

EXCLUSIVE OFFICE OFFERING

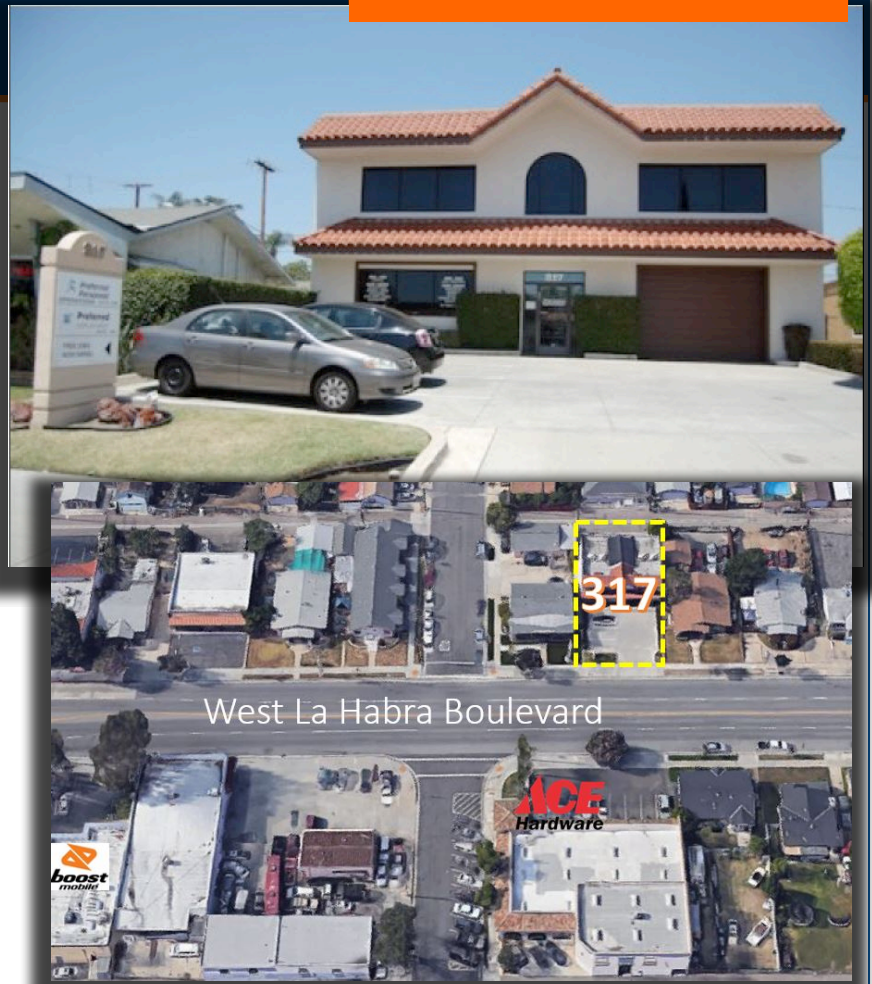
JUST CLOSED

**Paul Kott Realtors, Inc.**  
RETAIL · OFFICE · INDUSTRIAL · INVESTMENT

**317 West La Habra Boulevard  
La Habra, CA**

## INVESTMENT OPPORTUNITY

- ◆ PRICE: \$420,000
- ◆ GROSS SQUARE FEET: 3,000
- ◆ PRICE PER GROSS SQUARE FOOT: \$140.00
- ◆ LAND SQUARE FEET: 6,000
- ◆ LAND PRICE PER SQUARE FOOT: \$70.00
- ◆ YEAR BUILT: 1990



## INVESTMENT HIGHLIGHTS

- ◆ Professional Office and Retail Permitted Uses
- ◆ High Traffic Counts on La Habra Boulevard
- ◆ Building is Two Levels for Multi-Tenant Use
- ◆ Property Located in Close Proximity to City Hall
- ◆ New Roof and Carpeting
- ◆ Executive Suites Available on Second Floor with View
- ◆ Monument Sign

Sold by:

**BRETT CERVANTES**

Senior Investment Associate

National Retail, Office, & Industrial Properties Group

Tel: (714) 707-4959

Cell: (714) 345-5848

Fax: (714) 772-3372

License: CA 01499474

bcervantes@pk-cre.com

www.pk-cre.com

**Listing Office: 1225 West Lincoln Avenue, Anaheim, CA 92805 •  
Tel: (714) 707-4959 Fax: (714) 772-3372**

Anaheim Office  
www.pk-cre.com