

FOR LEASE

±3,648-6,350 SF

Restaurant/Retail

PROPERTY HIGHLIGHTS

- Located at the main intersection within the Fullerton trade area with direct access to 91 Freeway.
- Strong mix of national anchor tenants as well as regional and local shop tenants that specifically service the demographic of the Fullerton trade area.
- Other notable anchor tenants in the immediate trade area include Walmart, Costco, Marshalls, Michaels, Burlington Coat Factory, Best Buy, Babies "R" Us, Office Depot and more.

TRAFFIC COUNT:

- ±49,000 Average Daily Traffic on S. Harbor Boulevard
- ±26,700 Average Daily Traffic on E. Orangethorpe Avenue

FULLERTON METROCENTER

SWC HARBOR BOULEVARD & ORANGETHORPE AVENUE | FULLERTON, CA



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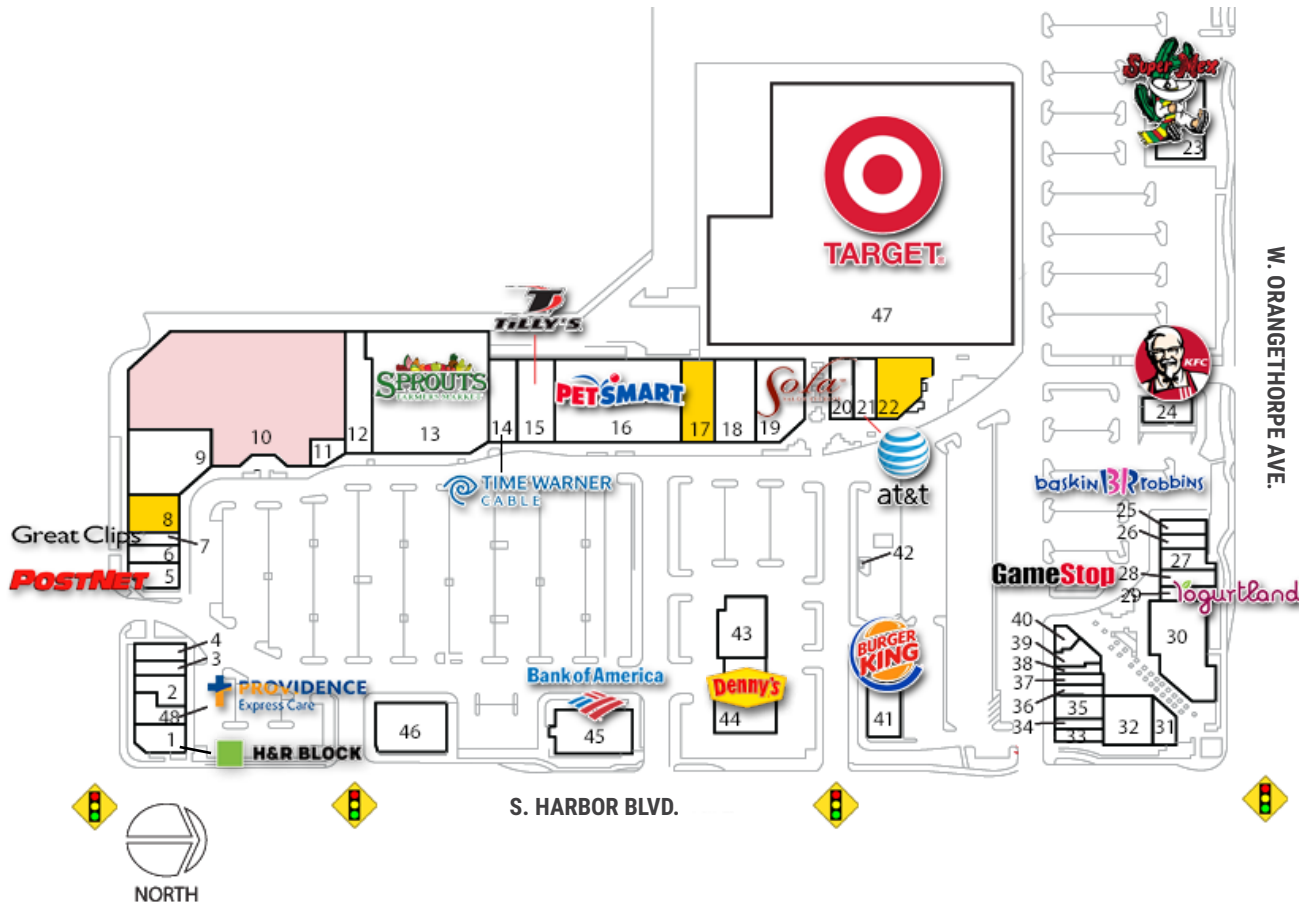
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TENANT ROSTER

SUITE	TENANT	SF
1	H&R Block	2,785
2	Pacific Dental	2,950
3	Citi Financial	1,560
4	Happy Jewelers	1,515
5	PostNet	1,900
6	Resource Employment Solutions	1,775
7	Great Clips	1,170
8	Bikram Yoga (Available)	3,648
9	CareMore	9,610
10	Lease Pending	43,660
11	Vans	1,650
12	Orange County's Credit Union	4,000
13	Sprouts Farmers Market	28,150
14	Time Warner	4,350
15	Tilly's	6,040
16	PetSmart	19,210
17	Available	6,350
18	Fashion Q	6,650
19	Sola Salon	7,400
20	Hiccups Restaurant & Tea House	2,525
21	AT&T	2,775
22	Available	5,300
23	Super Mex Restaurants	7,084
24	Kentucky Friend Chicken	2,304
25	Baskin-Robbins	1,275
26	Fred Loya Insurance Agency	1,340
27	Metro Cleaners	1,950
28	GameStop	1,550
29	Yogurtland	1,400
30	China Buffet	10,828
31	Hello Sushi	3,592
32	T-Mobile	2,900
33	J San Ramen	1,200
34	Tip Top Nails	900
35	Club Pilates	2,050
36	Cash Plus	1,110
37	Dr. Carmen Jan Yoo O.D.	1,020
38	The Eyebrow Threading Studio	1,280
39	Tea Time	1,245
40	Maui Hawaiian BBQ	1,090
41	Burger King	2,874
42	Bank of America	ATM
43	Beauty Avenue	5,400
44	Denny's	6,466
45	Bank of America	7,180
46	Jewelry Mart	7,000
47	Target	NAP
48	Providence Express Care	1,765

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DEMOGRAPHIC OVERVIEW



	1 mile	3 miles	5 miles
Population			
2000 Population	31,875	232,648	570,715
2010 Population	31,325	241,829	596,467
2019 Population	34,566	258,588	636,848
2024 Population	36,173	267,467	658,473
2000-2010 Annual Rate	-0.17%	0.39%	0.44%
2010-2019 Annual Rate	1.07%	0.73%	0.71%
2019-2024 Annual Rate	0.91%	0.68%	0.67%
2019 Male Population	50.4%	50.1%	49.7%
2019 Female Population	49.6%	49.9%	50.3%
2019 Median Age	30.3	32.7	34.2
Households			
2019 Wealth Index	56	84	95
2000 Households	8,349	67,099	172,735
2010 Households	8,127	68,622	177,722
2019 Total Households	8,859	71,940	186,386
2024 Total Households	9,221	74,042	192,093
2000-2010 Annual Rate	-0.27%	0.22%	0.29%
2010-2019 Annual Rate	0.94%	0.51%	0.52%
2019-2024 Annual Rate	0.80%	0.58%	0.61%
Median Household Income			
2019 Median Household Income	\$54,780	\$64,349	\$70,478
2024 Median Household Income	\$62,133	\$77,115	\$82,467
2019-2024 Annual Rate	2.55%	3.69%	3.19%
Average Household Income			
2019 Average Household Income	\$69,112	\$86,523	\$91,824
2024 Average Household Income	\$81,871	\$102,299	\$108,237
2019-2024 Annual Rate	3.45%	3.41%	3.34%
Per Capita Income			
2019 Per Capita Income	\$17,688	\$24,054	\$26,902

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