

FOR LEASE

3241 - 3251 ASSOCIATED RD

Fullerton, CA 92835

PRESENTED BY:

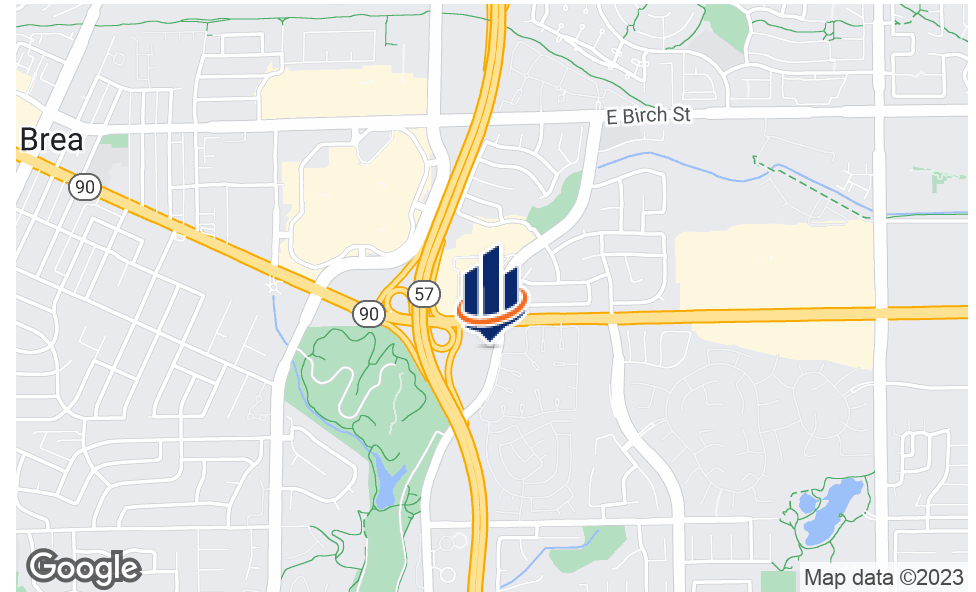
SOPHIA MEHR

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CalDRE #02024106





OFFERING SUMMARY

LEASE RATE:	\$1.95 SF/[NNN]
AVAILABLE SF:	1,340 SF
BUILDING SIZE:	8,688 SF
ZONING:	General Commercial

PROPERTY OVERVIEW

SVN Vanguard is pleased to offer an opportunity to lease a multi-tenant retail oriented building which is a strategically situated commercial building located near the border of Fullerton and Brea. This location provides outstanding visibility, ample parking, and excellent exposure for any retail or office user. Located just South of Imperial Highway near the on & off ramps to Southern California's 57 Freeway.

We currently have One [1] Suite Available:

3241 - Former Martial Arts Studio (1,340 SF). Open Layout with an office/storage area and restroom in the back.

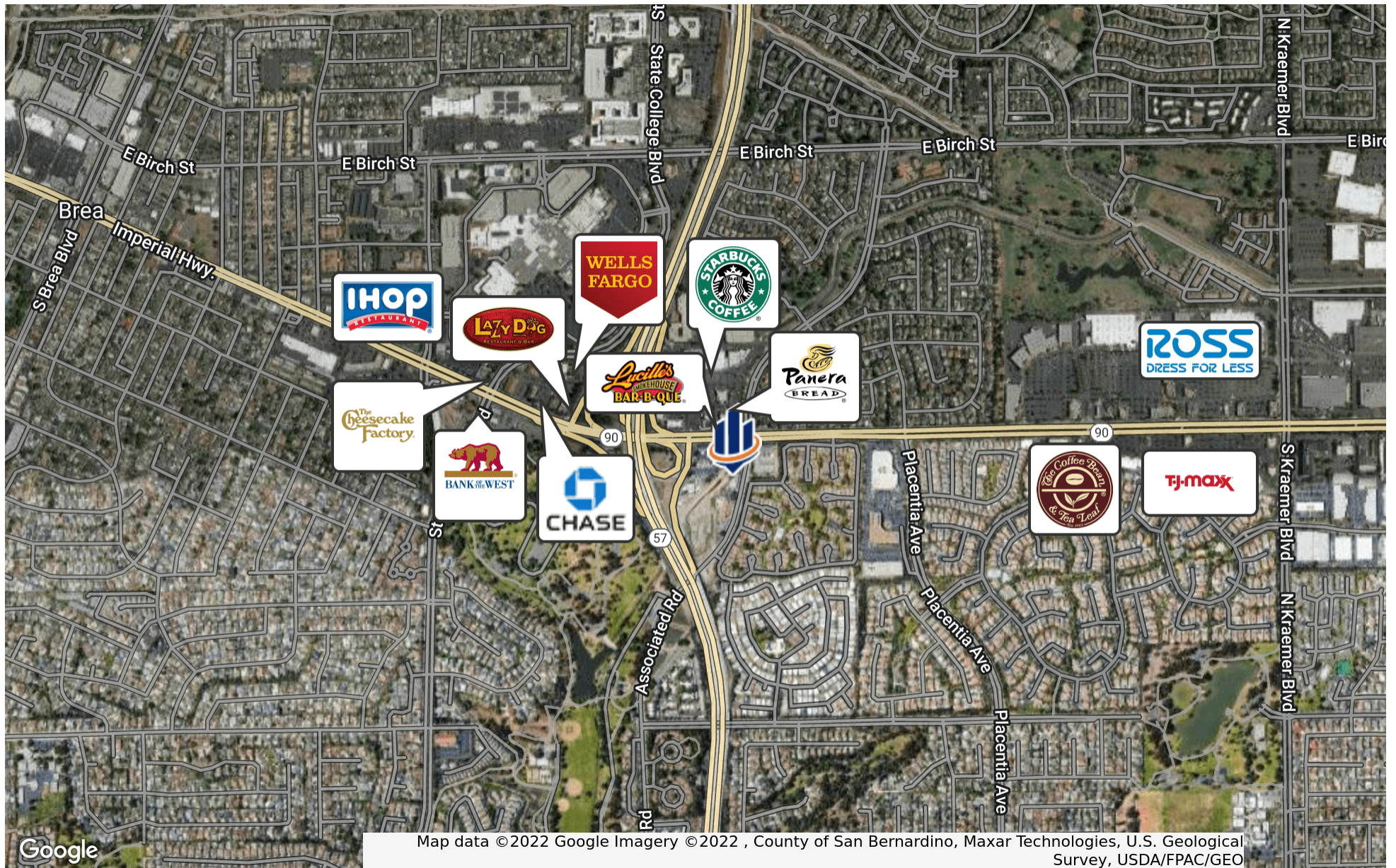
The Associated Building is ideally located on Associated Road [10,700 vehicles per day] and near the intersection of Imperial Highway [61,000 vehicles per day] for a total of over 71,700 vehicles passing nearby during the day.

- Located on a busy street

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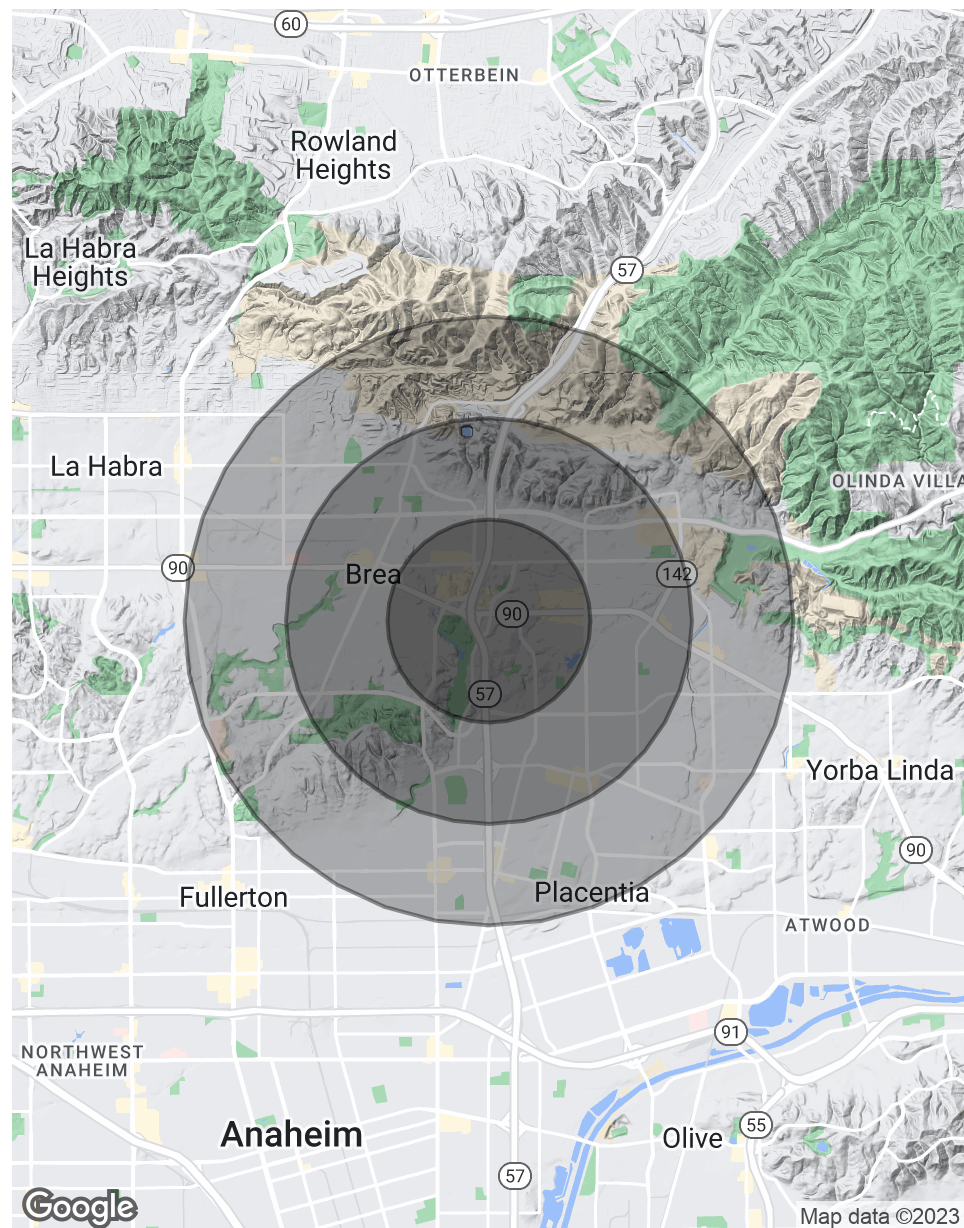
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,256	64,364	129,392
AVERAGE AGE	37.0	36.3	37.0
AVERAGE AGE (MALE)	36.2	35.5	35.9
AVERAGE AGE (FEMALE)	37.8	37.2	38.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,018	24,438	47,365
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$89,369	\$87,152	\$89,798
AVERAGE HOUSE VALUE	\$610,368	\$623,954	\$622,478

* Demographic data derived from 2020 ACS - US Census



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