

201

Harbor Boulevard



FOR LEASE

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CalDRE #02024106

Cameron Irons, BRE#01176224

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PROPERTY



SUMMARY



TOTAL BUILDING
13,000 SF

AVAILABLE SF
1,132 -3,632

YEAR BUILT
1928

RENOVATED
2011

ZONING
C3

LEASE RATE
\$3.50 SF

LOCATION



INFORMATION

HIGHLIGHTS

- High visibility end-cap in the middle of Downtown Fullerton
- Signalized corner with blade signage and building identity
- High population density within walking distance to rail station
- Surrounded by retail, restaurants, and entertainment
- Located directly adjacent to free City parking



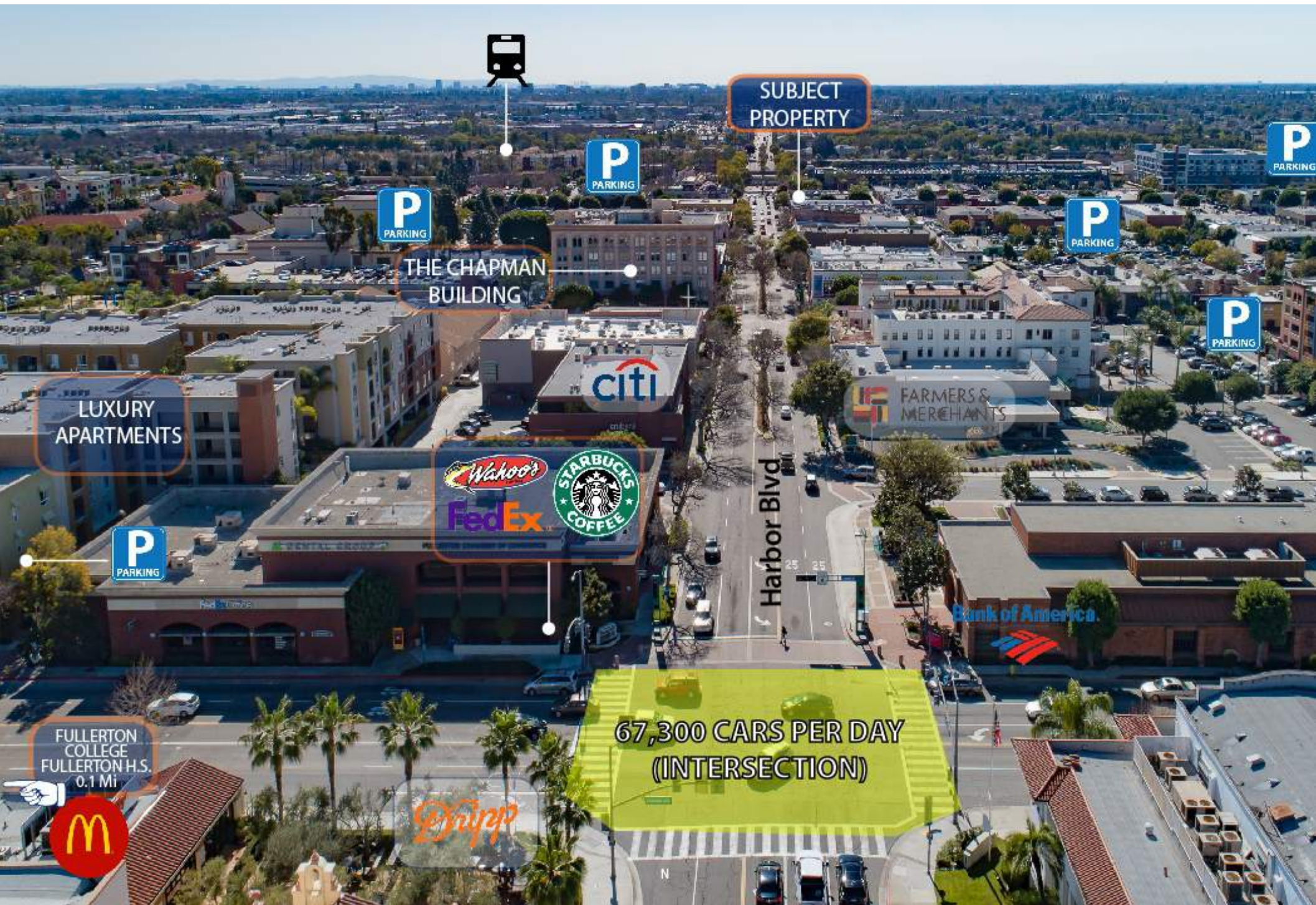
**HARBOR
BLVD**
36,404 VPD

**AMERIGE
STREET**

LOCATION



INFORMATION



SUBJECT
PROPERTY



THE CHAPMAN
BUILDING



LUXURY
APARTMENTS



Harbor Blvd



FULLERTON
COLLEGE
FULLERTON H.S.
0.1 Mi



67,300 CARS PER DAY
(INTERSECTION)



FULLERTON



ECONOMIC INFORMATION

"The economy of Fullerton, CA employs 67,128 people. The economy of Fullerton, CA is specialized in Management of Companies & Enterprises; Wholesale trade; and Arts, Entertainment, Recreation, which employ respectively 3.53; 1.53; and 1.45 times more people than what would be expected in a location of this size. The largest industries in Fullerton, CA are Manufacturing [8,986], Educational Services [7,490], and Retail trade [7,044], and the highest paying industries are Mining, Quarrying, Oil, Gas Extraction [\$93,942], Utilities [\$59,894], and Management of Companies & Enterprises [\$51,354].

Median household income in Fullerton, CA is \$67,110. Males in Fullerton, CA have an average income that is 1.34 times higher than the average income of females, which is \$52,045. The income inequality of Fullerton, CA (measured using the Gini index) is 0.484 which is lower than the national average."

*Obtained from DATA USA
<https://datausa.io/profile/geo/fullerton-ca/>

\$67,110

Median Household Income 2017

DEVELOPMENT



DEMOGRAPHICS

FULLERTON, CA

From U.S. Census and other data sources

139,491



RESIDENTS

45,059



HOUSEHOLDS

67,128

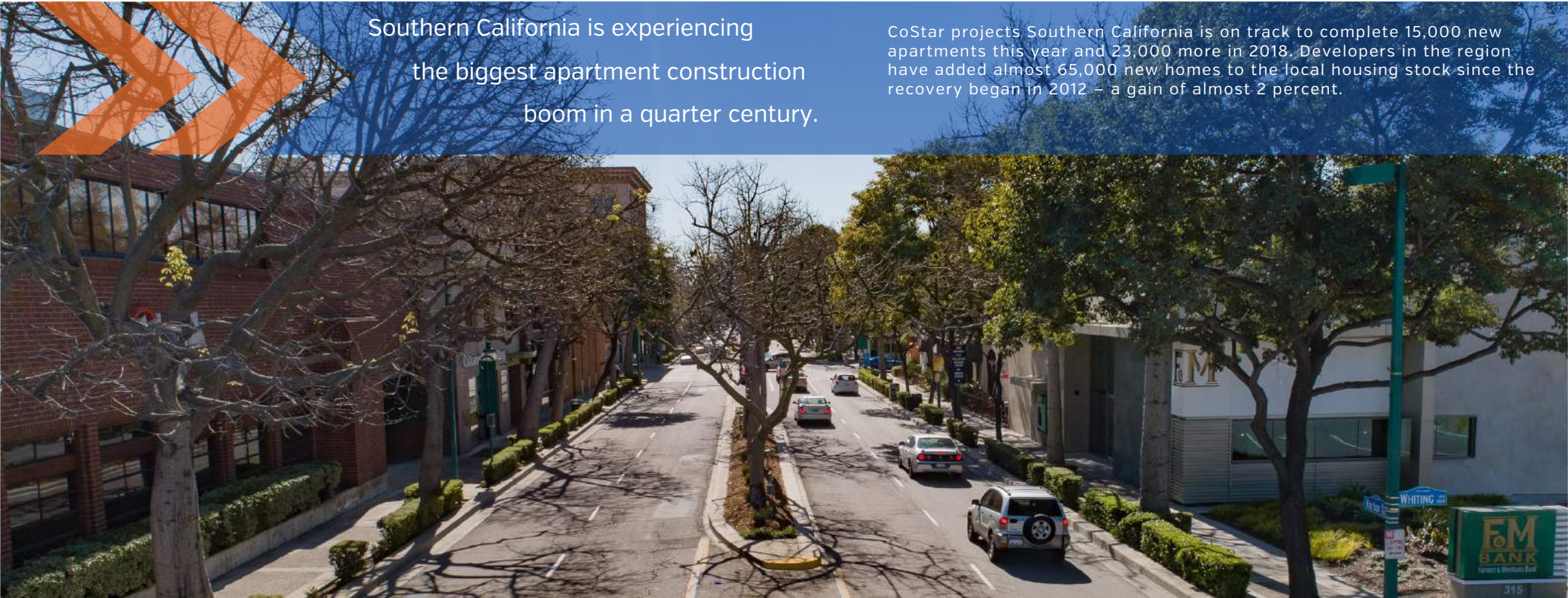


EMPLOYEES



Southern California is experiencing
the biggest apartment construction
boom in a quarter century.

CoStar projects Southern California is on track to complete 15,000 new apartments this year and 23,000 more in 2018. Developers in the region have added almost 65,000 new homes to the local housing stock since the recovery began in 2012 – a gain of almost 2 percent.



PROPERTY



HIGHLIGHTS



Tenant Improvement
Package Available



Many local businesses nearby



Corner location on Harbor &
Amerige



Great location on a street with very
high traffic counts.



Conveniently located blocks
from Fullerton Train Station



Neighbors various free, city controlled
parking lots



Strong trade area with busy
daytime traffic



Located in the heart of Downtown
Fullerton







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