

RETAIL FOR LEASE

PRIME IMPERIAL HIGHWAY RETAIL

141-169
E IMPERIAL HWY

LA HABRA | CA 90631

Suites from ±840 SF

\$2.25 PSF NNN

Built 1963

Imperial Hwy Frontage

EXCLUSIVELY LISTED BY:

MARCY MONACO CPM

DRE Lic. 01337750

TYLER PORTMAN

DRE Lic. 01919110

562.762.3154

562.762.3152

marcy@gmpropertiesinc.com

tyler@gmpropertiesinc.com



IMPERIAL HWY FRONTAGE



LA HABRA, CA 90631

A well-established multi-tenant retail strip on a high-visibility Imperial Highway corridor, anchored by long-standing neighborhood service tenants and serving a dense North Orange County trade area.

PROPERTY HIGHLIGHTS

PRIME IMPERIAL HIGHWAY RETAIL BUILDING

LA HABRA • NORTH ORANGE COUNTY

- **High-traffic Imperial Highway frontage** with direct visibility and convenient access.
- **Move-in ready suites from ±840 SF** — efficient footprints for retail, service, or office users.
- **Competitive \$2.25 PSF** asking rate on a NNN basis (est. net fees \$0.70 PSF).
- **Established multi-tenant strip center** with a stable mix of neighborhood tenants.
- **Centrally located in La Habra**, with access to surrounding OC and LA County markets.
- **Commercial zoning** supporting a broad range of permitted retail and service uses.

±840 SF

SUITE SIZE

\$2.25

PSF • NNN

2

SUITES AVAILABLE

1963

YEAR BUILT

AVAILABILITY & TERMS

141-169 E IMPERIAL HWY · LA HABRA, CA 90631

BASE RENT

\$2.25 / SF

LEASE TYPE

NNN

EST. NET FEES

\$0.70 / SF

ZONING

Commercial

AVAILABLE SUITES

SUITE	SIZE	RENTAL RATE	LEASE TYPE	DATE AVAILABLE	NOTES
151	±840 SF	\$2.25 PSF	NNN	30 Days	Est. net fees \$0.70 PSF
161	±840 SF	\$2.25 PSF	NNN	Now	Est. net fees \$0.70 PSF

PROPERTY TYPE

Multi-Tenant Retail

YEAR BUILT

1963

ZONING

Commercial

LEASE TYPE

NNN

ASKING RATE

\$2.25 PSF

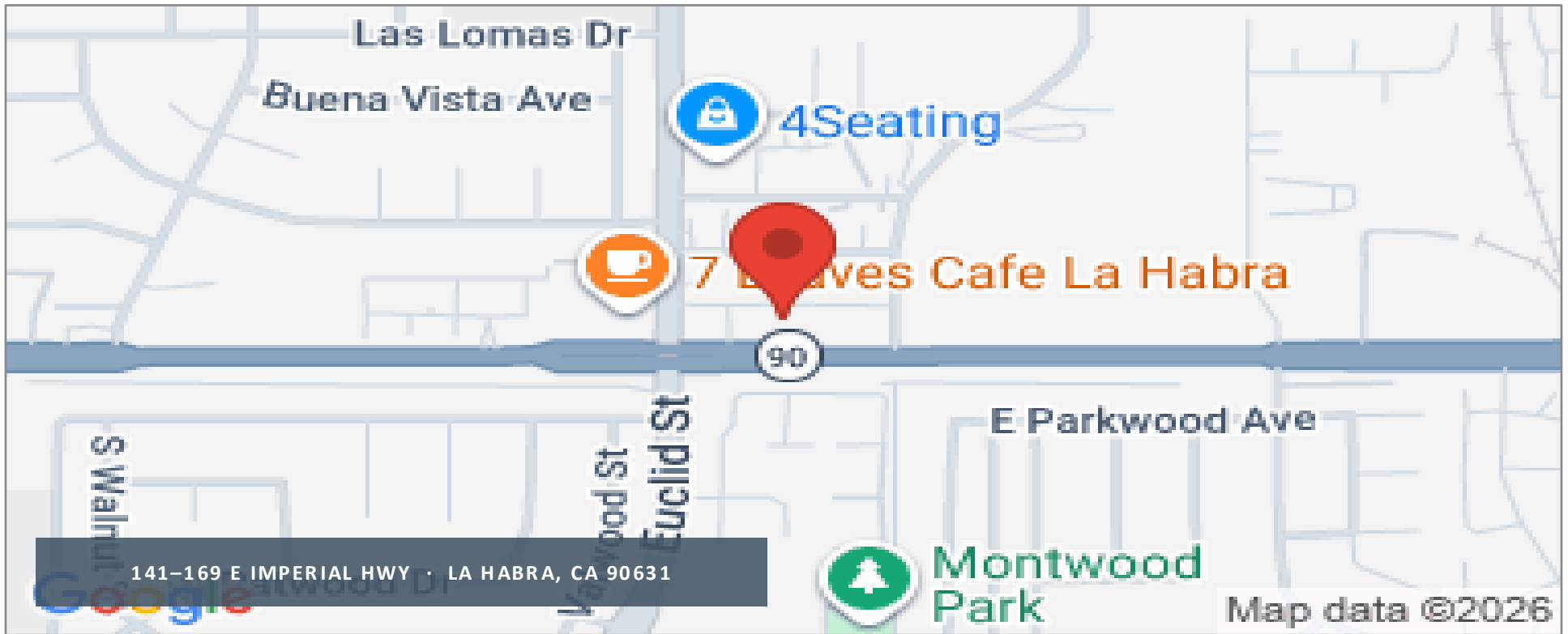
EST. NET FEES

\$0.70 PSF

PROPERTY DESCRIPTION

Prime Imperial Highway retail building offering well-located, efficiently sized suites in an established La Habra strip center. Suites 151 and 161 are available now and within 30 days, ideal for neighborhood retail and service users seeking a high-visibility corridor.

LOCATION



EXCLUSIVELY LISTED BY:

MARCY MONACO CPM**562.762.3154**

marcy@gmpropertiesinc.com

DRE Lic. 01337750

TYLER PORTMAN**562.762.3152**

tyler@gmpropertiesinc.com

DRE Lic. 01919110



All information was obtained from sources deemed reliable; while considered accurate, we make no guarantee, warranty or representation. No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is subject to errors, omissions, change of price, lease or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, prospective tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein.