

AVAILABLE OCTOBER 2026

For Lease ±5,037 SF BUILDING ON ±22,531 SF OF LAND

12333 LA MIRADA BLVD

LA MIRADA, CA 90638

Flexible Long-Term Ground Lease Opportunity | Prime Signalized Corner Location | Former Bank Branch



KORUS
REAL ESTATE

PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS

12333 La Mirada Blvd
La Mirada, CA 90638

MONTHLY LEASE RATE

\$20,000 + NNN

APN

8033-001-003

BUILDING SIZE

±5,037 SF

LAND SIZE

±22,531 SF

BUILT

1988

ZONING

LMC4-P

PARKING

22 Spaces

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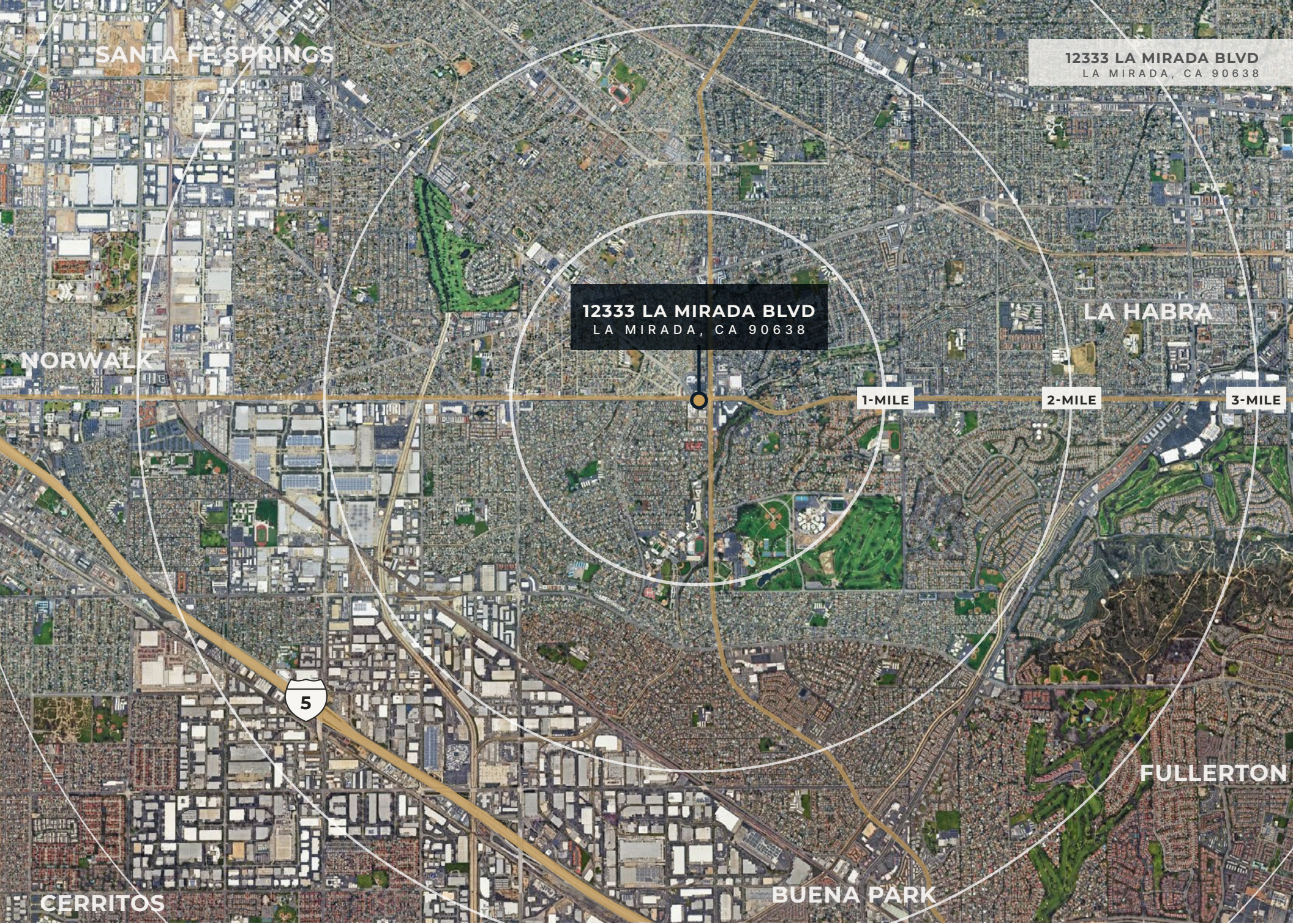
IMPERIAL HWY ±49,053 VPD

LA MIRADA BLVD ±29,768 VPD

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The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy or completeness. Prospective tenants and their advisors should independently verify all information.





PROPERTY HIGHLIGHTS

01

FLEXIBLE LONG-TERM GROUND LEASE OPPORTUNITY

Long-term ground lease opportunity with future redevelopment potential, including the opportunity for a drive-thru configuration, subject to approvals.

02

PRIME SIGNALIZED CORNER LOCATION

Located at the signalized intersection of La Mirada Boulevard and Imperial Highway with excellent visibility and convenient access from multiple directions.

03

FREESTANDING RETAIL BUILDING

Former bank branch featuring a freestanding building with on-site parking and efficient site circulation. Well suited for retail, financial, medical, and other commercial uses.

04

STRONG TRAFFIC EXPOSURE

Approximately 49,053 VPD on Imperial Highway and 29,768 VPD on La Mirada Boulevard provide exceptional visibility and customer exposure.

05

ESTABLISHED RETAIL TRADE AREA

Surrounded by national retailers including Walmart Neighborhood Market, The Home Depot, Walgreens, Starbucks, Bank of America, and Chevron within an established retail corridor.

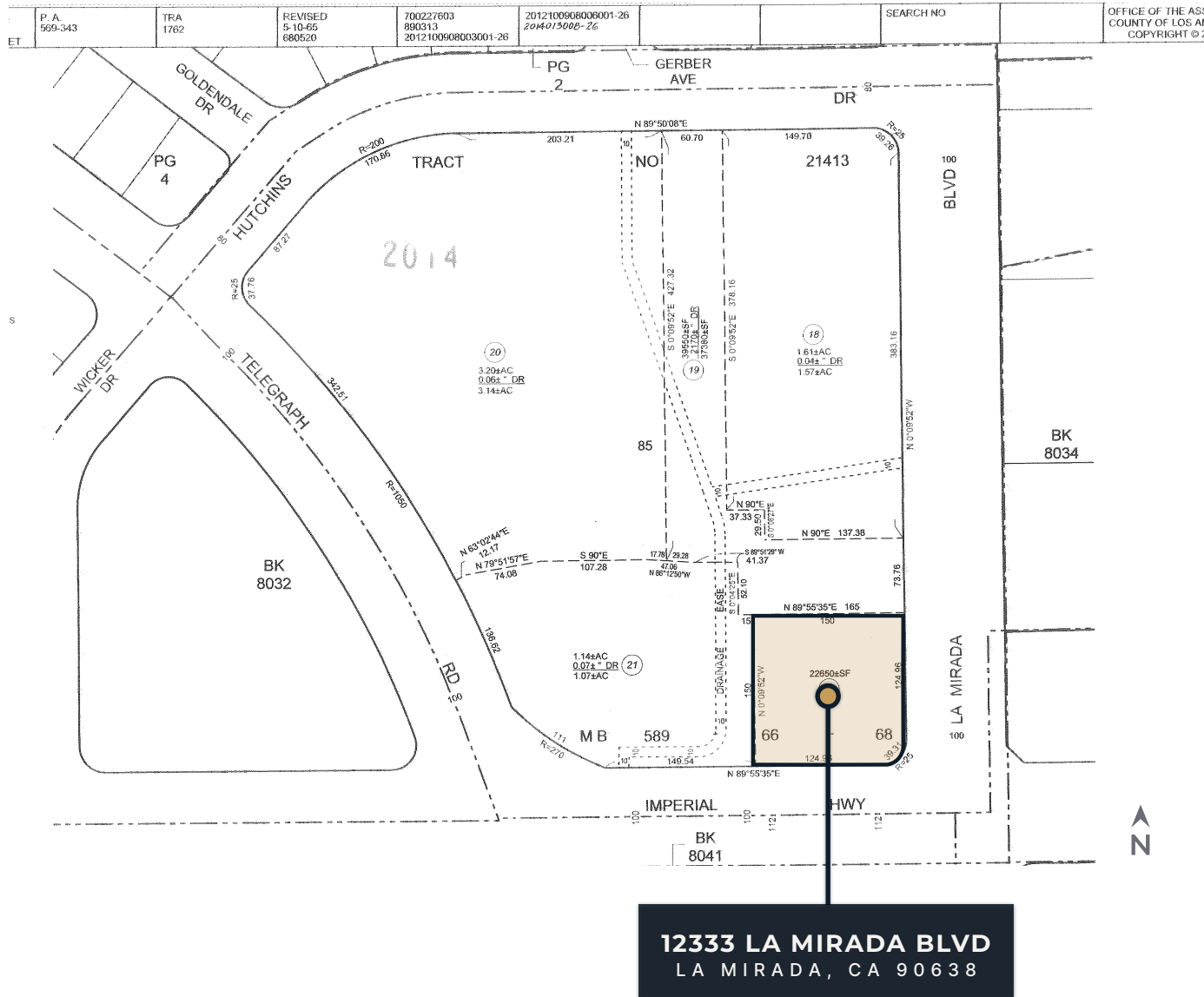
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AFFLUENT SURROUNDING DEMOGRAPHICS

The surrounding trade area features an average household income of approximately \$73,768 within a three-mile radius. A dense residential population and stable consumer base support long-term retail demand.

PARCEL MAP

12333 LA MIRADA BLVD
LA MIRADA, CA 90638



±5,037 SF

BUILDING SIZE



±22,531 SF

LAND SIZE



±49,053 VPD

IMPERIAL HWY



±29,768 VPD

LA MIRADA BLVD

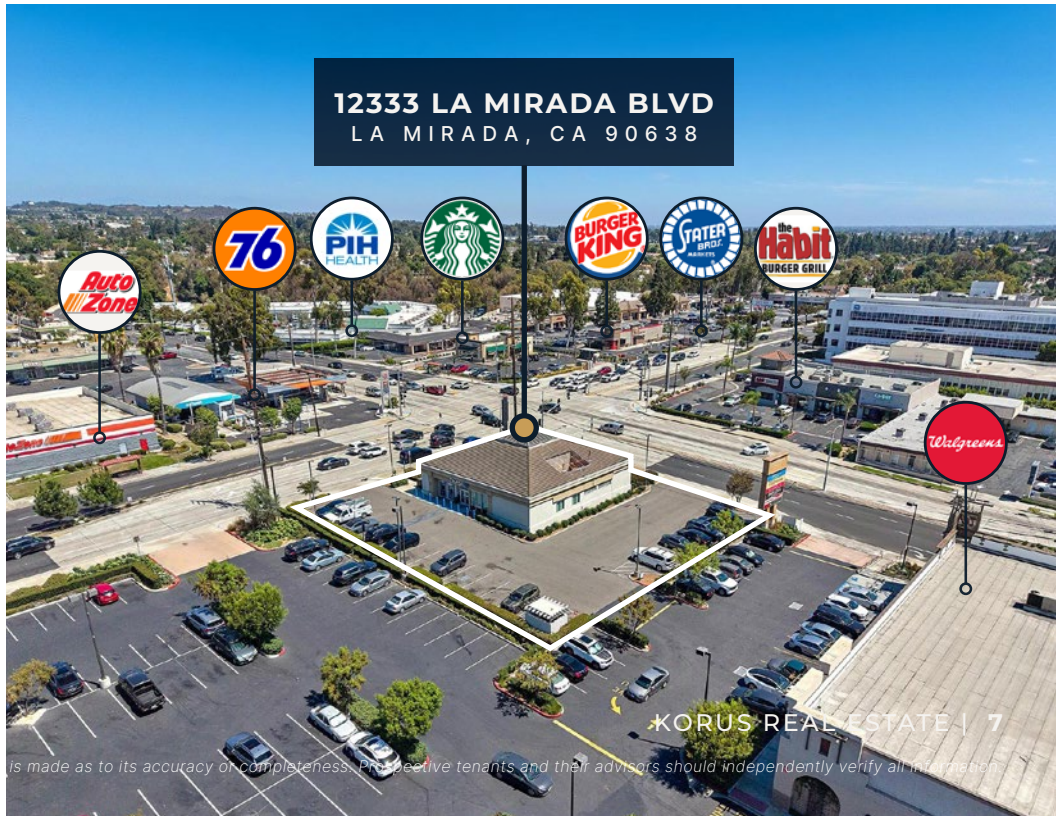
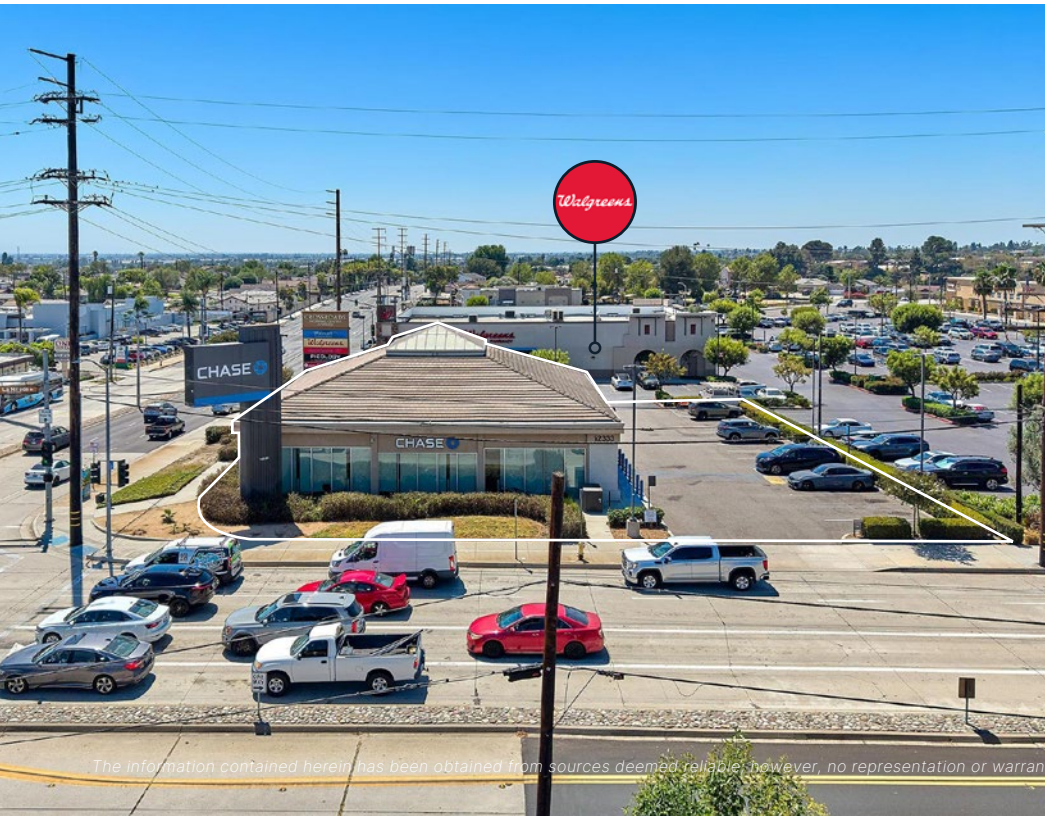
Situated at the signalized intersection of La Mirada Boulevard and Imperial Highway, the property benefits from exceptional visibility, convenient access, and proximity to a strong mix of national retailers, healthcare providers, and established residential neighborhoods.



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AREA OVERVIEW

La Mirada, CA

Located in southeastern Los Angeles County, La Mirada is an established suburban community strategically positioned between Los Angeles and Orange County. The city offers excellent regional accessibility via Interstate 5, State Route 91, and Imperial Highway, providing convenient connections to Anaheim, Fullerton, Buena Park, Norwalk, and Downtown Los Angeles.

La Mirada serves a dense residential population with stable household incomes, making it an attractive location for national retailers, financial institutions, restaurants, and service-oriented businesses. Well-established commercial corridors and a mature consumer base continue to support long-term retail demand.

The Property is located along the highly trafficked Imperial Highway corridor, surrounded by national retailers including Walmart Neighborhood Market, The Home Depot, Walgreens, Starbucks, Bank of America, and Chevron. Combined with excellent visibility and strong traffic counts, the location offers an outstanding leasing opportunity for a wide range of commercial users.



485,885

POPULATION
5-Mile Radius



196,430

DAYTIME EMPLOYEES
5-Mile Radius



72,251 VPD

COMBINED VPD
Imperial Hwy & La Mirada Blvd



\$127,905

AVG. HOUSEHOLD INCOME
5-Mile Radius

KEY DEMOGRAPHICS SUMMARY

	2-Mile	5-Mile	10-Mile
POPULATION	94,662	485,885	2,091,717
AVERAGE HOUSEHOLD INCOME	\$128,811	\$127,905	\$120,316
DAYTIME EMPLOYMENT	16,897	196,430	859,169
MEDIAN HOME VALUE	\$753,367	\$780,477	\$782,331

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