



## PRIME LOCATION IN LA HABRA WHITTIER BLVD - FOR LEASE

1651 W WHITTIER BOULEVARD, LA HABRA, CA 90631

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ASSET GROUP



## WHITTIER BLVD RETAIL CORRIDOR - WHITTIER & HACIENDA

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### Highlights

- Busy Shopping Center
- Tremendous Visibility
- Ample Parking
- Co Tenants; O'Reilly Auto, DaVita, Baskin Robins, Springleaf Financial, Ace Check Cash
- Ideal for Restaurant, Cell Phone, Gym, Discount Store, Physical Therapy and Chiropractor, Beauty Supply, Hair Salon, Staffing Agency, Juice Bar, etc.

### Area Amenities

- Signalized Intersection with Excellent Traffic Counts
- Strong Trade Area
- Surrounded by Major Retailers
- Major Thoroughfare
- 2-Mile AVG HH Income: \$77,877
- 2-Mile Population: 71,847
- 2-Mile Employees: 19,524

### 4,000 Sq Ft on Pad Divisible

In-Line:	1,600 Sq Ft
In-Line:	2,000 Sq Ft
Pad:	1,350 Sq Ft



## ADDITIONAL PHOTOS

1651 W WHITTIER BOULEVARD, LA HABRA, CA 90631

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# DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2015B</b>			
Total Population	11,313	201,285	429,080
Female Population	50.39%	50.69%	50.60%
Male Population	49.61%	49.31%	49.40%
Population Density	3,600	7,118	5,462
Population Median Age	45.2	38.2	38.3
Employed Civilian Population 16+	5,347	95,328	200,294
% White Collar	76.1%	64.4%	65.2%
% Blue Collar	23.9%	35.6%	34.8%
Total Employees	7,543	91,515	189,395
Total Establishments*	1,436	12,167	25,344
Population Growth 2000-2010	4.56%	7.69%	5.89%
Population Growth 2015B-2020	1.66%	2.40%	2.16%
<b>Income: 2015B</b>			
Average Household Income	\$137,128	\$91,782	\$96,839
Median Household Income	\$90,997	\$59,925	\$63,471
Per Capita Income	\$49,111	\$34,095	\$34,487
Avg Income Growth 2000-2010	25.59%	34.02%	34.19%
Avg Income Growth 2015B-2020	16.19%	16.71%	16.32%
<b>Households: 2015B</b>			
Households	4,043	74,453	152,122
Average Household Size	2.74	2.68	2.79
Hhld Growth 2000-2010	3.24%	5.14%	3.24%
Hhld Growth 2015B-2020	2.19%	2.69%	2.48%
<b>Housing Units: 2015B</b>			
Occupied Units	4,043	74,453	152,122
% Occupied Units	98.61%	96.62%	97.23%
% Vacant Housing Units	1.39%	3.38%	2.77%
Owner Occ Housing Growth 2000-2010	1.58%	5.12%	2.18%
Owner Occ Housing Growth 2000-2020	6.20%	5.80%	4.08%
Owner Occ Housing Growth 2015B-2020	1.85%	0.85%	1.31%
Occ Housing Growth 2000-2010	3.24%	5.14%	3.24%
Occ Housing Growth 2010-2020	6.56%	8.48%	7.69%
Occ Housing Growth 2015B-2020	2.19%	2.69%	2.48%
<b>Race and Ethnicity: 2015B</b>			
% American Indian or Alaska Native Population	0.23%	0.49%	0.52%
% Asian Population	6.74%	11.47%	11.95%
% Black Population	3.29%	4.35%	4.34%
% Hawaiian or Pacific Islander Population	0.11%	0.12%	0.13%
% Multirace Population	5.85%	5.89%	5.64%
% Other Race Population	4.91%	16.04%	16.47%
% White Population	78.88%	61.64%	60.94%
% Hispanic Population	12.31%	35.24%	36.81%
% Non Hispanic Population	87.69%	64.76%	63.19%

# SITE PLAN

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## Tenant Roster

Ste#	Tenant	SF
1471	Nail & Spa	1,520
1491	My Tutor Zone	4,360
1493	Baskin Robbins	1,158
1495-A	YumYum Donuts	2,100
1501	Pizza	7,200
1511	AVAILABLE (1511)	2,000
1515	Martial Arts	2,000
1521	Dental	2,000
1531	Boba Shop	1,600
1541	One Main Financial	1,600
1551	AVAILABLE (1551)	1,600
1561	Cleaners	2,000
1571	Ace Cash Express	1,020
1581	Smoke Shop	840
1585	Water Mill Express	225
1591	Barber Shop	840
1611	DaVita	15,000
1621	O'Reilly Auto Parts	15,000
1651	Palapa Fish Taco	2,720
1495-B	Available	1,350





For more information, please call.



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