

FOR SALE – PRIME RETAIL BUILDING

3 Units

555-559 W Whittier Blvd., La Habra, CA 90631



www.LaHabraRetail.com

Property Highlights:

Asking Price:	\$899,000 (\$306 per Sq. Ft.)
Building Size:	± 2,937 Sq. Ft.
Lot Size:	± 6,756 Sq. Ft.
Parcel Number:	300-022-16
Units:	3 (555, 557, 559)
Parking:	± 2:1,000 (6 Private Stalls)
Zoning:	C-2 Commercial
Frontage:	± 49 Ft on Whittier Blvd.
Average Daily Traffic:	± 38,000
Electrical Meters:	Individual Electrical Meters

Demographics	1 - Mile	3 - Mile	5 - Mile
Population	28,293	132,418	391,111
Median Income	\$71,592	\$92,531	\$90,592

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COMMERCIAL REAL ESTATE

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COSTCO
WHOLESALE

Shakey's
PIZZA PARLOR



WHITTWOOD
Town Center

Walmart 
Supercenter

**fresh
& easy** TM
Neighborhood Market


Albertsons

**7
ELEVEN**


PETCO
Where the pets go.

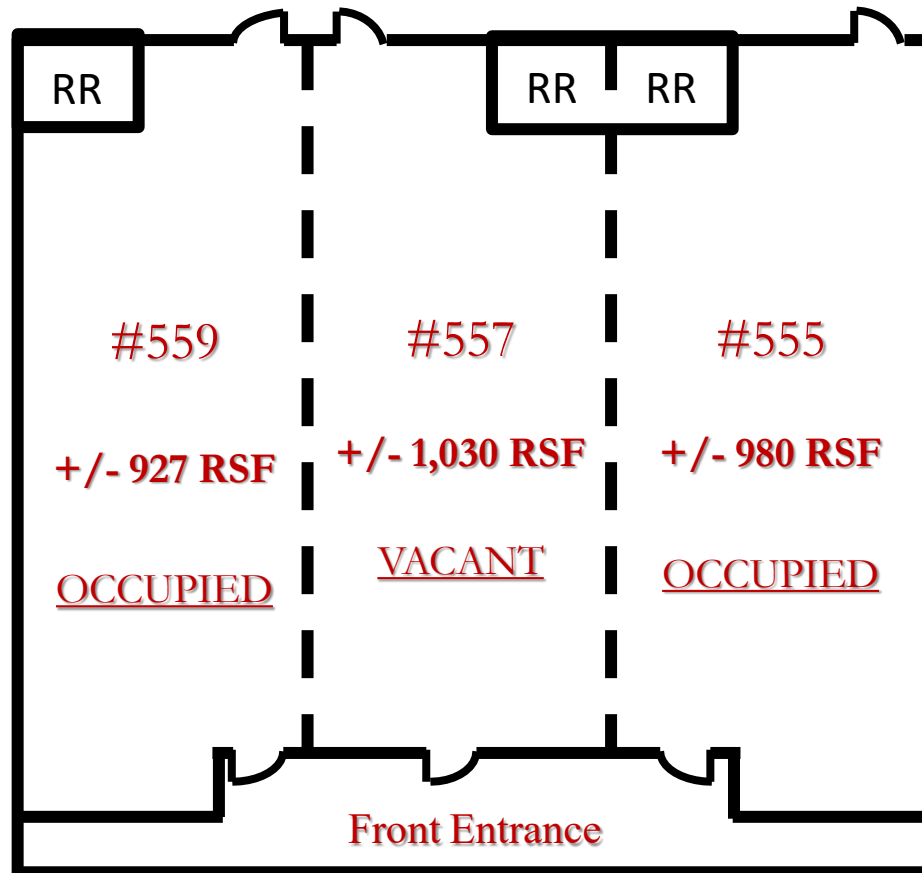
Gary Martinez, CCIM SIOR
(714) 905-9383

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gary@ashwillassociates.com

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LEASES



Two of the 3 units are currently occupied. Below are quick bullet points for each of the units:

- Unit 555: Currently occupied by Sebastian Antonio Salon, a hair salon and retail boutique store. Lease expires May 31, 2022. Total monthly rent is \$1,400.00.
- Unit 557: Currently Vacant.
- Unit 559: Currently occupied by Cristina's Alterations, a clothing alterations store. Lease expires December 31, 2023. Total monthly rent is \$1,061.00.

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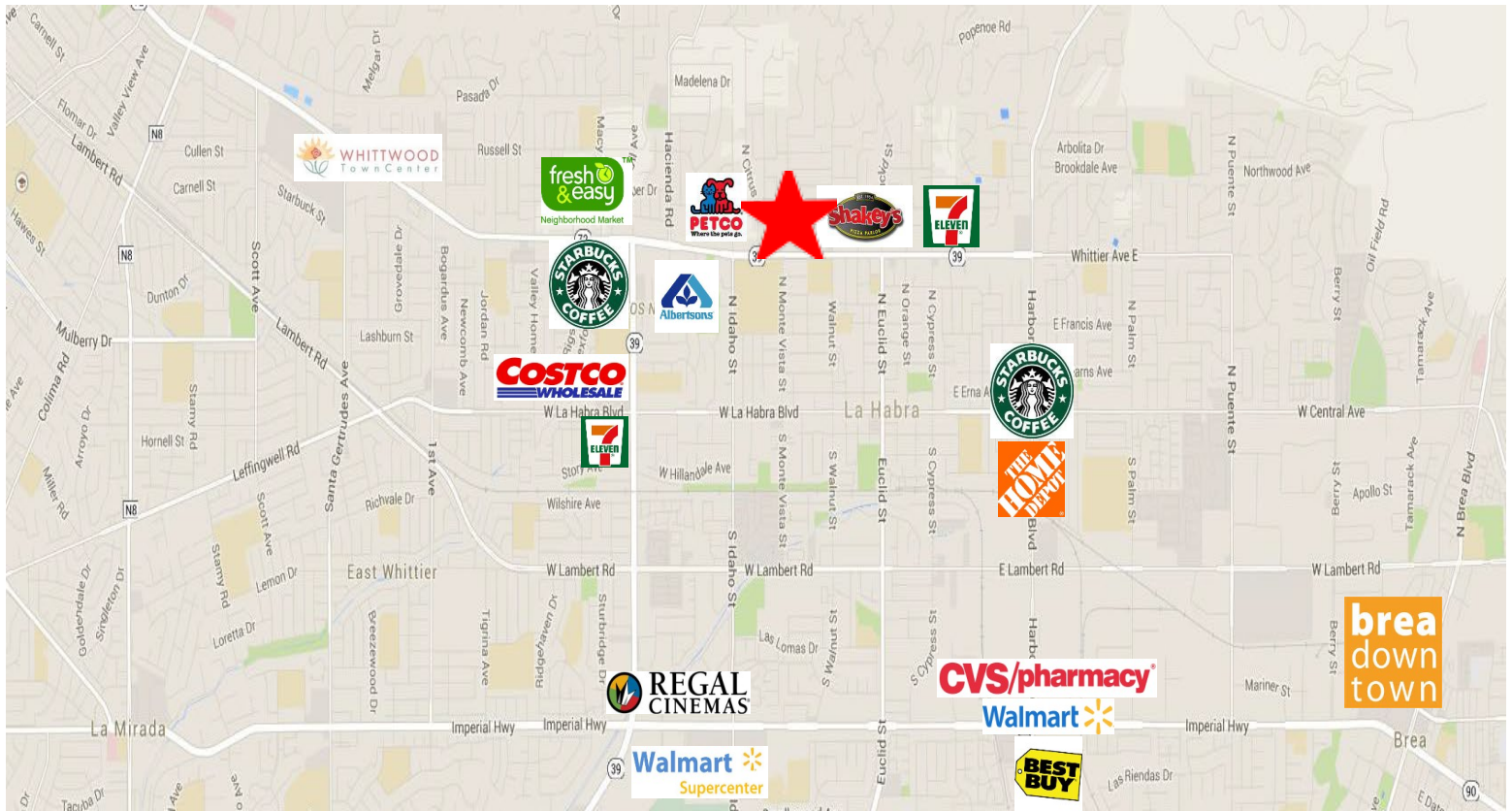
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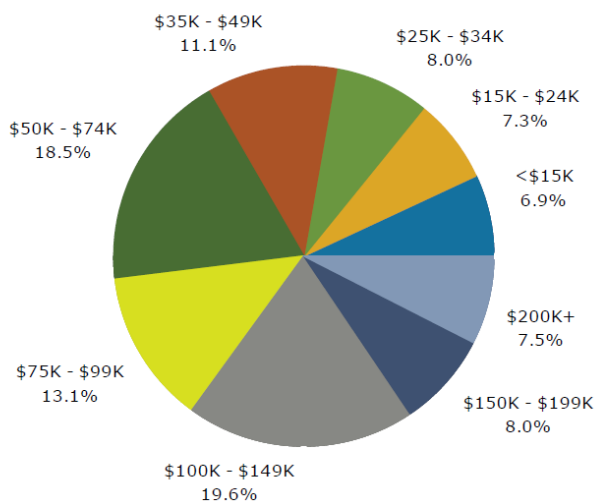
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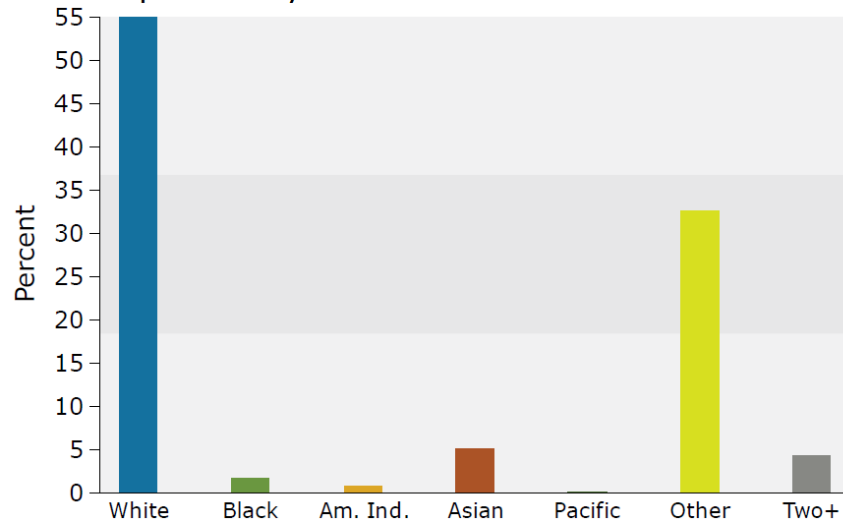
DEMOGRAPHICS: 1 - MILE RADIUS

Summary	Census 2010	2020	2025	
Population	26,733	28,293	28,927	
Households	7,912	8,183	8,307	
Families	6,052	6,285	6,393	
Average Household Size	3.35	3.42	3.45	
Owner Occupied Housing Units	3,983	3,964	4,108	
Renter Occupied Housing Units	3,929	4,219	4,199	
Median Age	32.4	33.8	35.3	
Trends: 2020-2025 Annual Rate	Area	State	National	
Population	0.44%	0.55%	0.72%	
Households	0.30%	0.50%	0.72%	
Families	0.34%	0.50%	0.64%	
Owner HHs	0.72%	0.65%	0.72%	
Median Household Income	2.09%	1.81%	1.60%	
		2020	2025	
Households by Income	Number	Percent	Number	Percent
<\$15,000	564	6.9%	485	5.8%
\$15,000 - \$24,999	596	7.3%	513	6.2%
\$25,000 - \$34,999	655	8.0%	584	7.0%
\$35,000 - \$49,999	910	11.1%	857	10.3%
\$50,000 - \$74,999	1,517	18.5%	1,469	17.7%
\$75,000 - \$99,999	1,075	13.1%	1,105	13.3%
\$100,000 - \$149,999	1,601	19.6%	1,742	21.0%
\$150,000 - \$199,999	656	8.0%	803	9.7%
\$200,000+	610	7.5%	749	9.0%
Median Household Income	\$71,592		\$79,408	
Average Household Income	\$93,738		\$105,732	
Per Capita Income	\$27,327		\$30,593	

2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 68.7%

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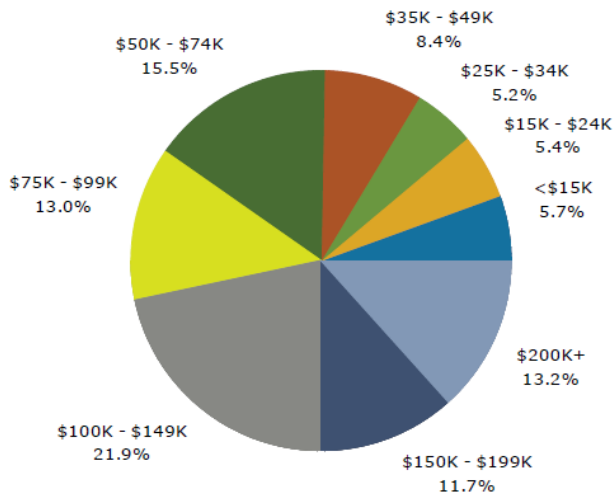
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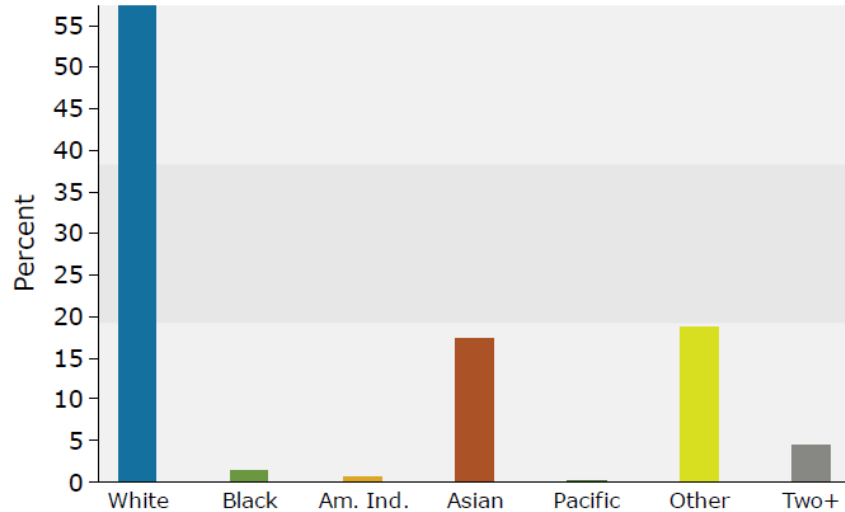
DEMOGRAPHICS: 3 - MILE RADIUS

Summary	Census 2010	2020	2025		
Population	127,237	132,418	134,238		
Households	41,635	42,587	42,902		
Families	32,018	32,809	33,096		
Average Household Size	3.04	3.09	3.11		
Owner Occupied Housing Units	29,319	28,772	29,238		
Renter Occupied Housing Units	12,316	13,815	13,663		
Median Age	38.1	39.2	40.3		
Trends: 2020-2025 Annual Rate	Area	State	National		
Population	0.27%	0.55%	0.72%		
Households	0.15%	0.50%	0.72%		
Families	0.17%	0.50%	0.64%		
Owner HHs	0.32%	0.65%	0.72%		
Median Household Income	2.07%	1.81%	1.60%		
Households by Income	2020		2025		
	Number	Percent	Number	Percent	
	<\$15,000	2,423	5.7%	2,067	4.8%
	\$15,000 - \$24,999	2,287	5.4%	1,924	4.5%
	\$25,000 - \$34,999	2,235	5.2%	1,926	4.5%
	\$35,000 - \$49,999	3,576	8.4%	3,238	7.5%
	\$50,000 - \$74,999	6,597	15.5%	6,140	14.3%
	\$75,000 - \$99,999	5,539	13.0%	5,382	12.5%
	\$100,000 - \$149,999	9,319	21.9%	9,705	22.6%
	\$150,000 - \$199,999	4,987	11.7%	5,758	13.4%
\$200,000+	5,624	13.2%	6,762	15.8%	
Median Household Income	\$92,531		\$102,536		
Average Household Income	\$119,377		\$134,477		
Per Capita Income	\$38,559		\$43,171		

2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 47.0%

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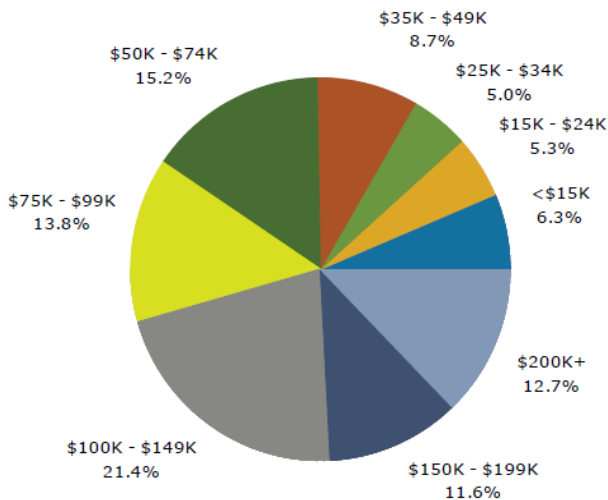
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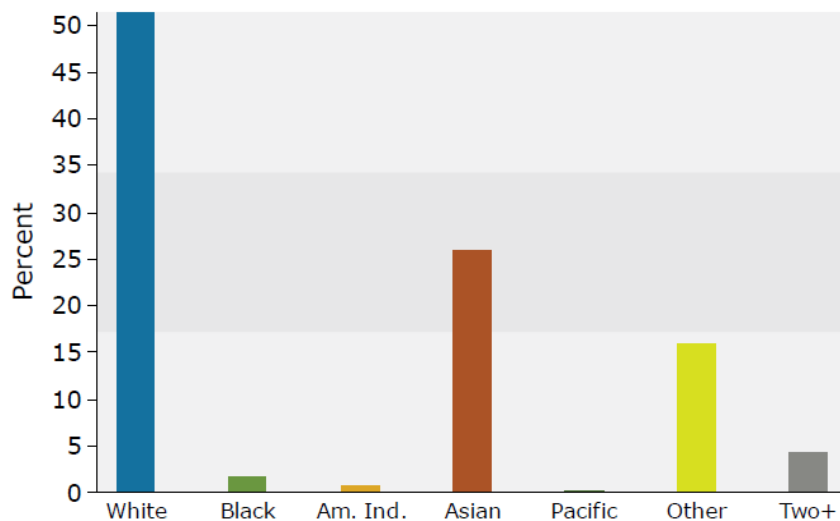
DEMOGRAPHICS: 5 - MILE RADIUS

Summary	Census 2010	2020	2025		
Population	379,216	391,111	397,296		
Households	122,879	124,937	126,265		
Families	94,869	96,657	97,711		
Average Household Size	3.04	3.08	3.10		
Owner Occupied Housing Units	84,589	82,701	83,804		
Renter Occupied Housing Units	38,290	42,236	42,461		
Median Age	37.9	39.3	40.4		
Trends: 2020-2025 Annual Rate	Area	State	National		
Population	0.31%	0.55%	0.72%		
Households	0.21%	0.50%	0.72%		
Families	0.22%	0.50%	0.64%		
Owner HHs	0.27%	0.65%	0.72%		
Median Household Income	2.21%	1.81%	1.60%		
Households by Income	2020		2025		
	Number	Percent	Number	Percent	
	<\$15,000	7,857	6.3%	6,866	5.4%
	\$15,000 - \$24,999	6,610	5.3%	5,676	4.5%
	\$25,000 - \$34,999	6,274	5.0%	5,442	4.3%
	\$35,000 - \$49,999	10,836	8.7%	9,686	7.7%
	\$50,000 - \$74,999	19,045	15.2%	17,725	14.0%
	\$75,000 - \$99,999	17,271	13.8%	16,788	13.3%
	\$100,000 - \$149,999	26,689	21.4%	27,676	21.9%
	\$150,000 - \$199,999	14,513	11.6%	16,947	13.4%
\$200,000+	15,842	12.7%	19,460	15.4%	
Median Household Income	\$90,592		\$101,077		
Average Household Income	\$116,313		\$131,522		
Per Capita Income	\$37,127		\$41,763		

2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 41.7%

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