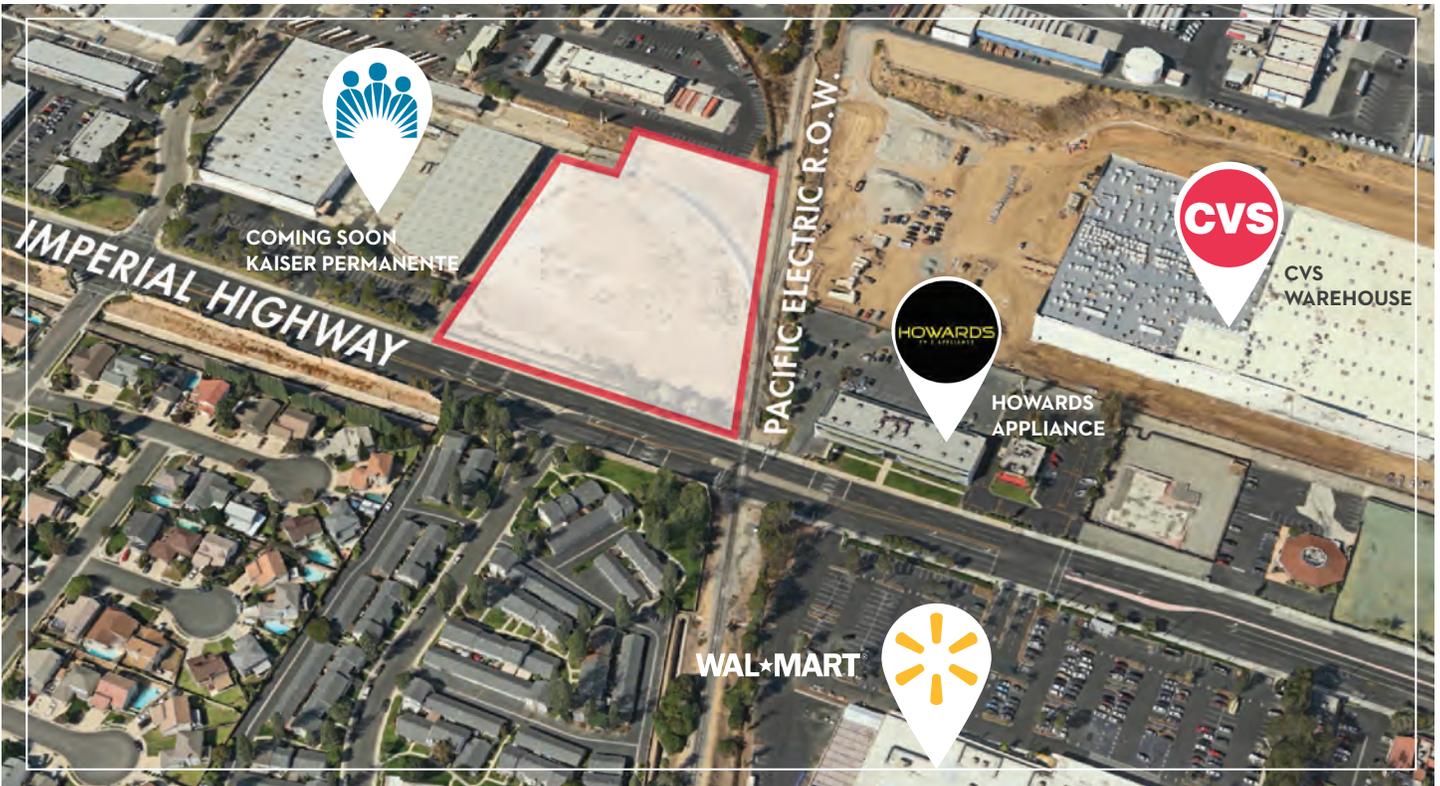




# CITY OF LA HABRA

DEVELOPMENT  
OPPORTUNITY SITES

601 EAST IMPERIAL HIGHWAY, LA HABRA, CA 90631



## KEY FEATURES

- Adjacent to an upcoming Kaiser Permanente medical facility with Urgent Care.
- New Wal-Mart across the street.
- Howard's appliances is adjacent to the east.
- New 200,000 square foot storage warehouse for CVS to the north.
- The property is rail served with a spur which can be removed. Current zoning is commercial. The City is amending its General Plan to allow for commercial, office, medical and light industrial uses.
- Owner will consider selling Parcels 4 & 5, Pads 1-3 are for Ground Lease.

**61.7K** MEDIAN HOUSEHOLD INCOME

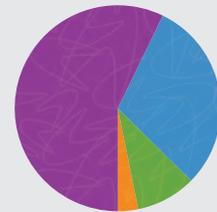
**62.1K** POPULATION (and growing)

## DEMOGRAPHICS



AGE

9 + under Years	15%
10-19 Years	15%
20-29 Years	16%
30-39 Years	27%
40-49 Years	16%
50 + over Years	10%



ETHNICITY

Caucasian	30.2%
Hispanic	57.2%
Asian	9.4%
African American/Other	3.2%

\*(based on census data)

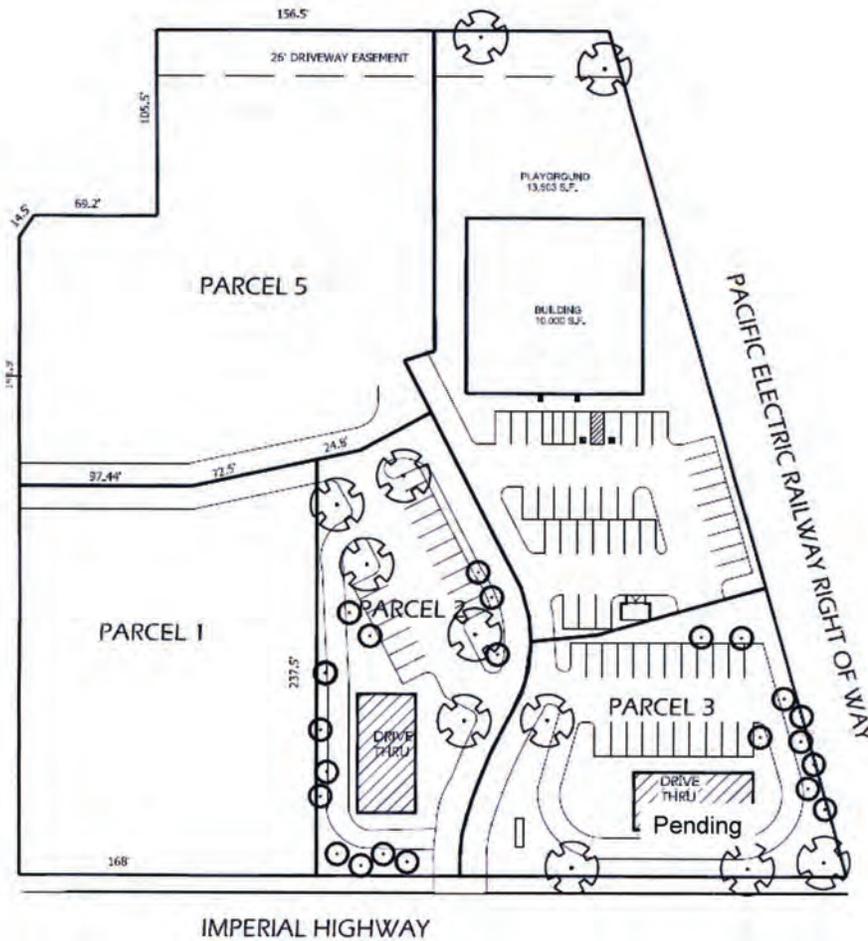


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EST. 19

601 EAST IMPERIAL HIGHWAY, LA HABRA, CA 90631



## SITE PLAN

### ADDITIONAL NOTES

The owners are currently performing a traffic study to extend the traffic signal at Village Drive into the property. The proposed site plan lot lines can be modified. For more information contact the City of La Habra or the Realty company shown below:

Jones RE - Commercial Real Estate  
Greg Jones BRE# 00661121  
(562) 697-3333 ext 21 • (562) 697-9999  
greg@jonesRE.net • www.JonesRE.net



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EST. 19