvd	C	1,495	\$1.15sf MG \$0.24	Professional Office space available with reception area, 2 large offices, conference room, file room, common restrooms. Former attorney's office. Faces Beach Blvd between Lambert and Imperial Hwy. Furniture available. Seeking Attorney, Insurance, Real Estate, Accountant, Mortgage, General Office, etc. Law Library on premises. Currenty Month to Month Lease; Available July 1 2018.
<b>LA HABRA - (Between Harbor Blvd &amp; Euclid)</b>				
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
<b>NORWALK - (Firestone Blvd &amp; Pioneer Blvd)</b>				
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
<b>NORWALK - (Firestone Blvd &amp; Pioneer Blvd)</b>				
12715 Pioneer Blvd		12,155	\$1.45 Gross	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.
<b>SANTA FE SPRINGS - (Imperial Hwy &amp; Leffingwell)</b>				
12640 Leffingwell Rd		5,287	\$2.25 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.
<b>WHITTIER - Whittier Plaza (Between Beach &amp; First)</b>				
16262 Whittier Blvd.	1	525	\$1,200 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.
	2	380	\$750 per month	
	3	650	\$1,300 per month	
	4	500	\$1,200 per month	
	5	345	\$750 per month	
	9	500	\$1,200 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	
	15A	275	\$700 per month	
	17A	275	\$700 per month	
	17	250	\$700 per month	
	24	750	\$1,500 per month	
<b>WHITTIER - (Painter Ave &amp; Penn)</b>				
7304-7318 Painter Ave			Fully Occupied	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. Parking & access in rear.
<b>WHITTIER - (Whittier Blvd &amp; Washington)</b>				
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
<b>LA HABRA - (West of Harbor Blvd &amp; Imperial Hwy)</b>				
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
<b>ANAHEIM - (NEC Ball Rd &amp; S Nutwood)</b>				
1881 W Ball Rd		18,701	\$TBD	<b>Ground Lease or Build to Suit.</b> 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.
<b>BELLFLOWER - (SEC Alondra Blvd &amp; Eucalyptus)</b>				
10004 Alondra Blvd		9,486	\$TBD	<b>Ground Lease or Build to Suit.</b> Zoned C-G (General Commercial). Surrounding tenants include 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.
<b>BELLFLOWER - (SEC Woodruff &amp; Artesia Blvd)</b>				
17608 Woodruff Ave		12,458	\$TBD	<b>Ground Lease or Build to Suit.</b> 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.
<b>CHINO - (SWC Riverside Dr &amp; 7th)</b>				
5215 Riverside Dr		30,646	\$TBD	<b>Ground Lease or Build to Suit.</b> 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.
<b>LA HABRA - (On Whittier Blvd between Hacienda Blvd &amp; Beach Blvd)</b>				
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.
<b>LA HABRA - (NW Corner Beach Blvd &amp; Imperial Hwy)</b>				
1199 S Beach Blvd			Pending	<b>Ground Lease Only.</b> 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. <b>Across the street from two Power Centers.</b>
<b>LA HABRA - (NWC Harbor Blvd &amp; La Habra Blvd)</b>				
115 N Harbor Blvd	Whole Lot	79,704	\$TBD	Currently designed for Residential over Retail. Ground floor retail to be determined. Possible mixed use development to the North with 37-50 units per acre. The entire lot is 79,704 square feet. All Subject to reconfiguration. Seeking restaurants, possible food court opportunity. The City of La Habra wants 3 properties to be developed as one common development; Sunset St & Stearns Ave and 201 N Harbor. <b>*Under contract</b>
<b>LA HABRA - (SEC Sunset St &amp; Stearns Ave)</b>				
Sunset St & Stearns Ave		38,107	\$TBD	3 parcels available 303-113-01, 02 & 03. Part of the La Habra Specific Plan; 100% commercial or mixed use 37-50 units per acre. Just West of 201 N Harbor which is also available with 72,875sf. The City of La Habra wants 3 properties to be developed as one common development; 115 N Harbor Blvd and 201 N Harbor. <b>*In escrow</b>
<b>LA HABRA - (SWC Harbor Blvd &amp; Stearns Ave)</b>				
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, part of the La Habra Specific Plan. Potential mixed use residential over retail development with 37-50 units per acre. Can add an additional 38,107sf of land to the West. The City of La Habra wants 3 properties to be developed as one common development; Sunset St & Stearns Ave and 115 N Harbor. <b>*In escrow</b>
<b>LA HABRA - (West of Harbor Blvd &amp; Imperial Hwy)</b>				
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. <b>One Pad Remains.</b>
	Parcel 2	39,924	Popeye's Chicken	
	Parcel 3	32,188	Taco Bell	
	Parcel 4	20,407	Sale \$40sf or Ground Lease	
<b>LA MIRADA - (Imperial &amp; Santa Gertrudes Ave)</b>				
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.
<b>LA MIRADA - Signalized Corner Lot (SEC Imperial Hwy &amp; Edwards St)</b>				
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.
<b>MORENO VALLEY - (SWC Iris Ave &amp; Perris Ave)</b>				
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.
<b>MURRIETA - (NEC Lemon St &amp; Adams Ave)</b>				
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
<b>NORWALK - (SWC Alondra Blvd &amp; Norwalk)</b>				
12158 Alondra Blvd		12,815	\$TBD	<b>Ground Lease or Build to Suit.</b> Zoned C-1 (Restricted Commercial). Surrounding tenants include Community Baptist Church, single & Multi-family homes. Potential uses include fast food, convenience store, retail, bank, dentist, laundry, pay day loans.
<b>OCEANSIDE - (NE Rancho Del Oro Dr &amp; Vista Way Village Dr)</b>				
Rancho Del Oro Dr & Vista Way Village Dr		3.56 Acres	\$3,450,000	Vista Pacific Residences a 16 Lot Single Family Detached Homes Development. Conceptual floor plans & elevations, approved tentative Tract Map. Floor plans ranging from 1,975sf-2,256sf. Conceptual architectural and landscape plans have been constructed and site improvement cost/fees are provided. Soils report, slope analysis, prim hydrology report, storm water mitigation plan have been completed. Quick access to Highway 78. Zoning MDA-R (Medium Density Residential) on 3.56 acres. APN 165-362-02 Being sold as is.
<b>PARAMOUNT - (Paramount Blvd &amp; Somerset Blvd)</b>				
15101 Paramount Blvd		3.28 Acres	\$TBD	<b>Ground Lease</b> Almost 1 full city block. Currently Lindsay Lumber and ACE Hardware. 19,200sf Free Standing Building. Surrounding tenants include Paramount Sheriff Station, Furniture Store, Liquor Store, Papa John's Pizza, T-Mobile, Income Tax, Donuts, Dentist, Cleaners, Thai Restaurant, Laundromat, Flower Shop, Nail Salon, DoubleZ Restaurant. Seeking Home Improvement, Lumber, Flooring, Gym, Restaurant, Market, Fast Food, Gas Station, Car Wash, etc. Daytime population 97,500. 40,593 CPD. Anchor position and pads available.

### Land For Lease/Ground Lease/Sale

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
<b>REDLANDS - (NWC Tennessee St &amp; Lugonia Ave)</b>				
W Lugonia Ave		1.76 Acres	\$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
<b>WESTMINSTER - (SWC Willow &amp; Milton)</b>				
13961 Willow Ln		18,295	\$TBD	<b>Ground Lease or Build to Suit.</b> 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.
<b>WHITTIER - (SEC Painter &amp; Penn)</b>				
7304-7316 Painter Ave	7304 Land	13,690	\$699,000	APN 8142-003-043 13,587sf. SEC Painter Ave and Penn Street in Uptown Whittier across from City Hall, Court House (opening early 2018) & Police Station. Close to Whittier College. Signalized Corner. <b>Pending</b>

### Automotive For Lease/Sale

ADDRESS	SQ FT	LOT SIZE	PRICE	COMMENTS & FEATURES
<b>WHITTIER - (Whittier Blvd &amp; Ocean View Ave)</b>				
14315-14317 Whittier Blvd	650sf	17,554	\$695,000	Investment Property for Sale. Commercial use Auto Repair, Garage and Parking Lot. Car Sales Lot plus Auto Repair. APN 8147-018-03 contains 650sf building on a 12,738sf lot. APN 8147-018-021 contains a 4,816sf Lot. Tenant staying until November 2021.

### Commercial/Office For Sale

ADDRESS	SQ FT	LOT SIZE	PRICE	COMMENTS & FEATURES
<b>LA HABRA - (Euclid St &amp; W La Habra Blvd)</b>				
115 & 121 N Euclid St	3,186sf	6,704	\$1,149,000	2 Medical office buildings on 1 parcel located in the heart of La Habra off of La Habra Blvd on Euclid. 115 is 1,386sf: vacant OBGYN office fully equipped. 4 treatment rooms, 3 restrooms. 121 is 1,800sf: Office w/Restroom, 5 restrooms, 3 treatment rooms, 2 partial offices, nurses station, 2 offices, reception. Parking in Rear. Located across from La Habra Police Station and adjacent to La Habra Community Center.
<b>SAN DIMAS - (Village Ct &amp; Arrow Hwy)</b>				
173 Village Ct	13,878	1.13 acres	\$3,000,000	Multi-tenant retail shopping center visible from the 57 freeway, at the Arrow Hwy exit. 1 vacancy Former Vista Paint End cap unit of 4,800sf with a ground level, roll up door. Total lot size of 1.13 acres. Co-tenants include Escape Room, Sports Nutrition, The Camp Transformation fitness. Great mix of National and Regional tenants with surrounding tenants include Red Roof Inn, Jumping Jacks, Crunch Fitness, Lowe's, Sizzler, McDonald's, Taco Bell, Best Western & Extended Stay. For Lease former Vista Paint 4,800sf.
<b>WHITTIER - (Whittier Blvd &amp; Valley Home)</b>				
16453-16461 Whittier Blvd	16,461	4,500	\$2,400,000	On busy Whittier Blvd. Multi-tenant building includes newly built-out dental office that never opened. Designed by Fitzpatrick Dental Design (available for Lease). Gated rear parking lot. Monument sign.