



Armstrong Garden Center

& Shops in La Habra, CA


**RECENTLY EXECUTED 22 YEAR LEASE RENEWAL
FOR ARMSTRONG, LEASED ON A NNN BASIS**



Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413





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Investment Overview

JLL has been exclusively retained by Ownership to offer qualified investors the exciting opportunity to acquire 1340-1380 S Harbor Blvd (the “Property”), a 14,110 square foot strip center located in La Habra, CA. The Property is 100% leased to three tenants. Armstrong Garden Center (64.5% of GLA), recently executing a twenty-two (22) year lease extension bringing their contractual term through 2047. Located just off of the highly trafficked S Harbor Blvd (±42,000 VPD), the Property benefits from exceptional visibility and access.

PROPERTY SUMMARY	
Price	\$6,500,000
In-Place Cap Rate	6.06%
GLA	14,110 SF
% Leased	100%
Year Built / Renovated	1978 / 2001
Site Area	1.59 AC (69,260 SF)
Parcel Number	293-101-39 293-101-40
In-Place NOI	\$394,048
Address	1340-1380 S Harbor Blvd La Habra, CA 90631

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	12,044	153,147	439,788
INCOME	1-MILE	3-MILE	5-MILE
2024 Avg Household Income	\$163,421	\$152,256	\$138,709
2029 HH Income Projection	\$188,893	\$177,229	\$161,472
5 yr Projected Growth	15.6%	16.4%	16.4%
HOME VALUES	1-MILE	3-MILE	5-MILE
2024 Avg Home Value	\$1,071,544.00	\$991,472.00	\$916,730.00
2029 Avg Home Value	\$1,235,310.00	\$1,162,361.00	\$1,088,845.00
5 yr Projected Growth	15.3%	17.2%	18.8%



Investment Highlights



RECENTLY EXECUTED TWENTY-TWO (22) YEAR LEASE EXTENSION

Armstrong Garden Center, which makes up 64.5% of GLA, recently executed a twenty-two (22) year lease extension, demonstrating their long-term commitment to the property. Future rent increases are tied to CPI, offering investors security against inflation risk.



HIGHLY VISIBLE LOCATION WITH EXCELLENT ACCESSIBILITY

Armstrong Garden Center and shops are strategically located along South Harbor Blvd (+42,840 VPD), one of the main thoroughfares and top retail corridors in La Habra and the North County submarket. The Property offers investors the opportunity to acquire 1.6 acres within the premier Orange County retail market.



ADDITIONAL RETAIL SHOP SPACE

Adjacent 5,008 SF of shop space is leased to two (2) tenants. CosmoProf (Sally Beauty Subsidiary) and The Art House. Both tenants are on short-term leases with below market rents, offering investors future upside by bringing rents to market or complete redevelopment.



BOOMING SUBURBAN DAYTIME POPULATION

The Property is located within a prime residential node, with total residents exceeding 12,044 within a 1-mile radius and 153,147 within 3-miles. The long-term trend of working from home paired with the strong daytime population in the area provides the Property with a broadened customer base that will increase tenant sales.





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Investment Highlights



OPPORTUNITY TO ACQUIRE 14,110 SF AT AN ATTRACTIVE BASIS

The Property is being offered below its estimated replacement cost with strong in-place cash flow, offering investors embedded value and downside protection.



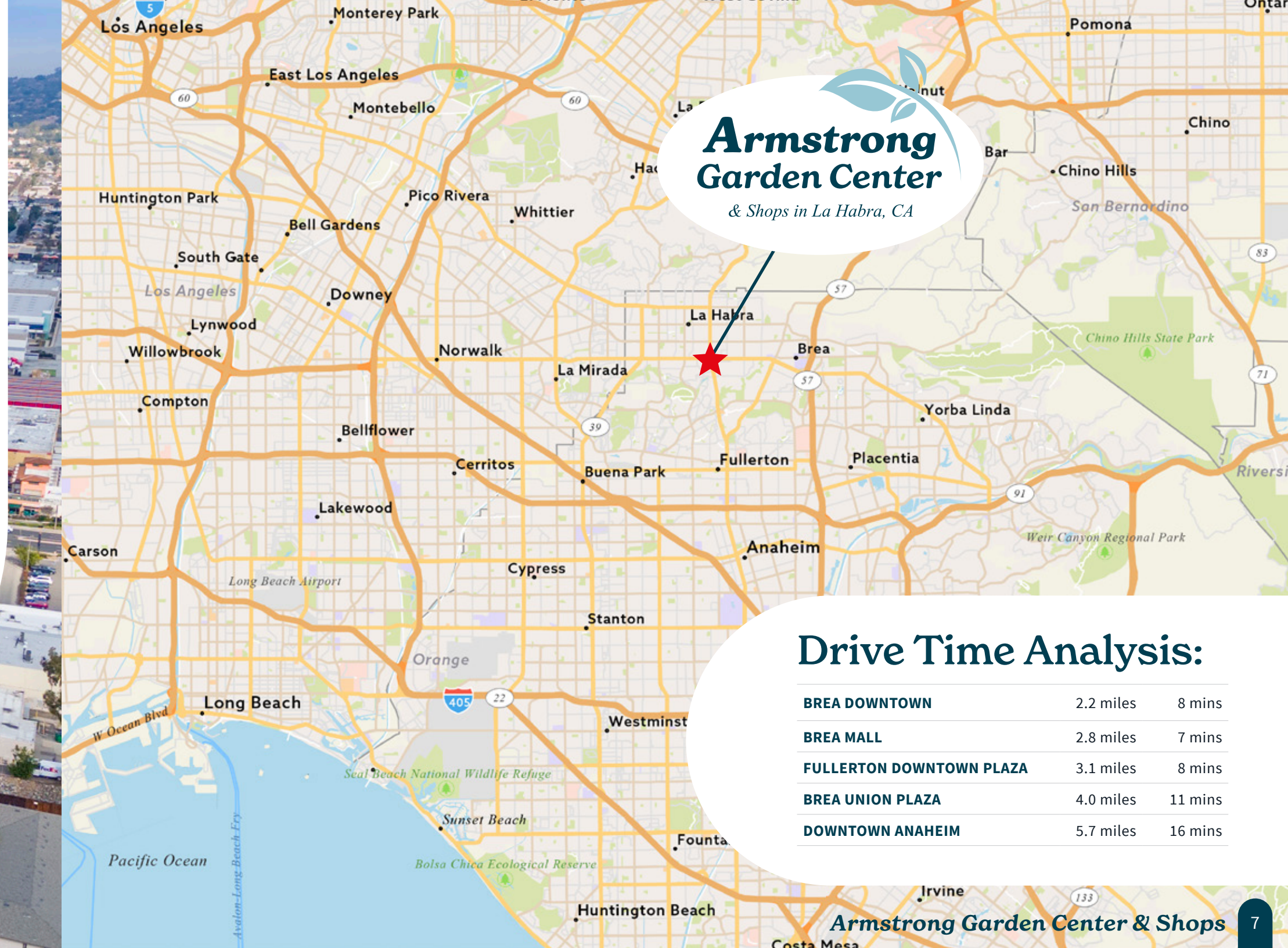
ATTRACTIVE NNN LEASES WITH MINIMAL LANDLORD RESPONSIBILITIES

The property's NNN leases create a "hands-off" opportunity for potential new ownership.



AI RESISTANT TENANT MIX

Armstrong Garden Center and Shops features a diversified tenant mix with a variety of synergistic uses that include home and garden, beauty, and arts and recreation.



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Drive Time Analysis:

BREA DOWNTOWN	2.2 miles	8 mins
BREA MALL	2.8 miles	7 mins
FULLERTON DOWNTOWN PLAZA	3.1 miles	8 mins
BREA UNION PLAZA	4.0 miles	11 mins
DOWNTOWN ANAHEIM	5.7 miles	16 mins

Armstrong Garden Center & Shops

Site Plan



Tenant Roster

TENANT	SF	% GLA	LEASE EXP.
Armstrong Garden Center	9,102	64.51%	6/30/47
Cosmo Prof	2,883	20.43%	4/30/28
The Art House	2,125	15.06%	MTM
Total Occupied SF	14,110	100.00%	
Total Available SF	0	0.0%	
Total Overall SF	14,110	100.00%	





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