

**LAWTON REAL ESTATE**

**Michael P. Lawton**

110 W. Fir Street, Brea, CA 92821  
714-529-6666 Office 714-529-6667 Fax

[www.LawtonRE.com](http://www.LawtonRE.com)

March 2011

**RETAIL FOR LEASE**

Address	Suite	Square Feet	Rent	Comments and Features
<b>LA HABRA</b> PLAZA DEL SOL 2030-2052 W La Habra Blvd SVC Beach/La Habra Blvd	2060  2074  2094  147	1,000  750  1,500  1,045	0.99/sf/mo (\$0.34) NNN  0.99/sf/mo (\$0.34) NNN  1.50/sf/mo (\$0.34) NNN  0.99/sf/mo NNN	Substantial parking, great visibility. 7-11, Taco Nazo Mexican Restaurant, Subway, Hair, Nails, Quilts, Donuts, Cleaners, Dance Studio, Goodwill Industries, Décor Party Supplies and many more.  *Office Improvements in place or can be entirely open with vanilla shell  2 MONTHS FREE RENT WITH ONE YEAR LEASE  Busy successful center across from Costco. TI Allowance Negotiable.
<b>LA HABRA</b> LAMBERT RETAIL CENTER 1403 E. Lambert Road Home Depot Center NEC Harbor and Lambert	C* D E F-J K	1,140 1,666 2,185 12,187 2,174	From \$0.99 Gross	This 32K sf center is a new single level adjacent The Home Depot and AM-PM Gas Station and C-Store.  *C - rear space; access from front. Two ground level roll-up doors in the rear of F-J  Join Chronic Taco, Gift & Décor, T-Shirt Shop, China Bowl Express and Quest Rehabilitation Center.  Lock boxed, need passcode 4976
<b>LA HABRA</b> 260 E. La Habra Blvd	260	800	\$1.00 Gross	In line. Very Inexpensive!
<b>WHITTIER</b> 11217 W. Whittier Blvd Whittier, CA 90606 NWC Whittier and Dorland		12,874 sf building 17,606 sf lot	\$5,500 (\$0.43) gross	Free standing corner building. Very broad retail zoning; services, office, general, commercial, light commercial and general office.
<b>WHITTIER</b> BLUE HILLS NURSERY 16440 E. Whittier Blvd NWC Whittier / Valley Home	1 2 3 Patio	2,325 2,300 1,608 2,520	\$1.25 psf Gross	Approved retail, food or office, Abundant parking, Front Patio available, Spaces can be combined, Prime location in the heart of Whittier Blvd.
<b>WHITTIER</b> 12920 Philadelphia Street Whittier, Ca 90602		1,165sf	\$1.30 psf Gross	Ground level, store-front, part of a larger building, right in the heart of Uptown Whittier!
<b>MAYWOOD</b> 5320 & 5326 Atlantic Blvd  5320 Atlantic Blvd  5326 Atlantic Blvd	  5320  5326	  2,304  2,500	  \$0.65 psf	Building 1 has 2 office and 1 bathroom Building 2 has 1 office and 2 bathrooms Newer electrical & roof. Security Fence & Warehouse storage. On and Off Street Parking. Corner property. Buildings must sell together.

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**OFFICE SPACE FOR LEASE**

Address	Suite	Square Feet	Rent	Comments and Features
<b>COSTA MESA</b> MESA VERDE 2850 Mesa Verde Drive East	B*	419	\$629/(\$1.50)	A multi-tenant single level office building located in Costa Mesa. Tenant pays for electrical and janitorial. Lockbox on site. Ste C,E & K have private restrooms. Suites B and 109 Share Common Restrooms  **K Nicely remodled and decorated. OK for medical use.  Two months free rent for 1 year lease.
	C*	841	\$1261/(\$1.50)	
	E	1,032	\$1238/(\$1.20)	
	K**	961	\$1441/(\$1.50)	
	109	440	\$528/(\$1.20)	
<b>BREA</b> 210 W. Birch Street	202	1,370	\$2,740/(\$2.00) Gross	Upper Level Office Suite Located in the Heart of Brea Downtown! Suite Overlooks Birch Street!
<b>LA HABRA</b> PLAZA DEL SOL  2030-2052 W La Habra Blvd SWC Beach/La Habra Blvd	2060	1,000	0.99/sf/mo (\$0.34) NNN	Substantial parking, great visibility. 7-11, Taco Nazo Mexican Restaurant, Subway, Hair, Nails, Quilts, Donuts, Cleaners, Dance Studio, Goodwill Industries, Décor Party Supplies and many more.  *Office Improvements in place or can be entirely open with vanilla shell  2 MONTHS FREE RENT WITH ONE YEAR LEASE  Busy successful center across from Costco. TI Allowance Negotiable.
	2074	750	0.99/sf/mo (\$0.34) NNN	
	2094	1,500	1.50/sf/mo (\$0.34) NNN	
	147 S. Beach Blvd	147	1,045	
<b>LA HABRA</b> LAMBERT RETAIL CENTER 1403 E. Lambert Road Home Depot Center NEC Harbor and Lambert	C*	1,140	From	This 32K sf center is a new single level adjacent The Home Depot and AM-PM Gas Station and C-Store.  *C - rear space; access from front. Two ground level roll-up doors in the rear of F-J  Join Chronic Taco, Gift & Décor, T-Shirt Shop, China Bowl Express and Quest Rehabilitation Center.  Lock boxed, need passcode 4976
	D	1,666	\$0.99	
	E	2,185	Gross	
	F-J	12,187		
	K	2,174		
<b>LA HABRA</b> 260 E. La Habra Blvd	260	800	\$1.00 Gross	In line. Very Inexpensive!
<b>LA HABRA</b> 501 S. Idaho La Habra, Ca 90631	260	2,250	1.65/sf Gross	Class A Building. Common Area Restrooms on All Floors. Secured Facility. Large Parking Lot
	330	2,112	1.65/sf Gross	
<b>LA HABRA</b> 151 E. Whittier Blvd	C	640	\$1.09	Single level. These are shared spaces. Common entry. Keys are at JRE
	C	150	\$1.50 Gross	
<b>WHITTIER</b> 6716 Greenleaf (Uptown)	B	2,950	\$2500/(\$0.85) Gross	Male/Female Restrooms, Reception, Conference, and 8 Offices. Least Expensive quality office space in Uptown Whittier.

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**INDUSTRIAL SPACE FOR LEASE**

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<b>LA HABRA</b> 2120 E. Lambert Road	A-B C D E F G H G-H F-G-H J	2,530 1,265 1,265 1,265 1,265 1,265 1,265 2,530 3,795 1,255	\$0.85 \$0.69 \$0.70 \$0.70 \$0.65 \$0.65 \$0.65 \$0.65 \$0.65 \$0.62 Gross	Lot Size: 26,450sf. Building contains 10 units. Each unit includes office, restroom and rollup door. Entire building has just been recently refurbished (New paint and carpet). Easy access to 57 fwy. 18' high ceilings. All sprinklered.  Tremendous Lease Rates Hard to find another building @ such great psf value.  No CAMs.
<b>WHITTIER</b> 11217 Whittier Blvd	11217	12,874	0.43/sf/mo (\$0.04) NNN	Lot Size: 20,499. Free standing commercial/industrial building with a fenced yard containing approximately 1,147 square feet.

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**COMMERCIAL BUILDING FOR SALE**

Address	Suite	Square Feet	Price	Comments and Features
<b>MAYWOOD</b> 5320 & 5326 Atlantic Blvd				
5320 Atlantic Blvd	5320	5,000	\$750,000 for both parcels	Sale \$ includes both parcels. Building 1 has 2 office and 1 bathroom, Building 2 has 1 office and 2 bath. Newer electrical & roof. Security Fence & Warehouse storage. On and Off Street Parking. Corner property. Buildings must sell together.
5326 Atlantic Blvd	5326	2,500	\$1.56 psf	
<b>WHITTIER</b> 11217 Whittier Blvd	11217	12,874	\$800,000.00	Lot Size: 20,499. Free standing commercial/industrial building with a fenced yard containing approximately 1,147 square feet.

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**BUSINESS FOR SALE**

Address	Suite	Square Feet	Price	Comments and Features
<b>BREA</b> Durango 730 East Imperial Highway		1500 sf	\$80,000	1500 sf + 1000 sf Shared Patio. No drive thru, end cap location, major street visibility, located next to yogurtland, across from McDonalds, good ingress and outgress off center.
<b>CHINO</b> Jojo's Pizza Kitchen Cross Streets: Chino/Peyton		3600 sf	\$1.1 Mil \$14,000/mo RENT	105 Sitting Capacity, Beer & Wine 41 License, 27 employees, turn-key, Net Profit: \$390,000/year. Gross Sales: \$2mil/year