

# 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  
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**Sophia Mehr**

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Available Suites



<b>LEASE RATE:</b>	\$3/SF	<b>TOTAL SPACE:</b>	1,842 SF
<b>LEASE TYPE:</b>	Gross	<b>LEASE TERM:</b>	NEGOTIABLE

SPACE	SIZE
Suite 125/128	1,842 SF

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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
Total households	3,855	52,778	164,238
# of persons per HH	2.6	3.0	3.2
Average HH income	\$119,282	\$91,484	\$80,042
Average house value	\$823,409	\$616,372	\$566,853

\* Demographic data derived from 2020 ACS - US Census

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