

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 - (NEC Ball Rd & S Nutwood)					
1881 W Ball Rd	Bldg 1,493sf	Lot 18,701sf	\$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.	
ANAHEIM - (Rio Vista & Lincoln)					
2790 E Lincoln Ave	A	800	\$3.35 NNN \$0.88	SWC of Lincoln and Rio Vista. Nice 4 Tenant retail center with 7 Eleven as the anchor. Other tenants include VIP Tacos and Fred Loya Insurance. Monument Signage available. Currently Nail Salon.	
ANAHEIM - (SEC Lincoln Ave & Laxore)					
2940 W Lincoln Ave	B	1,225	\$1.35 NNN \$0.47	Neighborhood strip center located on busy Lincoln Ave, 1 block East of Beach Blvd. 25,800 CPD. Suite J includes 5 offices, shower, restroom, water heater, reception. Tenants include Circle K, quick cash, laundromat, pizza, tattoo shop, 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.	
	J	960	\$1.35 NNN \$0.47		
BREA - (SEC of Brea Blvd & Adler St)					
600 - 670 S Brea Blvd			Fully Occupied	Brea Heights Shopping Center. Near downtown Brea. Anchors Goodwill and Guitar Center. Fratellino's Restaurant. Anchor Space Available, currently Guitar Center. Co tenants are liquor store, dentist, nail salon, chiropractor, barber, and shoe repair.	
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).	
BUENA PARK - (NEC of Valley View & La Palma in Buena Park)					
7882 Valley View St		5,983	\$2.00 NNN \$0.35	Former Brazilian Jiu Jitsu, free Standing building shared with DaVita. Located on busy Valley View St, crossing La Palma. Surrounding tenants include Walgreens, Chevron, El Pollo Loco, Liquor Store, Smart & Final, In N Out, Fitness 19, Hair & Nail, Indian House, All Smiles Dental, Taco Bell and One West Bank. Building has sprinklers. 120ft deep-42ft wide.	
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			Fully Occupied	Multi-tenant retail center. Surrounding tenants include Domino's, Arco Gas, Mexican Restaurant, Barber Shop, and Water Store. Unit has a private restroom.	
GARDEN GROVE - (Euclid & Acacia)					
11202 Acacia Pkwy AKA: 12860 Euclid St.	Bldg 4,004sf	Lot 17,159sf	\$2.25 NNN	Former Credit Union with working safe inside property. Located next to Garden Grove City Hall and across the street from the Garden Grove Police Department. Taxes \$9,943.90.	
GLENDALE - (SEC Victory Blvd & Raymond Ave)					
1700-1714 W Victory Blvd			Fully Occupied	Prime location adjacent to the Disney Campus and DreamWorks. Upgraded electrical, refrigeration, fire suppression, floors & ceilings. Co-tenants include Liquor Store, Coin Laundry, Dry Cleaner, Barber, Salon, Nails & Sushi restaurant. 1706 is a Barbershop.	
INGLEWOOD - (Centinela Ave & Cedar St)					
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		
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 TBD. New 60 unit Housing Development planned adjacent to the North. Total lot is 79,704sf. 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.	
LA HABRA - (NEC Harbor Blvd & La Habra Blvd)					
1241 - 1279 E La Habra Blvd			Fully Occupied	A newly renovated multi-tenant neighborhood shopping center. Co-Tenants include Arthurs Coffee Shop, Harbor Freight, Dentist, Hair Salon, Chiropractor, Wing Stop, Flame Broiler, H&R Block, Subway, Starbucks. Current Dollar Tree and United Fitness.	
LA HABRA - (E La Habra Blvd & Sunset)					
1001-1003 E La Habra Blvd	1000A	375-750sf	TBD	A multi-tenant office space located in the rear of the property on La Habra Blvd. Located just west of Harbor Blvd.	
LA HABRA - (Between Sunset & La Habra Blvd)					
1011 E La Habra Blvd			Fully Occupied	Property located on busy street, 1 block from Harbor Blvd. Medical, Office, or Retail Use. Private Restroom and Parking in rear. Surrounding tenants include: Hair salon, Arlington Memorials, Optometrist, Dentist, Meat Market, and Mexican Restaurant.	
LA HABRA - (NWC Beach Blvd & Lambert Rd)					
641-671 S Beach Blvd	665	1,000	\$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.	
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 \$0.56	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.	
LA HABRA - (SWC Beach Blvd & La Habra Blvd)					
121 S Beach Blvd	C	1,450	\$1.99 NNN \$0.38	Former supercuts, Farmers Insurance in busy multi-tenant shopping center. Located at a Signalized SW corner across from Costco. Co-tenants include; 7 Eleven, Subway, Cleaners, Check N Go, Donuts, Nail Salon, Taco Nazo, Sushi, Acupuncture, Kumon, Cake & Stuff, Dog Groomer, Goodwill, Barber, Dance Studio, Threading, Clothing Outlet, Women's Clinic and Dentist. Unit 147 Available 7-1-19	
147 S Beach Blvd		1,045	\$1.00 NNN \$0.37		
2000-2094 W La Habra Blvd	2052	10,875	\$1.25 NNN \$0.38		
LA HABRA (NWC Beach Blvd & Imperial Hwy)					
1181 S Beach Blvd		2,224	TBD	Lease or Ground Lease. Point corner location. Busiest intersection in La Habra with over 170,000 cars per day. Co-tenants Vons, Coming Soon Tommy's, Firestone, L&L Hawaiian BBQ, UPS Store & more. Across the street from two Power Centers. Currently Taco Bell. Use existing building or Ground Lease. Lot size is 18,208sf.	
LA HABRA (NWC of E 3rd Ave & Harbor Blvd)					
401 S Harbor Blvd		1,000	\$1.25 MG	Former Mail Depot located on busy intersection in La Habra. Co-tenants include M's Flowers, Fitness Training and Lyby's Salon Hair Styling. Just blocks away from Home Depot, Starbucks and other national tenants.	
LA HABRA (NWC Beach Blvd & Imperial Hwy)					
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.	
LA HABRA - Vons Shopping Center (NEC Imperial Hwy & Beach Blvd)					
2121 W Imperial Hwy			Fully Occupied	Prime multi-tenant retail pad, busiest intersection in La Habra. Over 80,000 CPD. Co-tenants include Vons, Starbucks, Taco Bell, Firestone, UPS Store, L&L Hawaiian, Orange Yogurt. Monument Signage Available.	
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.	
LA HABRA - (Whittier Blvd & Cypress)					
712 E Whittier Blvd			Fully Occupied	Multi-Tenant retail. Center adjacent to El Cholo and Cat N Custard Cup.	

Retail for Lease

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
LA HABRA - (West of Harbor Blvd & Imperial Hwy)				
701 E Imperial Highway	Parcel 1	92,426	La Quinta Hotel	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	20,718	Sale or Ground Lease	
LA HABRA - (Intersection of La Habra Blvd and Walnut St.)				
500 W La Habra	Bldg 10,342	7,671	\$1.25 NNN	A building containing approximately 10,342 sf. Ground floor available for lease containing approximately 7,671 sf and upstairs approximately 2,671 sf. Lot size approximately 18,397sf. Property features air conditioning, central heating, hardwood floors, high ceilings, partitioned office, private restrooms, recessed lighting and security system. Also for sale for \$2,100,000
		2,671	\$1.00 NNN	
LA HABRA - (Whittier Blvd. & Beach Blvd)				
1900 - 1950 W Whittier Blvd			Fully Occupied	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 - (Corner of 1st Ave & Euclid St)				
106 E 1st Ave	Bldg 4,213sf	Lot 9,851sf	\$1.19 NNN	Retail/Office building located on high traffic corner location. Property includes fenced parking lot, lunch room, interior offices, 2 HVAC Units, 7 parking spaces including 1 ADA parking space. Located next to La Habra City Hall, Community Center, U.S. Post Office, La Habra Police Department and Bank of America. Property is also for sale.
LA HABRA - (SW of Whittier Blvd & Beach Blvd)				
2050 W Whittier Blvd	H	1,300	\$1.35 NNN	Monument signage. Excellent frontage and visibility. Can be Office or Retail. Mixed use multi-tenant retail shopping center next to Walgreens. Co-tenants include Crest Lock, Dentist, Tax, Phone Repair, Hair Salon and Nail Salon. SW of Beach Blvd & Whittier Blvd, on a major intersection. Currently Mosso Retail Clothing Co. *SUBLEASE expires 3/31/2021
LA HABRA - (Between Beach & Valley Home)				
2420-2450 W Whittier Blvd	2420	2,400-4,800	\$1.25 NNN \$0.39	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
LAKE FOREST - (NEC Rockfield Blvd & Centre Dr)				
23591 Rockfield Blvd			Fully Occupied	Multi tenant strip center. Tenants include Enterprise Car Rental, Tito's Burrito Bar, Phone Repair, Mr Pickles Sandwiches and Bridal Shop. Surrounding tenants include Simpson Chevrolet, Starbucks, IHOP, Panera Bread, The
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.
LA PUENTE - (SWC N Hacienda Blvd & Maplegrove St)				
1393 N Hacienda Blvd			Fully Occupied	
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			Fully Occupied	Current Tenants are a Mexican restaurant El Zarape and liquor store.
MORENO VALLEY - (SWC Iris Ave & Perris Ave)				
SWC Iris & Perris Avenues		8.6 Acres	\$TBD	9 acre new development, prime corner. Seeking Anchor Tenants. Perfect for Supermarkets or other retail uses. Home Depot located across the street. APN 316-030-014
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
ORANGE - (N Orange Olive Rd & E Greenleaf Ave)				
2681 N Orange Olive Rd	2681B	1,290	\$1.40 NNN \$0.29	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
PARAMOUNT - (Paramount Blvd & Somerset Blvd)				
15101 Paramount Blvd	3.28 acres	19,200	\$TBD	Ground Lease Pads available. Almost 1 full city block. Currently Lindsay Lumber and ACE Hardware with a 19,200sf Free Standing Building to be demised. 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 CPD: 40,593 Anchor position and pads available.
PICO RIVERA - (Whittier Blvd & Rosemead Blvd)				
5006 Rosemead Blvd.		3,450	\$2.75 NNN \$0.75	Free standing pad with approximately 3,450 square feet available. Part of 230,000 square foot center anchored by Superior Grocery. Located on prime corner location of Whittier Blvd and Rosemead Blvd. Location features maximum street visibility
POMONA - (SWC W Mission Blvd & S Park Ave)				
545 W Mission Blvd		936	\$1.75 NNN	Sublease
SAN DIMAS - (Village Ct & Arrow Hwy)				
173 Village Ct	100-End Cap	4,800	\$1.25 NNN \$0.39	Multi-tenant retail shopping center visible from the 57 freeway, at the Arrow Hwy exit. Available: 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 \$2,250,000
SANTA FE SPRINGS - (NWC Imperial Hwy & Shoemaker)				
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 Bank Shared lot size of 10,107sf
SANTA FE SPRINGS - (Imperial Hwy & Leffingwell)				
12610 Leffingwell Rd		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.
		2,676	\$2.25 MG	
WHITTIER - (East of Valley Home & Leffingwell)				
16501-16519 Leffingwell Rd	16505	690	\$1.00 NNN \$0.30	Multi-tenant retail center. Co-tenants include: Tubby's Bar, Liquor Store, Water Store, Gym, Pet Grooming & Salon.
WHITTIER - (SWC Greenleaf Ave & Wardman St)				
7201-7205 Greenleaf Ave	7203 C	1,008	\$1.75sf NNN \$0.57	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. Former yogurt plumbing in place, 3 compartment sink, private restroom, new flooring & counter top
WHITTIER - (SEC Norwalk Blvd & Rivera Rd)				
8542 Norwalk Blvd		6,000	\$1.25sf NNN	Former grocery store. A free standing retail building. Lot 20,774sf. Located across from a Catholic Church. Surrounding tenants: Marisco's El Paisa, Michael's Burgers, May Flowers, Barber, 2 blocks from Aeolian Elementary School. Zone LCC4* 28 Parking spaces. Taxes \$7,764.62
WHITTIER - (Between Via Del Palma Ave & Walnut St)				
7648 Painter Ave	B	600	\$1.95 MG	Uptown Whittier Retail/Office Space. One Block South of Whittier College & Court House. Rare Monument Signage Available & Private Restroom. Plenty of Parking.
WHITTIER - (Whittier Blvd & First St)				
16214-16262 E Whittier Blvd	16214	4,160	\$TBD NNN \$0.40	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, Chiropactic, Hair Salon, Insurance, Yang's Restaurant, Marisco 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. Data subject to change
	16222	1,280	\$1,920/mo NNNSO.40	
	16246	1,200	\$1,800mo NNNSO.40	
	16254	1,200	\$1,800mo NNNSO.40	
WHITTIER - (Whittier Blvd & Valley Home)				
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. Also For Sale \$2,500,000
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 - (Corner of 1st Ave & Euclid St)				
106 E 1st Ave	Bldg 4,213sf	Lot 9,851sf	\$1.19 NNN	Retail/Office building located on high traffic corner location. Property includes fenced parking lot, lunch room, interior offices, 2 HVAC Units, 7 parking spaces including 1 ADA parking space. Located next to La Habra City Hall, Community Center, U.S. Post Office, La Habra Police Department and Bank of America. Property is also for sale.
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 - (Between Sunset & La Habra Blvd)				
1011 E La Habra Blvd			Fully Occupied	Property located on busy street, 1 block from Harbor Blvd. Medical, Office, or Retail Use. Private Restroom and Parking in rear. Surrounding tenants include: Hair salon, Arlington Memorials, Optometrist, Dentist, Meat Market, and Mexican Restaurant.
LA HABRA - (W La Habra Blvd & Hazel St)				
317 W La Habra Blvd			Fully Occupied	Two story building in the heart of La Habra. 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 - (W La Habra Blvd & Rigsby St)				
2241-2249 W Whittier Blvd	2245		Fully Occupied	Multi-tenant office building, Upstairs office space. Has private restroom, conference room, lobby and 3 private offices. Plenty of parking.
LA HABRA - (SW of Whittier Blvd & Beach Blvd)				
2050 W Whittier Blvd	H	1,300	\$1.35 NNN	Monument signage. Excellent frontage and visibility. Can be Office or Retail. Mixed use multi-tenant retail shopping center next to Walgreens. Co-tenants include Crest Lock, Dentist, Tax, Phone Repair, Hair Salon and Nail Salon. SW of Beach Blvd & Whittier Blvd, on a major intersection. Currently Mosso Retail Clothing Co. *SUBLEASE expires 3/31/2021
LA HABRA - (W La Habra Blvd & Rigsby St)				
2501 W La Habra Blvd	3		\$	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.
	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		Former Sports Medicine. Located West of Beach Blvd.
LA HABRA - (W La Habra Blvd & Rigsby St)				
2541 W La Habra Blvd		1,500	\$1.35	Former Doctors Office. Located West of Beach Blvd.
LA HABRA - (E Whittier Blvd & N Harbor Blvd)				
800 N Harbor Blvd.		3,723	\$1.50 MG	NEC of Whittier Blvd & Harbor Blvd, multi-tenant two story office building containing approximately 7,446sf, first floor containing approximately 3,723sf. Second floor Farmers Insurance space. 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	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	
	230 A	300	\$430 per month	
	240 A	550	\$590 per month	
	250 A	550	\$590 per month	
LA HABRA - (Beach Blvd & La Habra Blvd)				
200 S Beach Blvd		3,111	\$1.40 MG	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.
LA HABRA - (Beach Blvd & Lambert Rd)				
800 S Beach Blvd			Fully Occupied	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. <u>Currently Month to Month Lease - Available July 1 2018</u>
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
LAKE FOREST				
25 Orchard Road		8,520	\$1.45 NNN \$0.36	Two story office building built in 2001 that includes elevator. 34 Parking spaces; ratio 4/1000sf. Numerous restaurants and other amenities are within mile radius of building. Close proximity to the 241 Toll Road and located near the 5 & 405 Interstate. Shown by appointment only. DO NOT DISTURB TENANT. <u>Available May 1 2019</u>
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			Fully Occupied	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		2,676	\$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. 8 private offices. Conference Room. Large bullpen cubicle area. 2 restrooms. Ample parking
WHITTIER - (Between La Entrada Ave & Highland Ave)				
14619 Whittier Blvd	B	1,450	\$1,699 per month	Located on busy street. Office includes 6 Individual office spaces, private restroom, private kitchen area, and shared lobby. Sinks in majority of office and treatment rooms. Medical or Professional office uses welcome.
WHITTIER - Whittier Plaza (Between Beach & First)				
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	
	16A	250	\$700 per month	
	17A	275	\$700 per month	
	17	250	\$700 per month	
	22	500	\$1,200 per month	
	24	750	\$1,500 per month	
WHITTIER - (Painter Ave & Penn)				
7304-7318 Painter Ave			Fully Occupied	Ideal Window Frontage on Painter Ave. Open floor plan. Unit features new carpet and private restroom. Parking & access in rear. Located across the street from City Hall and Court House.
WHITTIER - (Between Via Del Palma Ave & Walnut St)				
7648 Painter Ave	B	600	\$1.95 MG	Uptown Whittier Retail/Office Space. One Block South of Whittier College & Court House. Rare Monument Signage Available & Private Restroom. Plenty of Parking.

Industrial For Lease/Sale

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
LA HABRA - (West of Harbor Blvd & Imperial Hwy)				
701 E Imperial Highway	Parcel 1	92,426	La Quinta Hotel	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 or Ground Lease	

WHITTIER - (NW of Whittier Blvd & Washington Blvd)			Fully Occupied	Warehouse property on busy Whittier Blvd just west of Washington Blvd. Fenced yard. 10' drive-up door in rear. 20,499sf lot.
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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, <u>affordable housing, apartments, fitness, educational.</u>
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 Bellflower Collision, J&D Corvette, Liquor Store, Boost Mobile. Potential use includes Convenience store, 2-3 tenant strip center, multi-family, <u>dry cleaner, bank, dentist, chiropractor, restaurant, auto rental, hair/nail salon.</u>
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, <u>fast food drive-thru.</u>
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 (NWC Beach Blvd & Imperial Hwy)				
1181 S Beach Blvd		2,224	TBD	Lease or Ground Lease. Point corner location. Busiest intersection in La Habra with over 170,000 cars per day. Co-tenants Vons, Coming Soon Tommy's, Firestone, L&L Hawaiian BBQ, UPS Store & more. Across the street from two Power Centers. <u>Use existing building or Ground Lease. Lot size is 18,208sf.</u>
LA HABRA - (NW Corner Beach Blvd & Imperial Hwy)				
1199 S Beach Blvd			Fully Occupied	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	\$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. <u>The entire lot is 79,704 square feet. All Subject to reconfiguration. Seeking</u>
LA HABRA - (SEC Sunset St & Stearns Ave)				
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.
LA HABRA - (SWC Harbor Blvd & Stearns Ave)				
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.
LA HABRA - (West of Harbor Blvd & Imperial Hwy)				
701 E Imperial Highway	Parcel 1	92,426	La Quinta Hotel	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 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 per year	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		8.6 Acres	\$5,450,000	Ground Lease and for Sale. Seeking Anchor Tenants. Perfect for Supermarkets or other retail uses. Home Depot located across the street. The area is surrounded by retail, residential and schools. APN 316-030-014 Sale Pending.
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 FR-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 uses include fast food, convenience store, retail, bank, dentist, <u>laundry, pay day loans.</u>
OCEANSIDE - (NE Rancho Del Oro Dr & Vista Way Village Dr)				
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, prlm 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.

Land For Lease/Ground Lease/Sale

ADDRESS	SUITE	SQ FT	RENT	COMMENTS & FEATURES
PARAMOUNT - (Paramount Blvd & Somerset Blvd)				
15101 Paramount Blvd		3.28 Acres	\$TBD	Ground Lease Pads available. Almost 1 full city block. Currently Lindsay Lumber and ACE Hardware with a 19,200sf Free Standing Building to be demised. 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, Car Wash, Dry Cleaning, Barber, etc. APN 01720-10-000-000
RIVERSIDE - (NWC Del Anza Ave & Central Ave)				
3675 Central Ave		17,018	\$120,000 per year	Gound Lease Property located high traffic & point signalized corner. Surrounded by National Tenants. Property is located near US Postal Office, Retailers, Food, Gas and Banks.
REDLANDS - (NWC Tennessee St & Lugonia Ave)				
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. A regional Tire company is taking one pad, one pad available for automotive, retail or restaurant with drive thru. 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.

Automotive For Lease/Sale

ADDRESS	SQ FT	LOT SIZE	PRICE	COMMENTS & FEATURES
WHITTIER - (Whittier Blvd & Ocean View Ave)				
14315-14317 Whittier Blvd			Fully Occupied	Commercial use Auto Repair, Garage and Parking Lot. Car Sales Lot plus Auto Repair. Contains 650sf building on a 12,738sf lot. contains a 4,816sf Lot.

Commercial/Office For Sale

ADDRESS	SQ FT	LOT SIZE	PRICE	COMMENTS & FEATURES
LA HABRA - (Intersection of La Habra Blvd and Walnut St.)				
500 W La Habra	Bldg 10,342	18,397	\$2,100,000	A building containing approximately 10,342sf. Ground floor available for lease containing approximately 7,671 sf and upstairs approximately 2,671 sf. Lot size approximately 18,397sf. Property features air conditioning, central heating, hardwood floors, high ceilings, partitioned office, private restrooms, recessed lighting and security system. Property is also for Lease.
LA HABRA - (Between S Walnut St. & Hillcrest St.)				
530 W La Habra	Bldg 7,000	14,678 sf	\$1,365,000	A portion of a multi-tenant shopping center containing approximately 7,000sf on a lot of approximately 14,678sf. There is approximately 2,000 sf of bonus upstairs mezzanine. This is a rare opportunity to own a portion of a multi-tenant shopping center. Located on busy street with heavy day time traffic. Just blocks away from La Habra Community center and La Habra police dept.
LA HABRA - (Corner of Leora St & W La Habra Blvd)				
581 W La Habra	3,007	5,991	\$729,000	A Multi-tenant retail building containing approximately 3,007 square feet on a lot size of 5,991 square feet. Space includes parking. Located on a high traffic location. Conveniently located near schools, La Habra Community Center and La Habra Police Department.
LA HABRA - (Corner of 1st Ave & Euclid St)				
106 E 1st Ave	Bldg 4,213sf	Lot 9,851sf	\$1,250,000	Retail/Office building located on high traffic corner location. Property includes fenced parking lot, lunch room, interior offices, 2 HVAC Units, 7 parking spaces including 1 ADA parking space. Located next to La Habra City Hall, Community Center, U.S. Post Office, La Habra Police Department and Bank of America. Property is also for lease.
LOS ANGELES - (E 1ST & N ROWAN AVE)				
3701 - 3715 E. 1st St. 112 - 116 N. Rowan Ave		9,666	\$2,975,000	Value Add Opportunity in East Los Angeles. 12- Tenant Commercial Retail Building located at the corner of N. Rowan Ave. & East 1st St. Great Mix of Tenants with Short Term leases in place. Total building is approximately 9,666 sf on 17,427 Lot. *SALE PENDING*
SAN DIMAS - (Village Ct & Arrow Hwy)				
173 Village Ct	13,878	1.13 acres	\$3,350,000	Multi-tenant retail shopping center visible from the 57 freeway, at the Arrow Hwy exit. 1 vacancy Vista Paint End cap unit of 4,800sf with a ground level, roll up door, will be vacated when space is Leased or property is Sold. Total lot size of 1.13 acres. Tenants include Trapped 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. Vista Paint for Lease 4,800sf.
WHITTIER - (Whittier Blvd & Valley Home)				
16453-16461 Whittier Blvd	16,461	6,300	\$2,500,000	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.
WHITTIER - (SE Painter & Penn)				
7310-7316 Painter Ave	3,910	8,906	\$595,000	Investment Opportunity. Single-story multi-tenant office/retail building 3,910sf on a lot size of 8,906sf. Located across the street from City Hall & Court House. Each available unit has its own private restroom. Parking & access in rear. Tenants include Barber, Battery, Bail Bonds, Storage and Attorney. Sale Pending.