

# Former Howard's

901 E. IMPERIAL HWY.  
LA HABRA, CA

## Property Highlights

- 31,348 SF Across 2 Levels  
(Can Demise - Ability to  
Deliver Ground Floor and  
Small 2nd Story Offices)
- Prominent Presence Along  
Imperial Hwy with Over  
222' of Building Frontage
- Strong Retail Intersection  
with ALDI, Walmart, CVS,  
Best Buy, Floor & Decor  
Among Others
- Favorable Zoning Allowing  
for a Myriad of Uses



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cover for disclaimer/QR code.

*For information, please contact:*

### Peter Spragg

*Senior Managing Director*

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CA RE Lic. #01485613

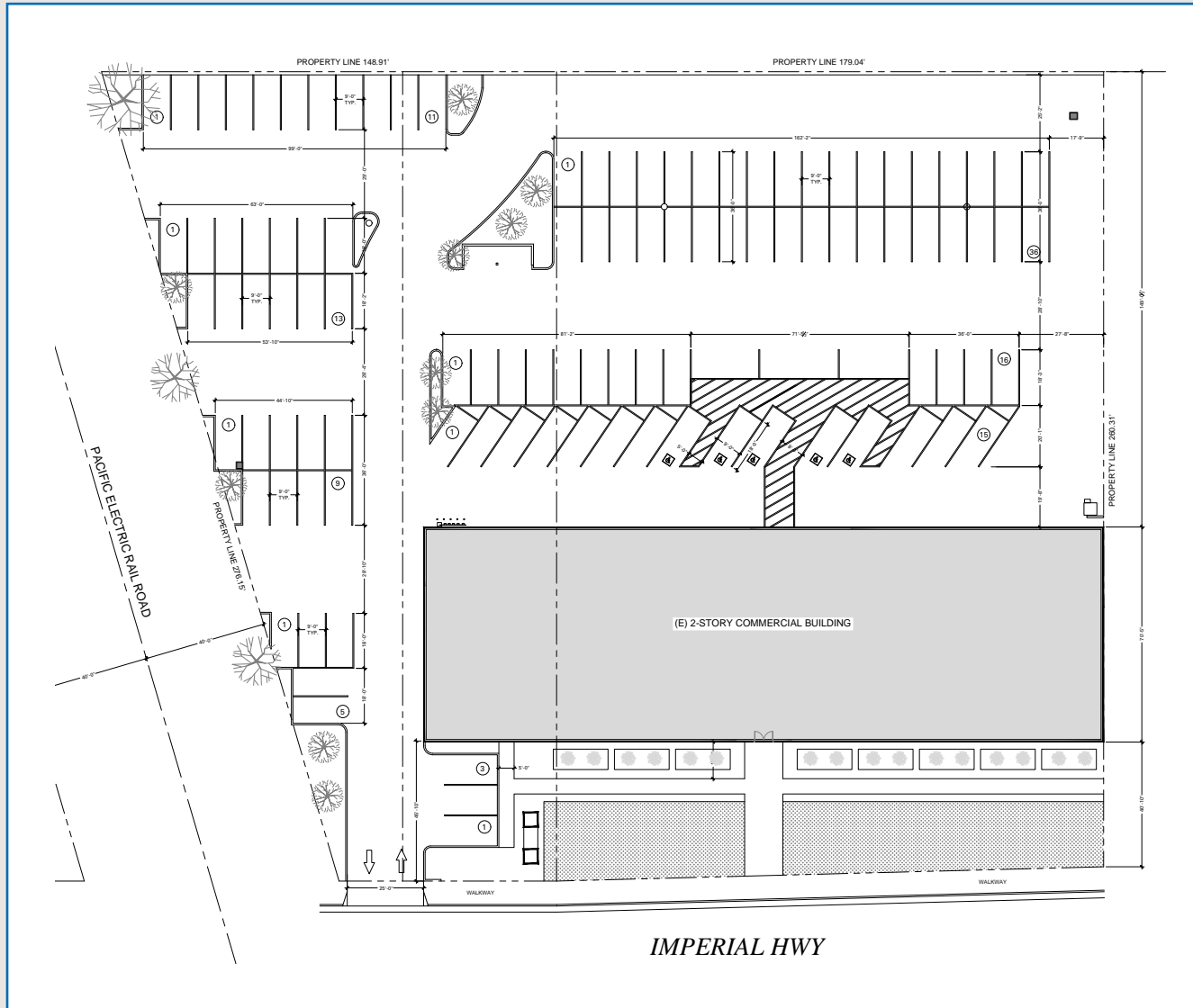
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# 901 E. Imperial Hwy.

FORMER HOWARD'S, LA HABRA



**Area**  
31,348 SF

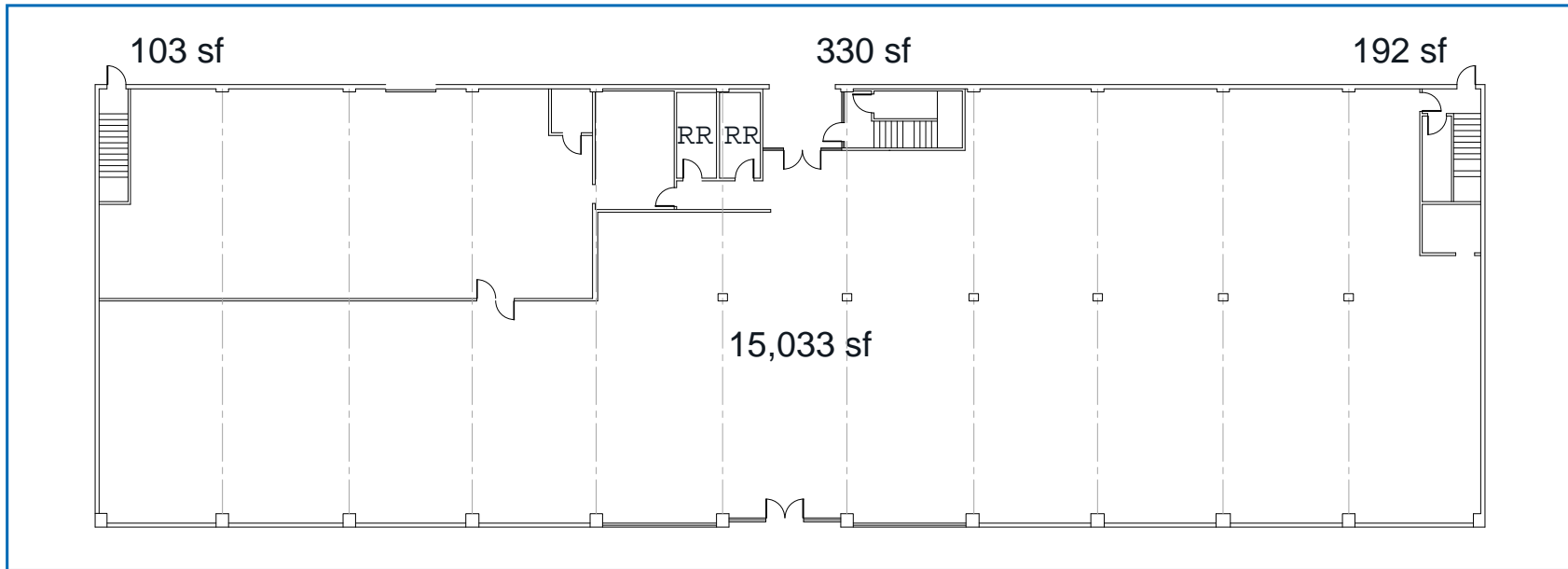
**Lot Size**  
1.76 Acres

**Building FAR**  
0.41

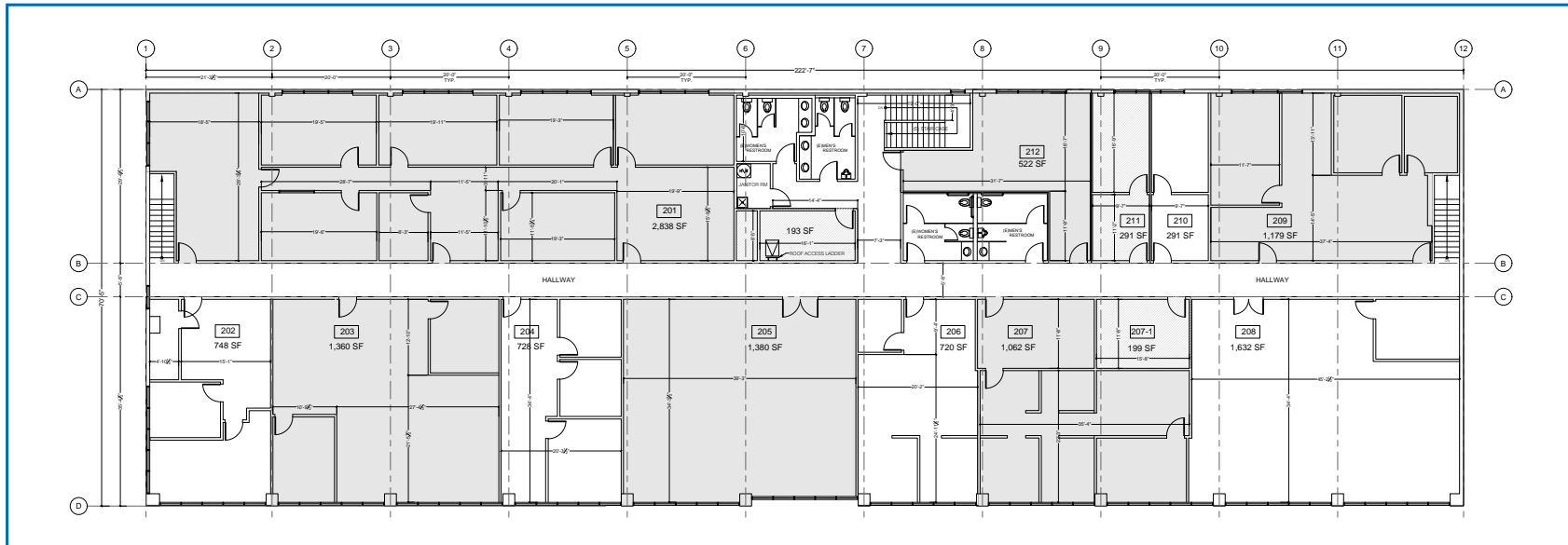
**Zoning**  
PUD- C2 Zoning (Allowing for  
Commercial and Residential)

**Parking**  
108 Spaces

## 1ST FLOOR PLAN



## 2ND FLOOR PLAN



# Demographics

FORMER HOWARD'S, LA HABRA



Traffic Counts	47,100 CPD	Imperial Hwy.
	43,000 CPD	Harbor Blvd.

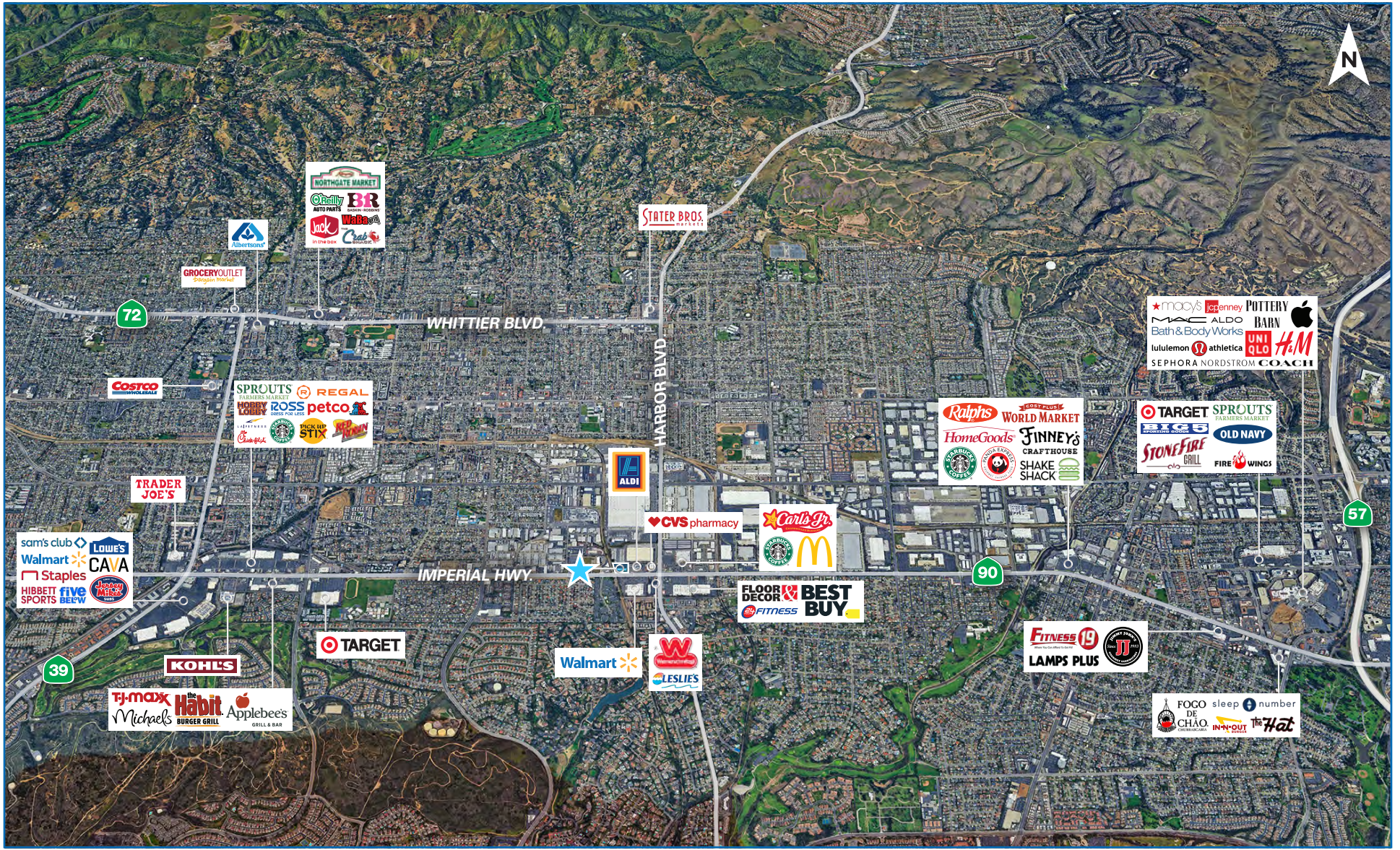
Population	15,790	1 Mile
	151,559	3 Miles
	428,587	5 Miles

Employees	11,550	1 Mile
	63,677	3 Miles
	158,370	5 Miles

Average Household Income	\$143,307	1 Mile
	\$149,066	3 Miles
	\$139,352	5 Miles

# Regional Aerial

FORMER HOWARD'S, LA HABRA



901 E. Imperial Hwy.

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FOR SALE OR LEASE



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