

NEW LEASES SIGNED!



\*REMODEL COMING SOON!

# EC Commonwealth / N Harbor

FULLERTON



# E Commonwealth / N Harbor



## RETAIL / RESTAURANT OPPORTUNITY IN DOWNTOWN FULLERTON

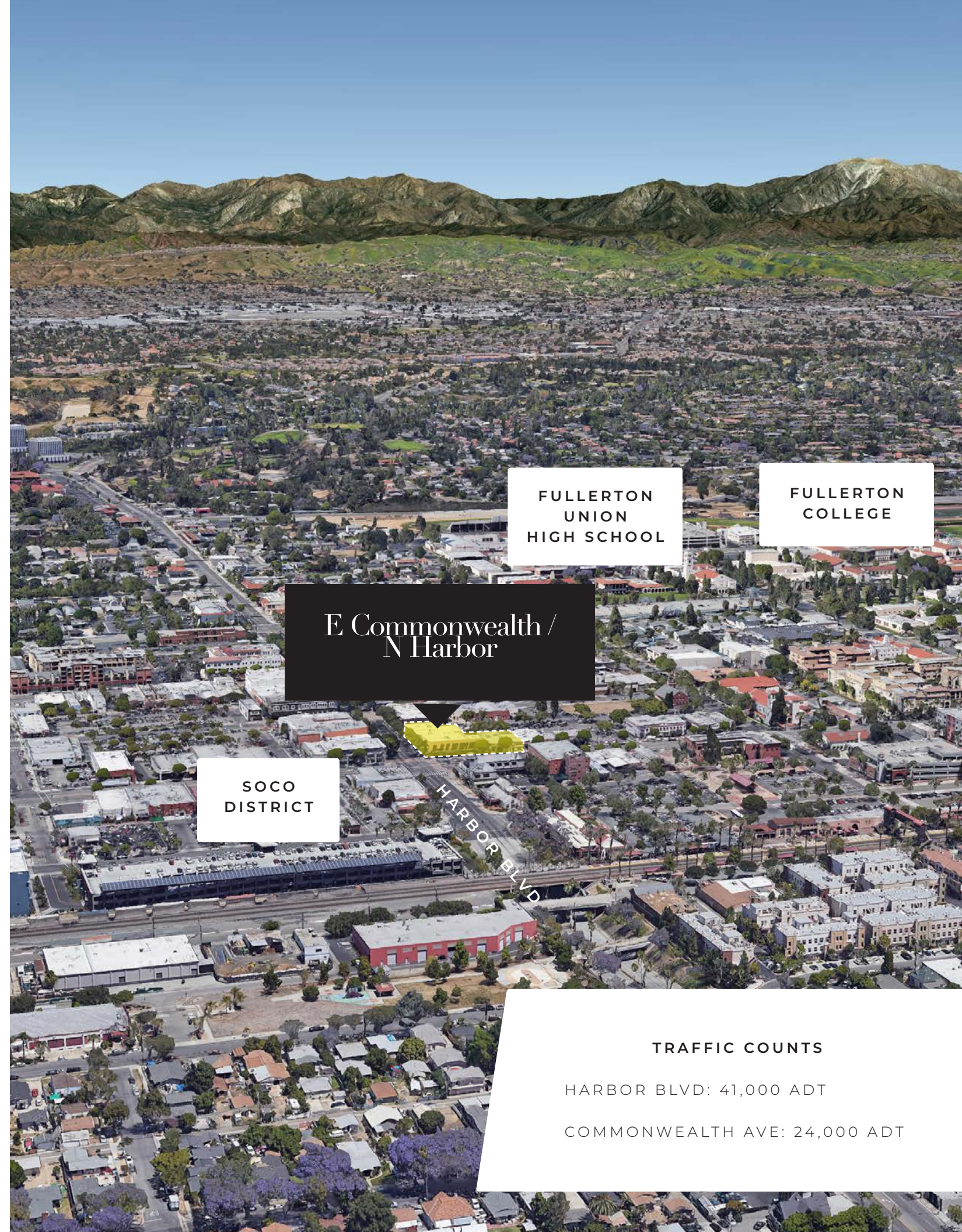
- Building is located at the northeast corner of E Commonwealth Ave and N Harbor Blvd, one of the premier intersections of Fullerton.
- Within close proximity to Fullerton College, Cal State Fullerton University, Western State University, and Fullerton High School - over 60,000 students within a 3-mile radius. This is the largest concentration of college students in Orange County.
- Property is conveniently located within walking distance to the SoCo district and some of the best restaurants/shopping in Fullerton, such as: Hopscotch Tavern, Grits, Pie Dog, Drip Coffee, and many more
- Over 350,000 SF of retail and 275,000 SF of office in the downtown district.
- Property includes rare on-site parking and within walking distance to multiple parking structures.
- Fullerton train station within one block from property; serves Amtrak's Pacific Surfliner, Southwest Chief Trains, and Metrolink's 91 and Orange County lines (over 400,000 passengers in 2017).

WELCOME TO  
**Fullerton**

Fullerton is located in northern Orange County and is the seventh most populated city in the county. Fullerton is a dense and energetic community, full of students, but rich with history. Its unique mix of historic buildings and modern structures adds a unique element to the town that is rarely experienced throughout Orange County. Downtown Fullerton is equipped with more than 2,500 parking spaces to support the extensive amount of retail and office space and the multiple residential developments recently completed or underway. After years of extensive work and revitalization, Downtown Fullerton is emerging as a premier dining, shopping, and entertainment destination for locals and tourists alike. The rustic town also transforms into a vibrant nightlife and an entertainment hub for the 60,000+ students within the nearby community.

**DEMOGRAPHICS**

	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	26,679	236,602	621,007
Median Age	34.1	32.9	34.5
Average HH Income	\$91,786	\$91,523	\$92,075
Total Daytime Population	29,798	229,050	716,335



FULLERTON UNION HIGH SCHOOL

FULLERTON COLLEGE

E Commonwealth / N Harbor

SOCO DISTRICT

HARBOR BLVD

**TRAFFIC COUNTS**  
 HARBOR BLVD: 41,000 ADT  
 COMMONWEALTH AVE: 24,000 ADT

# Fullerton

FULLERTON COLLEGE

FULLERTON UNION HIGH SCHOOL

GRITS fullerton

Dripp

The Cellar

CHAPMAN AVE

P

FULLERTON DOWNTOWN PLAZA

cafe HIDALGO Restaurant & Bar

P

Burger Parlor HANDCRAFTED

HARBOR BLVD

P

E Commonwealth / N Harbor

MATADOR CANTINA

COMMONWEALTH AVE

PUBLIC HOUSE

The Continental Room

HOPSCOTCH CRAFT BEER & WHISKEY

P

P

AMTRAK

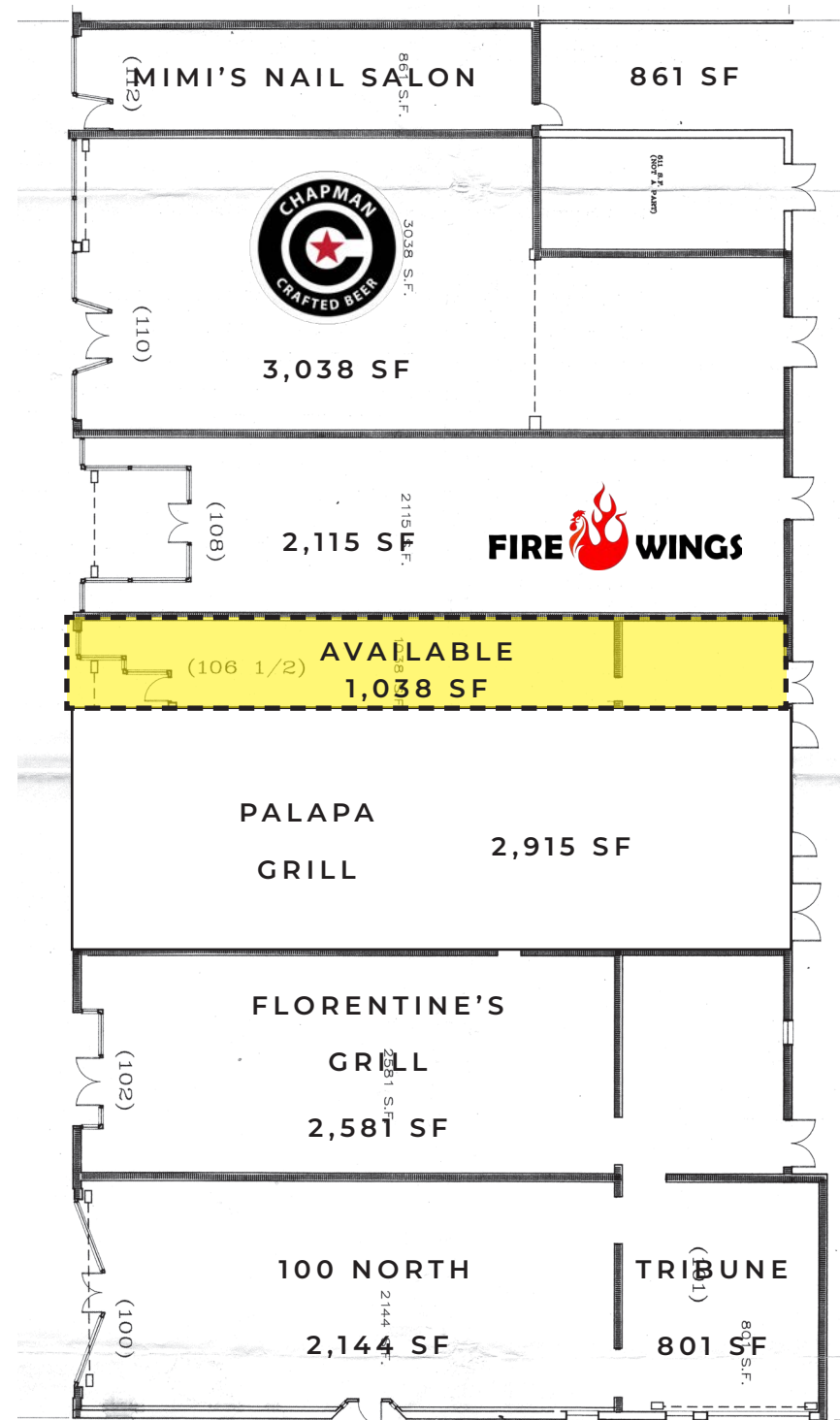
SOCO DISTRICT

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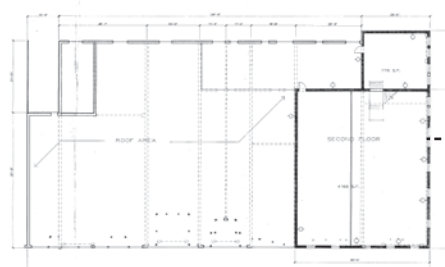
PUBLIC PARKING

RI

N Harbor Blvd



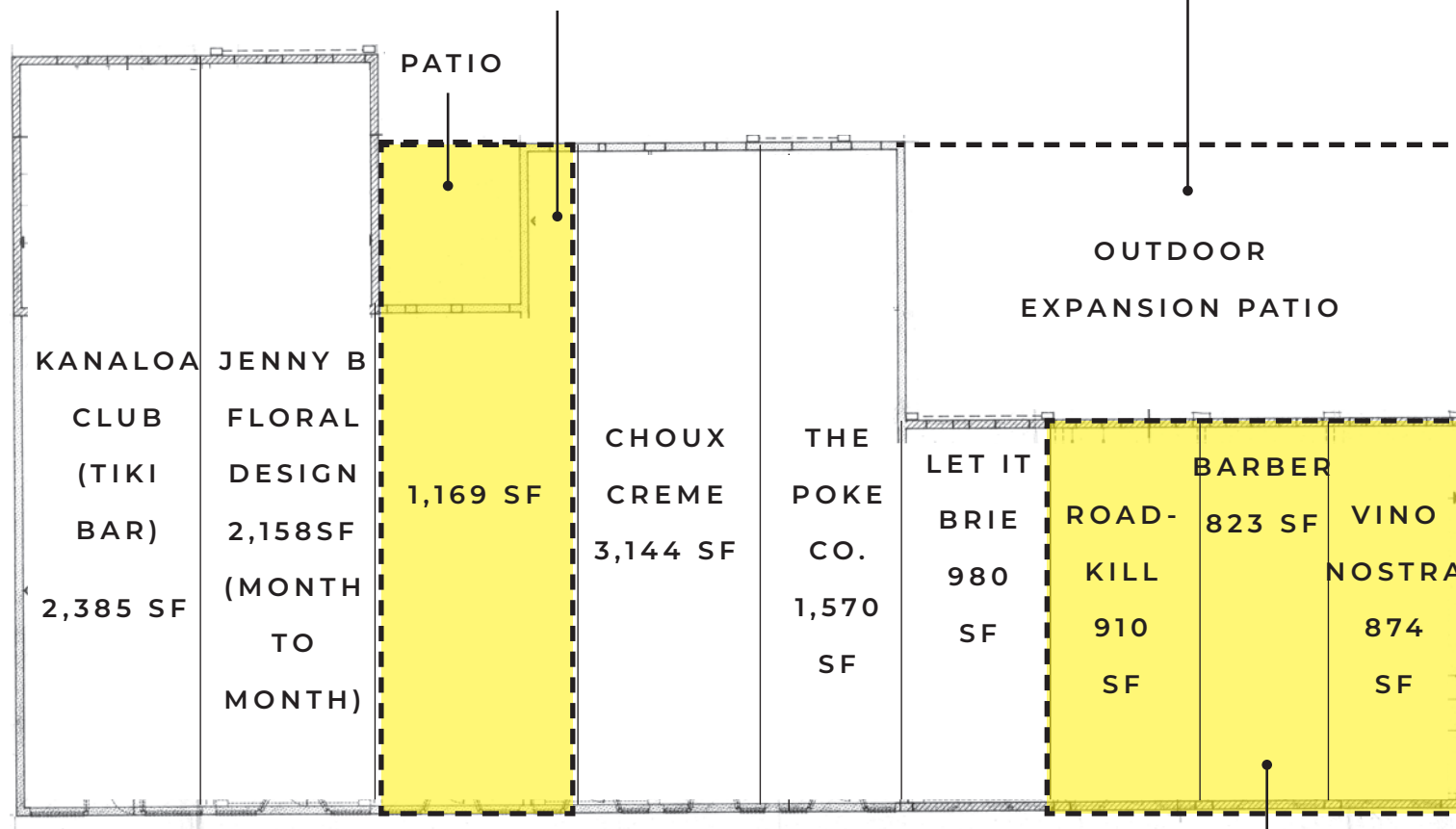
OFFICE SPACE  
UPSTAIRS  
AVAILABLE  
4,945 SF



PUBLIC ALLEY



AVAILABLE  
(FIXTURIZED RESTAURANT)



E Commonwealth Ave

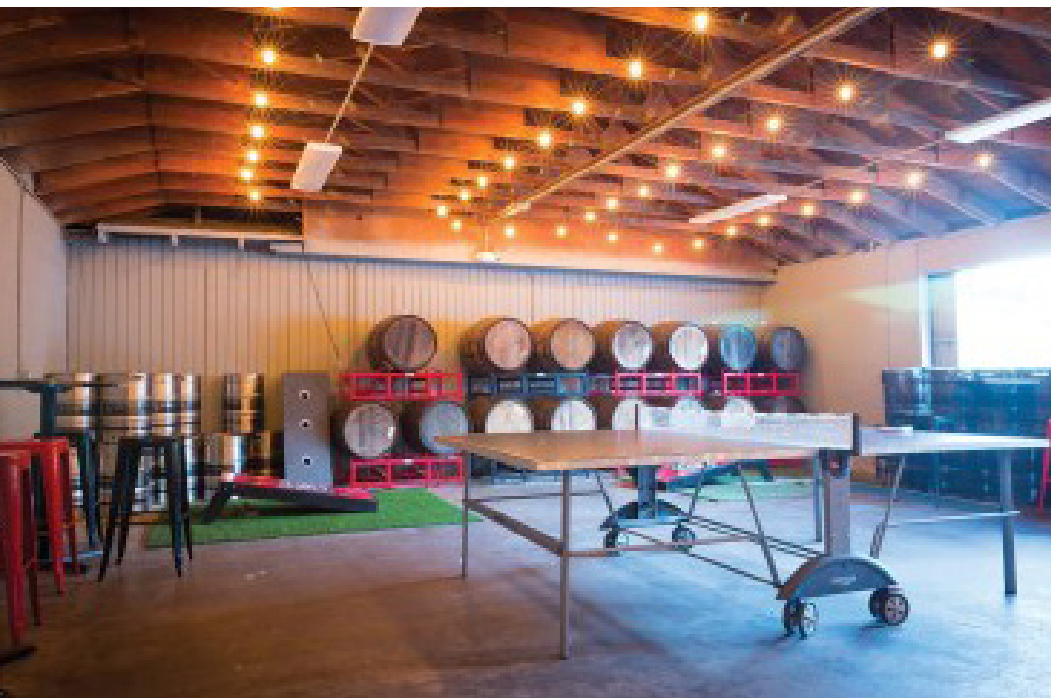
AVAILABLE  
(CAN BE COMBINED)

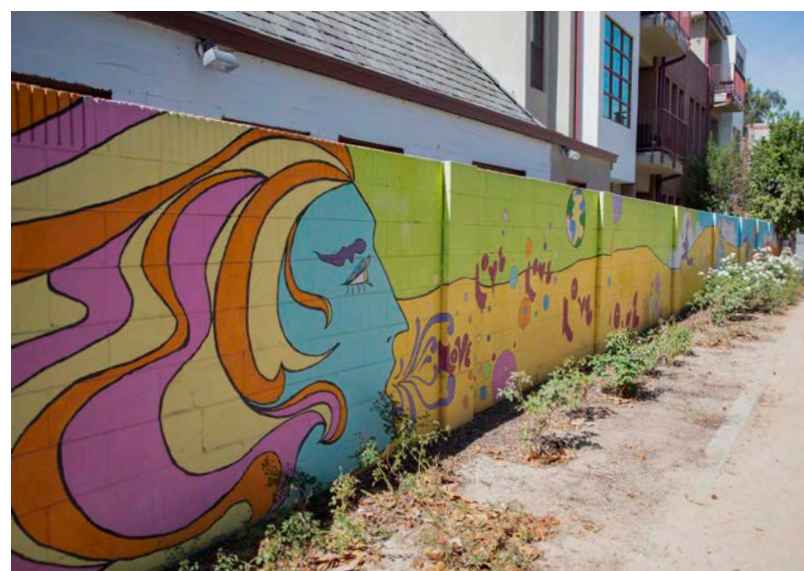


CHAPMAN CRAFTED BEER



FIRE WINGS





Fullerton /  
California



# E Commonwealth / N Harbor

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