

THE ROW

on Harbor

ORANGE COUNTY, CA



**NEWLY RENOVATED STRIP CENTER WITH HIGH QUALITY
EXPERIENTIAL RETAIL TENANTS**



Investment Overview

JLL has been exclusively retained by Ownership to offer qualified investors the exciting opportunity to acquire The Row on Harbor (the “Property”), a 24,314 square foot newly renovated strip center straddling the city limits of Fullerton and La Habra, CA. The Property is 100% leased to fourteen tenants with a weighted average lease term remaining of 6.8 years. Located just off of Harbor Blvd (38,000 VPD), the Property benefits from exceptional visibility and a high quality tenant roster.



PROPERTY SUMMARY

ADDRESS:	1450-1478 S Harbor Blvd, La Habra, CA 90631
GLA:	24,314 SF
% LEASED:	100%
YEAR 1 NOI:	\$787,074
YEAR BUILT:	1972/2020 (Renovated)
SITE AREA:	1.71 AC (74,487 SF)
PARKING:	100 Stalls (4/1,000 SF)



IRVINE

PROVIDENCE ST. JUDE
MEDICAL CENTER

FULLERTON
DOWNTOWN

ANAHEIM

BREA

FULLERTON
GOLF COURSE

HARBOR MEDICAL
CENTER

LAS PALMAS
MEDICAL PLAZA

PIH HEALTH
URGENT CARE

THE ROW
on Harbor

IMPERIAL HIGHWAY (48,000 VPD)

HARBOR BLVD (38,000 VPD)

24 FITNESS

BEST
BUY

STARBUCKS
COFFEE

CRAZY
ROCK'N
SUSHI

Pollo
Poco

CVS
pharmacy

W
Wienerschnitzel

Walmart

ALDI



ROWLAND
HEIGHTS

WHITTIER

LA HABRA

SONORA HIGH
SCHOOL
1,761 STUDENTS

BREA

CVS DISTRIBUTION
CENTERS
1,148,450 SF

BECKMAN BUSINESS
CENTER
976,754 SF

FEDEX
1,345,214 SF

HOWARD'S
APPLIANCE-TV-MATTRESS



IMPERIAL HIGHWAY (48,000 VPD)

INDEPENDENT
TRADING CO
181,069 SF

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FULLERTON

LAS PALMAS
MEDICAL PLAZA

PIH HEALTH
URGENT CARE

HARBOR BLVD (38,000 VPD)

Demographics

	1-MILE	3-MILE	5-MILE
POPULATION			
2021 POPULATION:	11,654	151,314	443,621
HOUSEHOLDS			
2021 TOTAL HOUSEHOLDS:	3,783	51,542	138,172
HH GROWTH 2021 - 2026:	0.00%	0.30%	0.30%
2021 MEDIAN HOME VALUE:	\$812,608	\$742,320	\$723,891
HOUSING			
AVERAGE HOUSEHOLD INCOME:	\$140,970	\$123,617	\$111,797

Investment Highlights



DENSE AND AFFLUENT TRADE AREA

With over 11,654 people within a 1-mile radius and average household incomes exceeding \$140,000, The Row is ideally situated within this dense and affluent market. Additionally, within 1 mile of the Property, 757 businesses employ 10,269 employees with the majority working at nearby +3.5M industrial & distribution complexes.



TROPHY LOCATION NEAR INTERSECTION OF IMPERIAL HWY AND HARBOR BLVD

The Row benefits from direct access to the Harbor Blvd which enjoys over 38,000 VPD. Harbor Blvd is one of the major surface roads running through La Habra and connects the city to Fullerton and Anaheim to the South, and to the North, Rowland Heights and State Route 60, an arterial highway with 193,070 VPD. The Property is also located near the Imperial highway which serves as the main thoroughfare connecting residents of the affluent city of Brea to La Habra.



RETAIL CENTER WITH QUALITY TENANT ROSTER

The Row on Harbor is a unique, generational investment opportunity with best-in-class design and an experiential food-anchored tenant roster. Located in a dense infill location within Orange County, the Property boasts a strong tenant composition and excellent recognition within the community.

\$3.3M IN TOTAL RENOVATIONS INCLUDING:

- All New Electrical Systems
- New Plumbing
- New HVAC/Mechanical
- New Building Exterior
- Site Improvements
- New Parking Lot





LIKE NEW, HIGH-QUALITY CONSTRUCTION

The renovation of The Row was completed in 2020 and Ownership has signed long-term leases with strong regional tenants to complement the high-quality construction, which includes all new electrical systems, plumbing, HVAC/ Mechanical, Building Exterior, and Site Improvements, totaling \$3.3M in capital improvements. Prospective investors will enjoy the benefits of a like-new, 100% leased center.



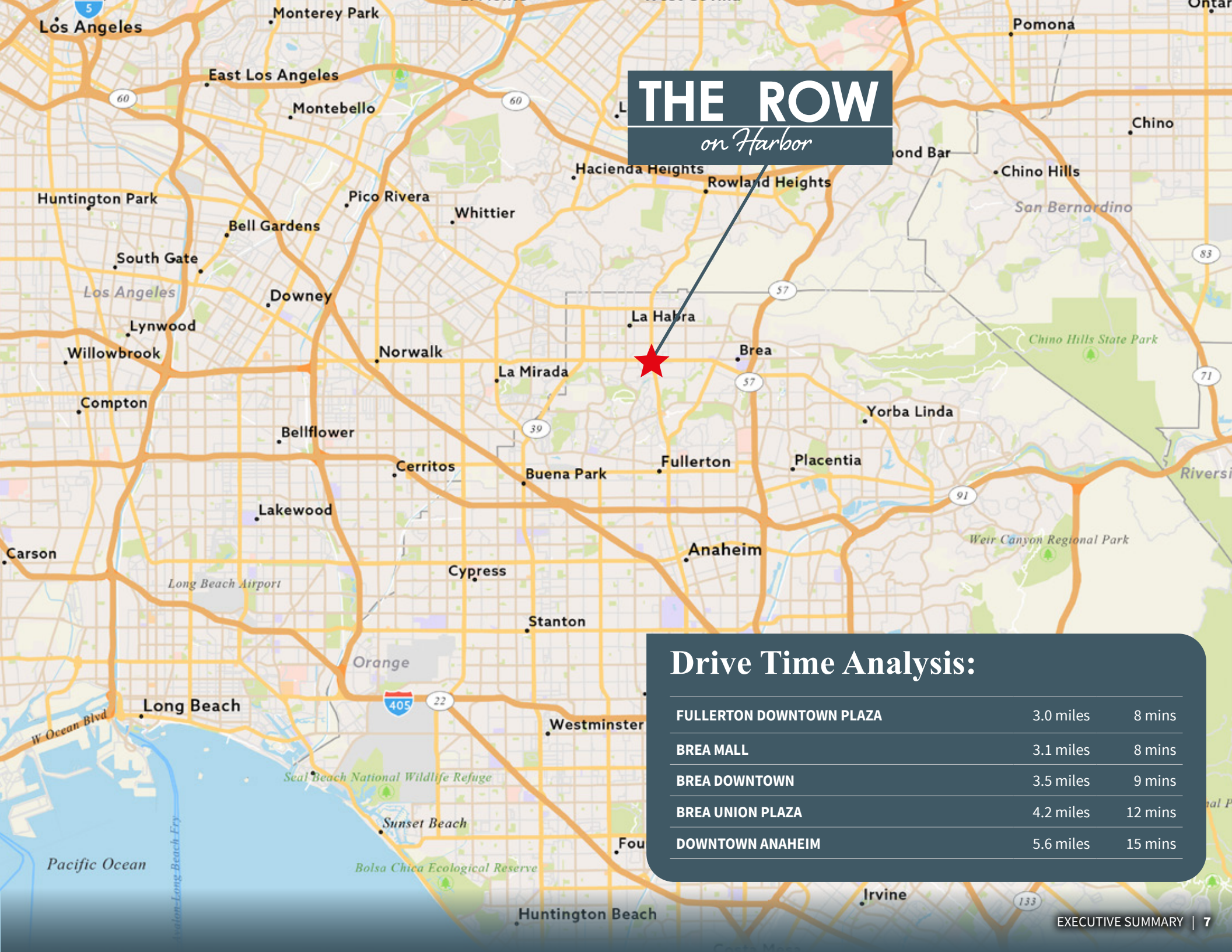
INTERNET RESISTANT TENANCY

In addition to the exciting restaurant concepts, The Row offers many ways for the community to connect through fitness, health, and beauty.



FREE & CLEAR OF EXISTING DEBT

The Property will be delivered free and clear of any existing financing, allowing investors to take advantage of currently low interest rates and optimize their ideal leverage level.



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Drive Time Analysis:

FULLERTON DOWNTOWN PLAZA	3.0 miles	8 mins
BREA MALL	3.1 miles	8 mins
BREA DOWNTOWN	3.5 miles	9 mins
BREA UNION PLAZA	4.2 miles	12 mins
DOWNTOWN ANAHEIM	5.6 miles	15 mins

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****The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.**

