CITY OF LA HABRA

DEVELOPMENT OPPORTUNITY SITES

1301 W. WHITTIER BLVD., LA HABRA, CA 90631

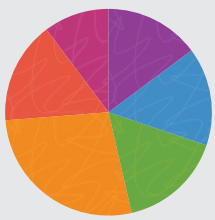
KEY FEATURES

- 9 Acre Site
- 48K SF Brand New Northgate as Anchor Tenant
- High traffic major street with many nearby national brands
- 38,000 ADT
- Walking distance to La Habra High School
- Highly desired C-2 zone
- 27K SF Retail Space Available

61.7K MEDIAN HOUSEHOLD INCOME

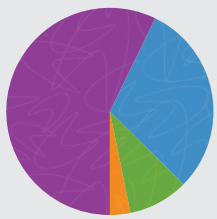
62.1K POPULATION (and growing)

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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SITE PLAN

ADDITIONAL NOTES

This property is zoned C-2 Commercial with a 30% FAR. The density is based on Commercial Highway zoning designation. For more information contact the City of La Habra or the Realty company shown below:

Bristol Development Partners - John D. Hopkins - Partner
4340 Von Karman Avenue - Suite 200
Newport Beach, CA 92660
949-743-3202 (Direct) • jdhopkins@bristolpart.com (E-Mail)