

±7,405 SF INDUSTRIAL CONDO **FOR SALE**

Modern High Image Industrial Unit | Citrus Business Park | La Habra, CA



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PROPERTY OVERVIEW

Lee & Associates is pleased to present 511 S Harbor Blvd, Unit V, a ±7,405 SF industrial condo located within the Citrus Business Park in La Habra, CA.

The property features modern high image construction, 22' warehouse clearance, 400 amps of power, fire sprinklers, and a ground-level loading door, making it well suited for a variety of industrial, warehouse, distribution, showroom, or owner-user applications.

Convenient access to the 57 Freeway provides connectivity throughout North Orange County, Los Angeles County, and surrounding Southern California markets.

PRICING BREAKDOWN

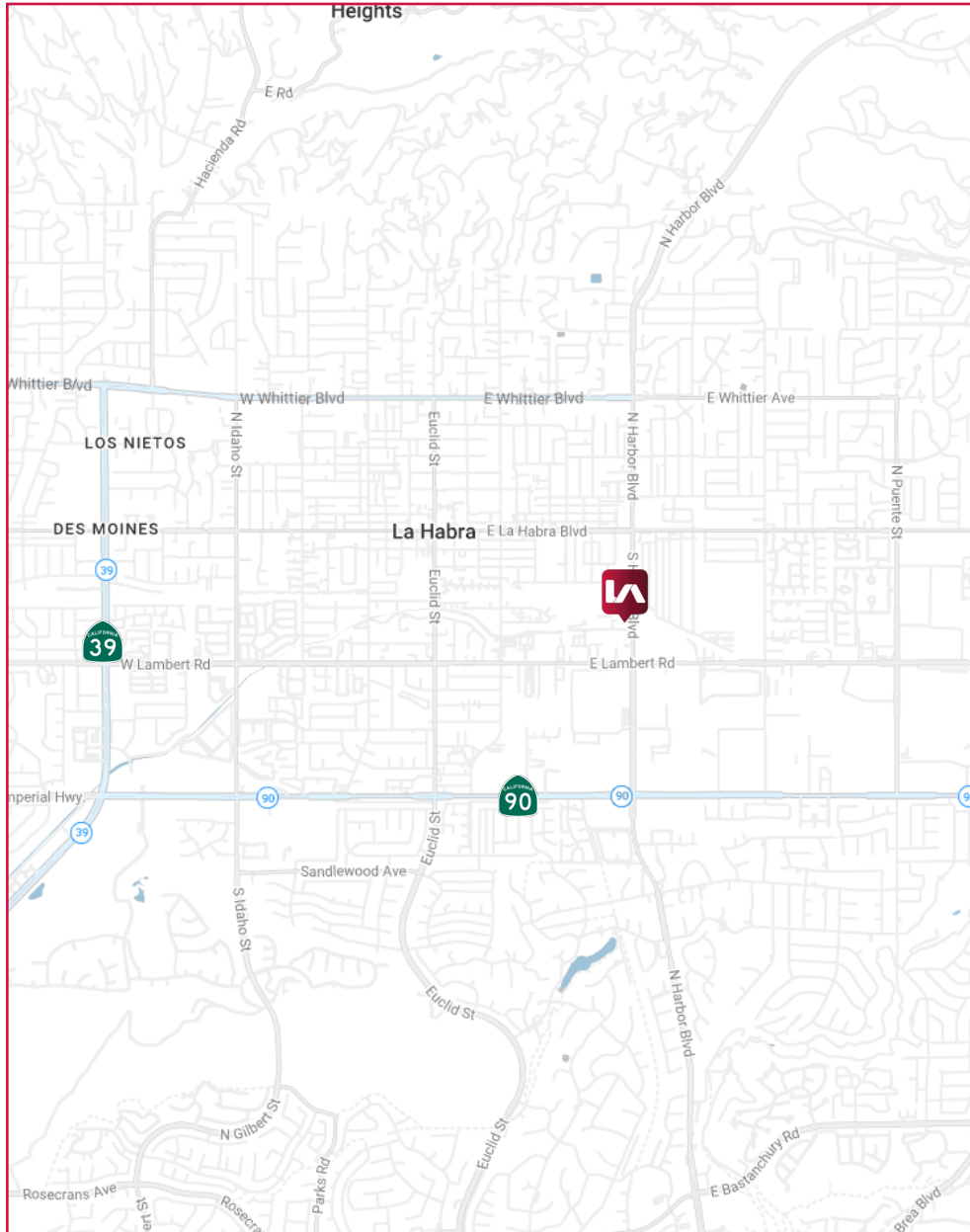
Property Address	511 S Harbor Blvd, Unit V, La Habra, CA 90631
Building Size	±7,405 SF
Pricing	\$3,000,000.00

PROPERTY HIGHLIGHTS

- ±7,405 SF industrial condo for sale
- 22' warehouse clearance
- 400 amps of power
- Fire sprinklered
- Ground-level loading door
- Modern high image construction
- Located in Citrus Business Park
- Convenient access to the 57 Freeway
- Functional layout for industrial, warehouse, showroom, or owner-user use
- Strong La Habra / North Orange County location







PROPERTY **DEMOGRAPHICS**

	1 mile	3 miles	5 miles	
Population	2020 Population	25,367	138,361	414,080
	2025 Population	25,424	135,810	399,707
	2030 Population Projection	25,458	135,310	396,490
	Annual Growth 2025-2030	0%	-0.1%	-0.2%
Households	2020 Households	7,648	46,473	137,248
	2025 Households	7,590	45,269	131,315
	2030 Household Projection	7,584	45,024	129,991
	Annual Growth 2025-2030	0%	-0.1%	-0.2%
Income	Avg Household Income	\$108,515	\$138,069	\$133,130
	Median Household Income	\$86,949	\$111,857	\$106,036
	\$50,000 - 75,000	1,483	6,041	17,626
	\$75,000 - 100,000	1,044	5,226	15,953
	\$100,000 - 125,000	956	5,094	14,329
	\$125,000 - 150,000	619	4,029	11,561
	\$150,000 - 200,000	914	6,621	17,669
	\$200,000+	760	9,307	25,558



ABOUT **LA HABRA**

La Habra, well positioned within the North Orange County submarket, benefits from strong industrial fundamentals driven by its strategic location, dense consumer base, and access to major transportation corridors connecting Orange County, Los Angeles, and the Inland Empire.

The area remains highly sought after by manufacturers, logistics users, and service-oriented businesses seeking infill industrial space within a supply-constrained market. With limited opportunities for new development, consistent demand, and close proximity to major ports and freeways, the region continues to attract both owner-users and investors seeking long-term value and stable industrial occupancy.