

LEASE

Downtown Fullerton Retail

114 N HARBOR
Fullerton, CA 92832

PRESENTED BY:

SOPHIA MEHR

O: 949.303.7865

sophia.mehr@svn.com

CalDRE #02024106

**CAMERON IRONS, BRE#
01176224**

O: 714.446.0600 x112

cirons@svn.com

CalDRE #01176224



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	Fully Leased
CAP RATE:	0.4%
NOI:	\$9,500
ZONING:	C3
MARKET:	Fullerton
SUBMARKET:	Downtown Fullerton Historic District

PROPERTY OVERVIEW

Presenting a prime leasing opportunity in Fullerton, CA. This meticulously maintained property boasts a spacious 3,655 SF building, perfectly suited for retail or street retail endeavors. With versatile zoning (C3), the property offers an ideal canvas for retailers to unleash their business vision.

PROPERTY HIGHLIGHTS

- Exceptional visibility and signage for maximum exposure.
- Well-maintained property ready for new tenant’s vision.
- Centrally located in the heart of Fullerton, CA.
- Ideal for owner-user seeking a prime retail space.
- Perfect canvas for retail business expansion or establishment.

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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RETAILER MAP



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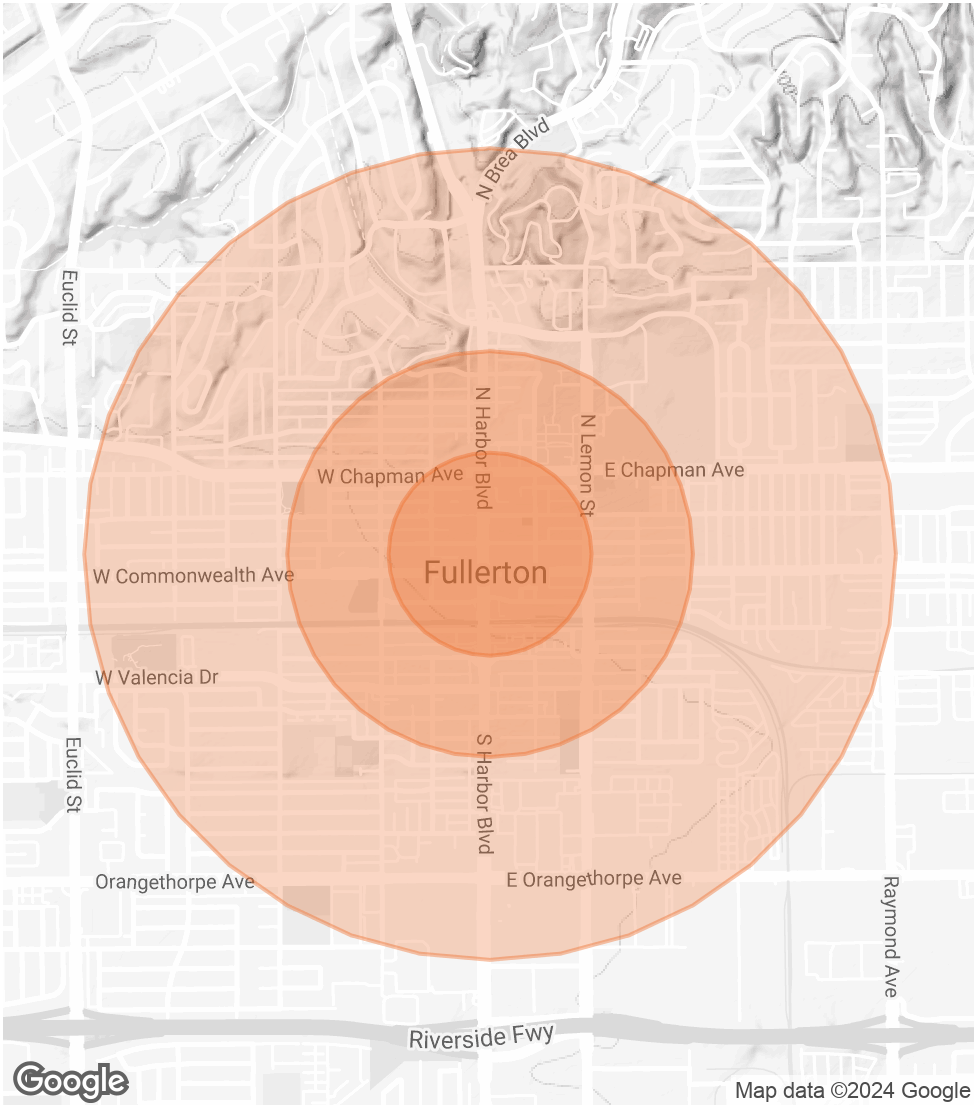
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,518	5,970	24,089
AVERAGE AGE	35.0	38.9	34.7
AVERAGE AGE (MALE)	34.5	37.3	33.0
AVERAGE AGE (FEMALE)	35.0	39.6	35.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	841	2,619	8,330
# OF PERSONS PER HH	1.8	2.3	2.9
AVERAGE HH INCOME	\$71,152	\$72,488	\$84,295
AVERAGE HOUSE VALUE	\$331,519	\$412,934	\$464,647

2020 American Community Survey (ACS)



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