## 301 Bastanchury Medical

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301 W Bastanchury Rd, Fullerton, CA 92835



#### **OFFERING SUMMARY**

Available SF: 1,842 SF

Lease Rate: Negotiable

Building Size: 55,000 SF

Zoning: O-P

#### **PROPERTY OVERVIEW**

301 W Bastanchury is a professional medical office building located just across from St. Jude Medical Center and Proposed 112-Bed Senior Housing. Other nearby improvements include medical offices, medical laboratories, restaurants, financial institutions, senior housing, and general offices. Amenities include ample FREE parking, easy access to the property, great street exposure and monument signage.

#### PROPERTY HIGHLIGHTS

- Free Parking
- Near St. Jude Hospital
- On-site Management

Cameron Irons, BRE# 01176224

Managing Director 714.446.0600 x112 cirons@svn.com

Sophia Mehr

Advisor 949.303.7865 sophia.mehr@svn.com







**LEASE RATE:** \$3/SF **TOTAL SPACE:** 1,842 SF

LEASE TYPE: Gross LEASE TERM: NEGOTIABLE

SPACE SIZE

Suite 125/128 1,842 SF

Cameron Irons, BRE# 01176224

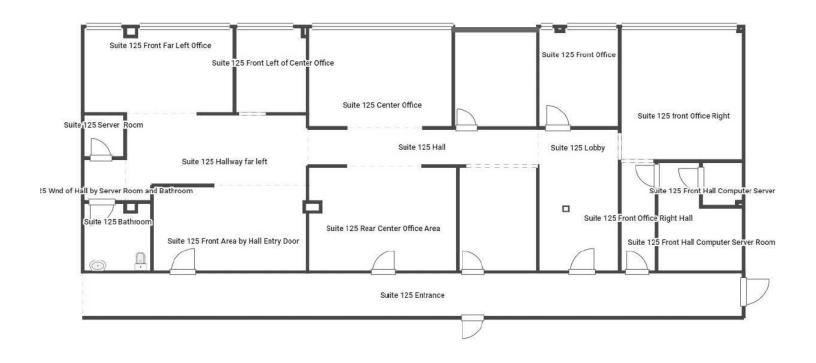
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# Floor Plan

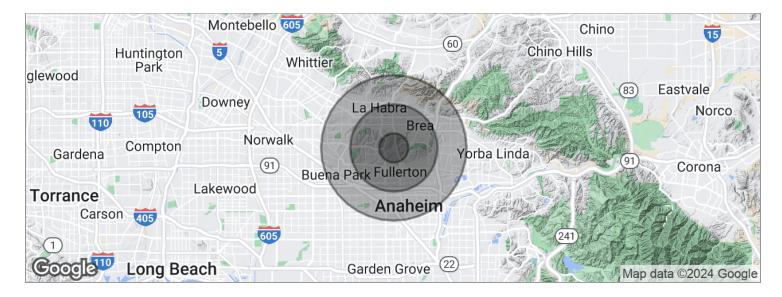


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## Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,049	158,696	519,388
Median age	46.5	36.4	34.3
Median age (Male)	44.5	35.4	33.3
Median age (Female)	48.9	37.6	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  Total households	<b>1 MILE</b> 3,855	<b>3 MILES</b> 52,778	5 MILES 164,238
Total households	3,855	52,778	164,238

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



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