

FOR SALE



Jones RE
COMMERCIAL REAL ESTATE

501 W LAMBERT RD

LA HABRA, CALIFORNIA

NWC of S Walnut St and W Lambert Rd

PRIME INDUSTRIAL OWNER-USER OPPORTUNITY

PRICE IMPROVEMENT
\$850,000

~~\$925,000~~
PRICE IMPROVEMENT

PROPERTY HIGHLIGHTS

- High-visibility, prime signalized corner lot with flexible light industrial zoning
- Lot Size: ±0.39 Acres (Approx. 16,988 SF)
Building: ±648 SF, 1 Bed / 1 Bath (Existing Structure)
- Zoning: M-1 (Light Manufacturing)
- Convenient to major streets, 57 Freeway and surrounding commercial areas
- Centrally located in North Orange County
- Near retail, residential neighborhoods, and business corridors
- Easy connectivity to surrounding cities including Fullerton, Brea, and Whittier
- Excellent visibility for branding and customer access
- Recent City Engineering review confirms no additional street dedications are anticipated on Lambert or Walnut and no public hearing is currently required.



EXCELLENT STREET FRONTAGE



EXISTING STRUCTURE ±648 SF



SPACIOUS & FUNCTIONAL LOT

PROPERTY OVERVIEW

501 W Lambert Rd presents a rare opportunity to acquire a versatile industrial property on a high-visibility corner lot in the heart of La Habra. The property offers immediate functionality for a variety of industrial, contractor, storage, or owner-user applications with long-term upside in one of Orange County's most supply-constrained markets.

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PRICE IMPROVEMENT

±16,988 SF
LOT SIZE
(±0.39 ACRES)

±648 SF
EXISTING BUILDING

M-1
ZONING
(LIGHT MANUFACTURING)

SIGNALIZED
CORNER LOT
HIGH VISIBILITY

LOCATION ADVANTAGES

- STRATEGIC LOCATION**
Situated in North Orange County with excellent access to major freeways, arterial streets, and surrounding commercial corridors.
- IMMEDIATE ACCESS TO:**
 - State Route 57 Freeway
 - Imperial Highway
 - Harbor Boulevard
 - Beach Boulevard
 - Lambert Road Corridor
- NEARBY MARKETS**
 - Brea — 7 Minutes
 - Fullerton — 10 Minutes
 - Whittier — 12 Minutes
 - Anaheim — 20 Minutes



IDEAL USES

- Contractor Yard
- Equipment Storage
- HVAC / Plumbing Operations
- Small Manufacturing
- Automotive Related Uses
- Service Business HQ
- Landscape Company
- Building Material Storage
- Owner-User Facility
- Redevelopment Opportunity



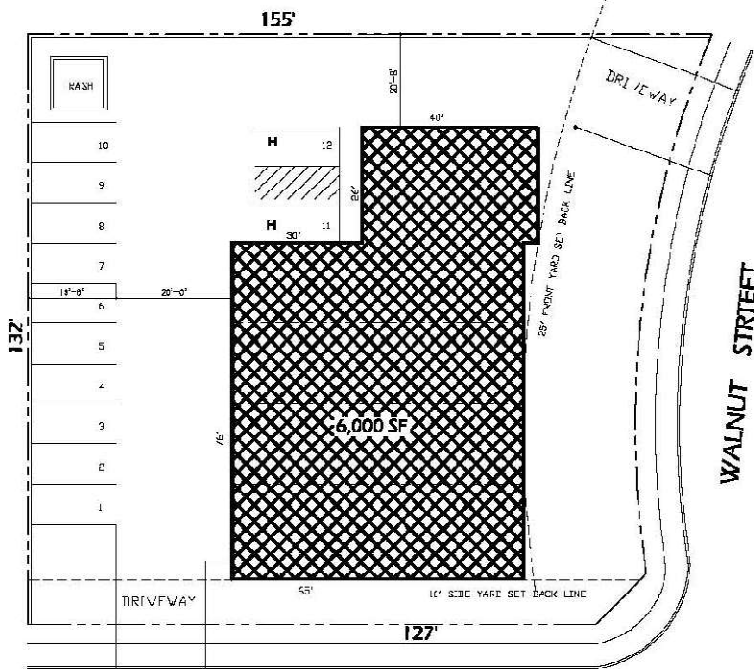
EXCLUSIVELY LISTED BY:
Greg Jones
DRE # 00661121

📞 562-697-3333 Ext 21
📠 562-697-9999

✉️ Greg@JonesRE.net
🌐 www.JonesRE.net

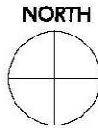
Jones Real Estate
440 W Whittier Blvd
La Habra, CA 90631

M-1 ZONE



PROJECT SUMMARY

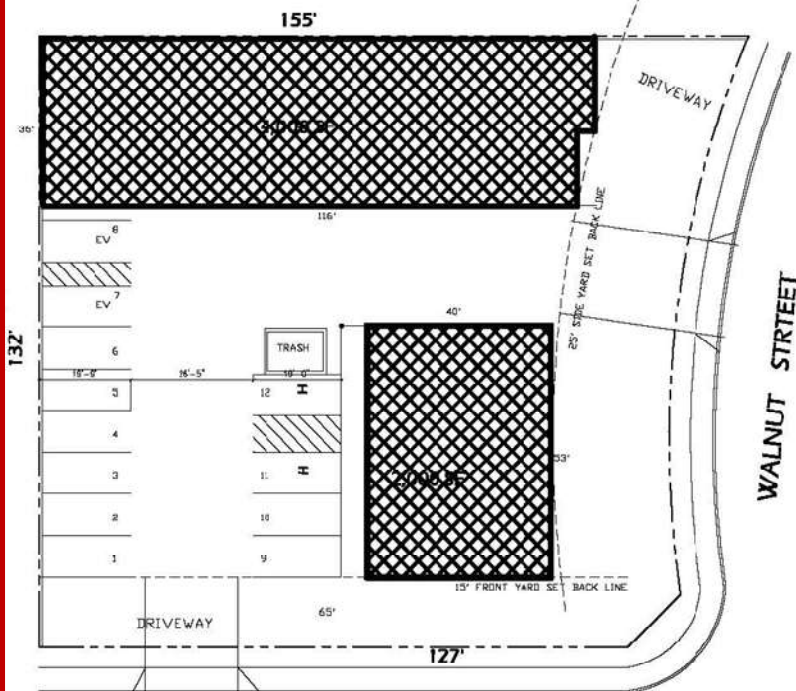
PROJECT ADDRESS:	501 W. LAMBERT ROAD, LA HABRA, CA
PARCEL NO.:	298-102-07
ZONE:	M-1
LOT AREA:	18,400 S.F.
BUILDING AREA:	6,000 S.F.
BUILDING COVERAGE:	33%
PARKING REQUIRED:	12 (2/1,000 SF)



R-4 ZONE

LAMBERT ROAD

M-1 ZONE



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