

RESTAURANT/RETAIL
space with Highway 91
visible pole sign +
Harbor Boulevard pole
sign + eyebrow signage



ADJACENT TO FREEWAY OFF-RAMP & HAS FREEWAY POLE SIGN

NEC of Harbor Blvd. + 91 Fwy. – Fullerton

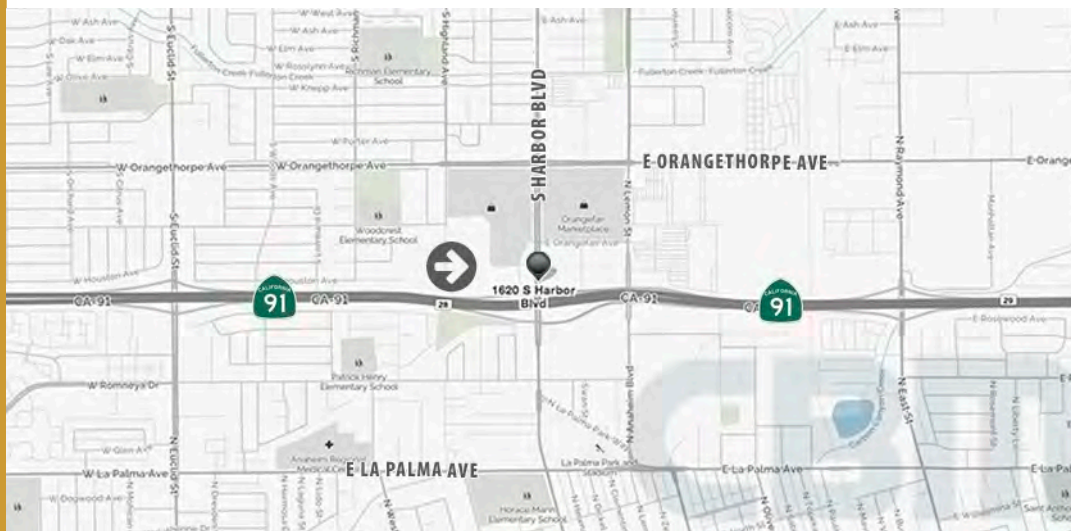
FEATURES...

- ± 3,873 sq ft restaurant/retail available
- Divisible to 2,300 and 1,573 sq ft
- 91 Freeway visible pole sign, Harbor Boulevard pole sign, plus eyebrow signage
- Incredible visibility and access
- Ample parking
- AAA location
- Join national and regional tenants

AREA AMENITIES...

- Epicenter of the Fullerton trade area
- Adjacent to the 91 Freeway off-ramp
- Incredible traffic counts: 274k CPD on Highway 91 54k-plus CPD on Harbor Blvd
- Close proximity to countless national retailers
- Dense area demographics

1620 S. HARBOR BOULEVARD – FULLERTON, CA 92832



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MORE INFO...
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Site Plan



CBM
COMMERCIAL
BUSINESS
MANAGEMENT
FOR LEASE

3,873 SF—Divisible to
2,300 SF & 1,573 SF
Units

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Aerial



Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2016B			
Total Population	36,348	261,856	629,148
Female Population	49.34%	49.95%	50.40%
Male Population	50.66%	50.05%	49.60%
Population Density	11,569	9,260	8,010
Population Median Age	30.1	32.2	33.8
Employed Civilian Population 16+	17,176	127,777	315,499
% White Collar	40.9%	49.0%	55.3%
% Blue Collar	59.1%	51.0%	44.7%
Total Q4 2016 Employees	12,466	98,161	288,004
Total Q4 2016 Establishments*	1,111	9,486	24,629
Population Growth 2000-2010	-2.75%	3.59%	4.16%
Population Growth 2016B-2021	-1.01%	0.51%	1.02%
Income: 2016B			
Average Household Income	\$63,745	\$77,615	\$84,050
Median Household Income	\$48,259	\$56,698	\$61,274
Per Capita Income	\$16,338	\$22,399	\$25,454
Avg Income Growth 2000-2010	27.20%	31.85%	33.56%
Avg Income Growth 2016B-2021	16.80%	17.08%	16.94%
Households: 2016B			
Households	9,200	74,432	188,521
Average Household Size	3.81	3.42	3.26
Hhld Growth 2000-2010	-4.76%	1.71%	2.94%
Hhld Growth 2016B-2021	0.17%	2.10%	2.75%
Housing Units: 2016B			
Occupied Units	9,200	74,432	188,521
% Occupied Units	98.64%	98.09%	98.20%
% Vacant Housing Units	1.36%	1.91%	1.80%
Owner Occ Housing Growth 2000-2010	-7.11%	-0.63%	0.89%
Owner Occ Housing Growth 2000-2021	-3.73%	4.78%	6.76%
Owner Occ Housing Growth 2016B-2021	-1.04%	1.27%	2.18%
Occ Housing Growth 2000-2010	-4.76%	1.71%	2.94%
Occ Housing Growth 2010-2021	8.50%	9.96%	9.81%
Occ Housing Growth 2016B-2021	0.17%	2.10%	2.75%
Race and Ethnicity: 2016B			
% American Indian or Alaska Native Population	0.84%	0.82%	0.81%
% Asian Population	7.37%	14.12%	20.29%
% Black Population	2.63%	2.60%	2.90%
% Hawaiian or Pacific Islander Population	0.29%	0.32%	0.44%
% Multirace Population	4.64%	4.51%	4.52%
% Other Race Population	35.72%	28.46%	23.48%
% White Population	48.51%	49.18%	47.57%
% Hispanic Population	77.25%	61.25%	50.78%
% Non Hispanic Population	22.75%	38.75%	49.22%