

# 1,741 - 2,185 SF HOME DEPOT ANCHORED CENTER



## FOR LEASE



### Former Hair Salon and Beauty Spa

## Lambert Center

1403 East Lambert Road  
La Habra, California 90631

### Property Highlights

- 32,533 SF Home Depot Anchored Shopping Center
- 2,185 SF Former Hair Salon
- 1,741 SF Former Beauty Spa
- Medical/Retail/Office use OK
- High Traffic Corner at Harbor Blvd. - 70,000 CPD
- Monument Signage Available Facing Lambert Rd
- Across Street From Newly Built Beckman Business Center - Almost 1M SF of Office & Industrial
- Anchored by Home Depot and Cost Less

### OFFERING SUMMARY

|               |                               |
|---------------|-------------------------------|
| Lease Rate:   | \$1.75 SF/month (NNN, \$0.54) |
| Available SF: | 1,741 - 2,185 SF              |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 5,224    | 42,657   | 127,537  |
| Total Population  | 17,209   | 127,024  | 379,729  |
| Average HH Income | \$81,252 | \$93,544 | \$89,981 |

| SPACES           | LEASE RATE      | SPACE SIZE |
|------------------|-----------------|------------|
| K (Hair Salon)   | \$1.75 SF/month | 2,185 SF   |
| N (Beauty Salon) | \$1.75 SF/month | 1,741 SF   |



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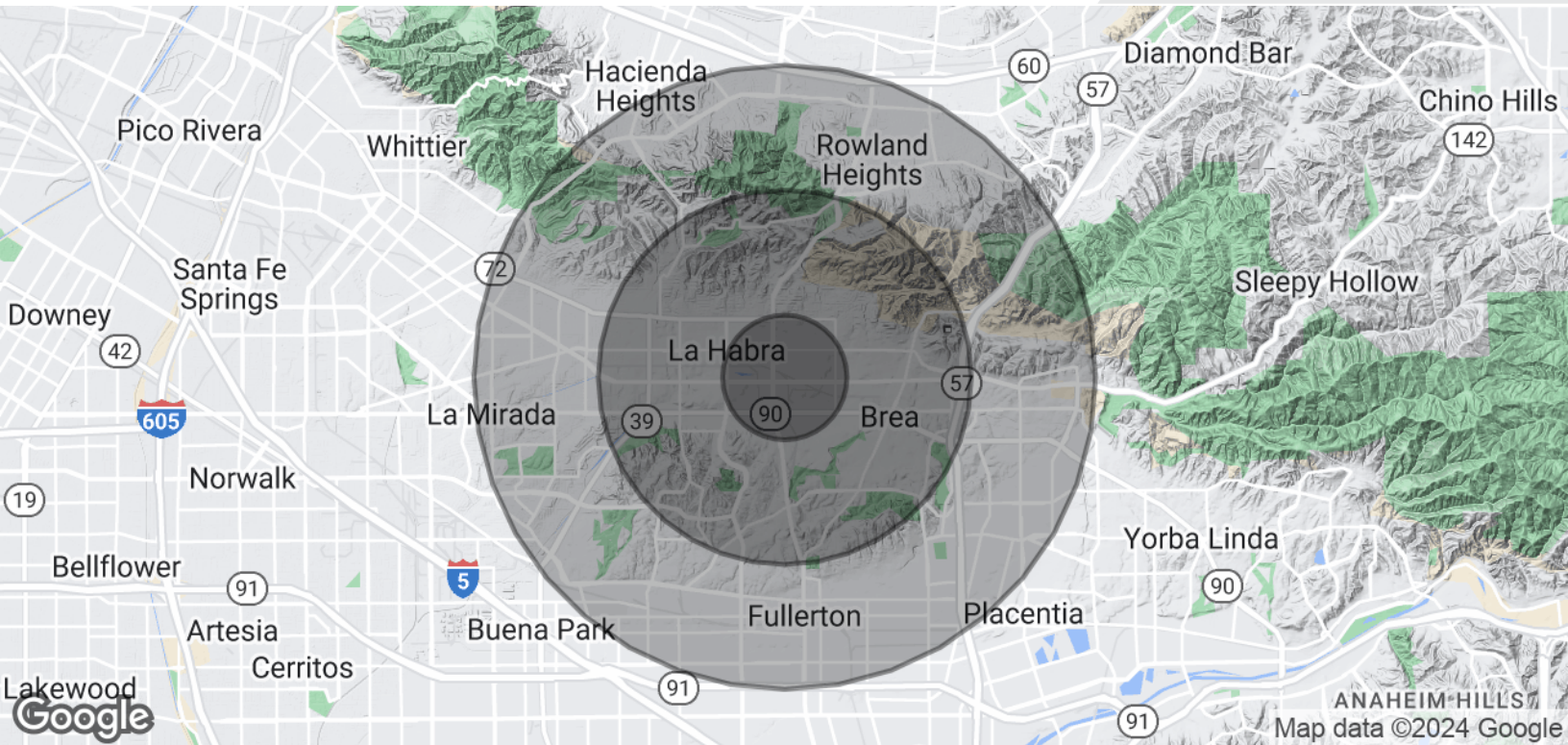
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 17,209    | 127,024   | 379,729   |
| Average age          | 34.0      | 37.3      | 37.4      |
| Average age (Male)   | 33.8      | 36.5      | 36.3      |
| Average age (Female) | 34.5      | 38.4      | 38.7      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households     | 5,224     | 42,657    | 127,537   |
| # of persons per HH  | 3.3       | 3.0       | 3.0       |
| Average HH income    | \$81,252  | \$93,544  | \$89,981  |
| Average house value  | \$518,820 | \$621,053 | \$596,909 |

\* Demographic data derived from 2020 ACS - US Census