



CITY OF LA HABRA

"A Caring Community"

WHERE THE BEST OF LOS ANGELES & ORANGE COUNTY MEET Welcome to the City of La Habra

Ideally positioned in north Orange County, the City of La Habra provides proximity and access to cultural, financial and recreational opportunities. Known for its sense of community, La Habra brings balance to planned development and leverages both Los Angeles and Orange County markets.

Please review our Development Opportunity Sites (see over) and contact us for more information.



LOCATION + LOCATION

La Habra is one of 34 incorporated cities within Orange County which has over 3 million residents. The City is growing with a population of over 60,000 and a median household income of \$66,804 (US Census American Community Survey, 2016).

La Habra is only 8 miles north of Anaheim and about 20 miles southeast of the City of Los Angeles. Other nearby communities include La Habra Heights (to the north), Brea (to the east) and Fullerton (to the south).

A WELL BALANCED CITY ON THE RISE



Recent residential development reflects the strategic balance in La Habra. With a housing stock of 21,000 dwellings integrated with 25 parks and strong community retail like Costco, Target and Home Depot, the city provides a sustainable place for residents to live, work and play.

Within the last few years, the City has been successful in the development of the Westridge Shopping Center, the Imperial Promenade and the Marketplace. There are approximately 250,000 square feet of retail development land opportunities and over 125,000 square feet of industrial land development opportunities.



City of La Habra • 110 E. La Habra Blvd., La Habra, CA 90631-0337
tel: (562) 383-4100 • www.lahabraca.gov



DEVELOPMENT OPPORTUNITY SITES

(see detail sheets for more information on each property)

SITE A: 701 E. IMPERIAL HIGHWAY

This parcel is approximately 0.61 acres and available for ground lease. This high traffic (44,100 ADT count), signalized corner location is adjacent to the Kaiser Permanente medical facility. Coming soon, La Quinta Inn will be located to the west of the pad.



SITE B: 1400-1460 S. HARBOR BOULEVARD

The three parcels in total are approximately 0.93 acres and available for sale. This site features a high traffic (38,000 ADT) count and is in close proximity to CVS Pharmacy Distribution Center and Walmart.



SITE C: 115 AND 201 N. HARBOR BOULEVARD

This is a potential mixed-use project with a medium to high density residential land use designation. The two acre site also features a high traffic (75,000 ADT) count, signalized corner location and adjacent to Harbor Freight Tools.



SITE D: 558-580 W. LA HABRA BOULEVARD

Parcel 1 has a total of 10,775 sf and Parcel 2 has 17,689 sf of space available, ready for lease. It is zoned SP-1 (La Habra Boulevard Specific Plan) for commercial retail.



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