

FOR LEASE

201 N. HARBOR

PARKER BUILDING

Fullerton, CA 92832

PRESENTED BY:

NOAH BROWN

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OFFERING SUMMARY

LEASE RATE:	\$4,000/month
BUILDING SIZE:	13,000 SF
AVAILABLE SF:	1,790 SF
YEAR BUILT:	1928
RENOVATED:	2020
ZONING:	C3
MARKET:	Fullerton
SUBMARKET:	Downtown Fullerton Historic District

PROPERTY OVERVIEW

Ground Floor new construction retail/office suite sublease available with direct access from the street. The suite features 3 offices, a reception area, storage area, and kitchen/breakroom. There are high ceilings, tons of natural light, and brick walls. Street Signage available.

Located in High Traffic, heart of the Downtown Fullerton Village. Great exposure facing busy North Harbor Blvd. Walking distance to restaurants, shopping, and transportation. Building features Made Coffee and Hapa Cupcakes.

PROPERTY HIGHLIGHTS

- Ground level office and retail space for maximum visibility
- Versatile creative office lofts for dynamic work environments
- Exceptionally high traffic counts guaranteeing exposure
- Abundant foot traffic for increased customer engagement
- Proximity to diverse dining options for tenant convenience

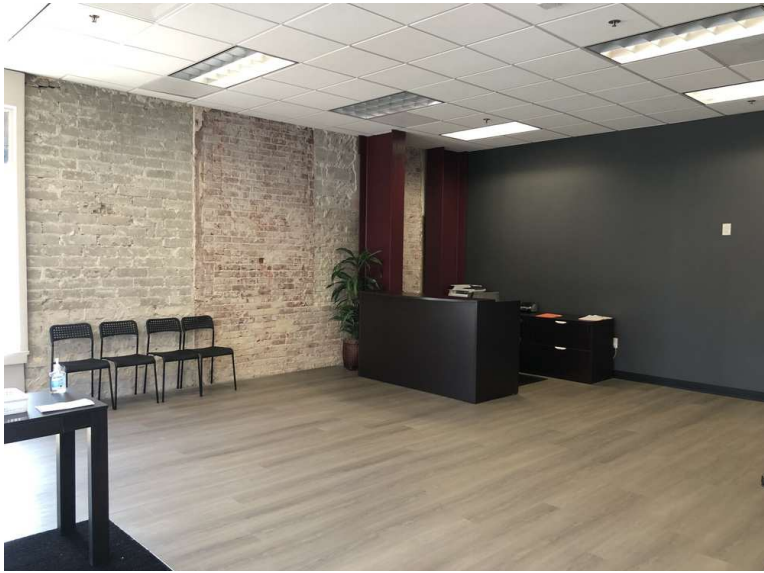
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SVN | VANGUARD 2



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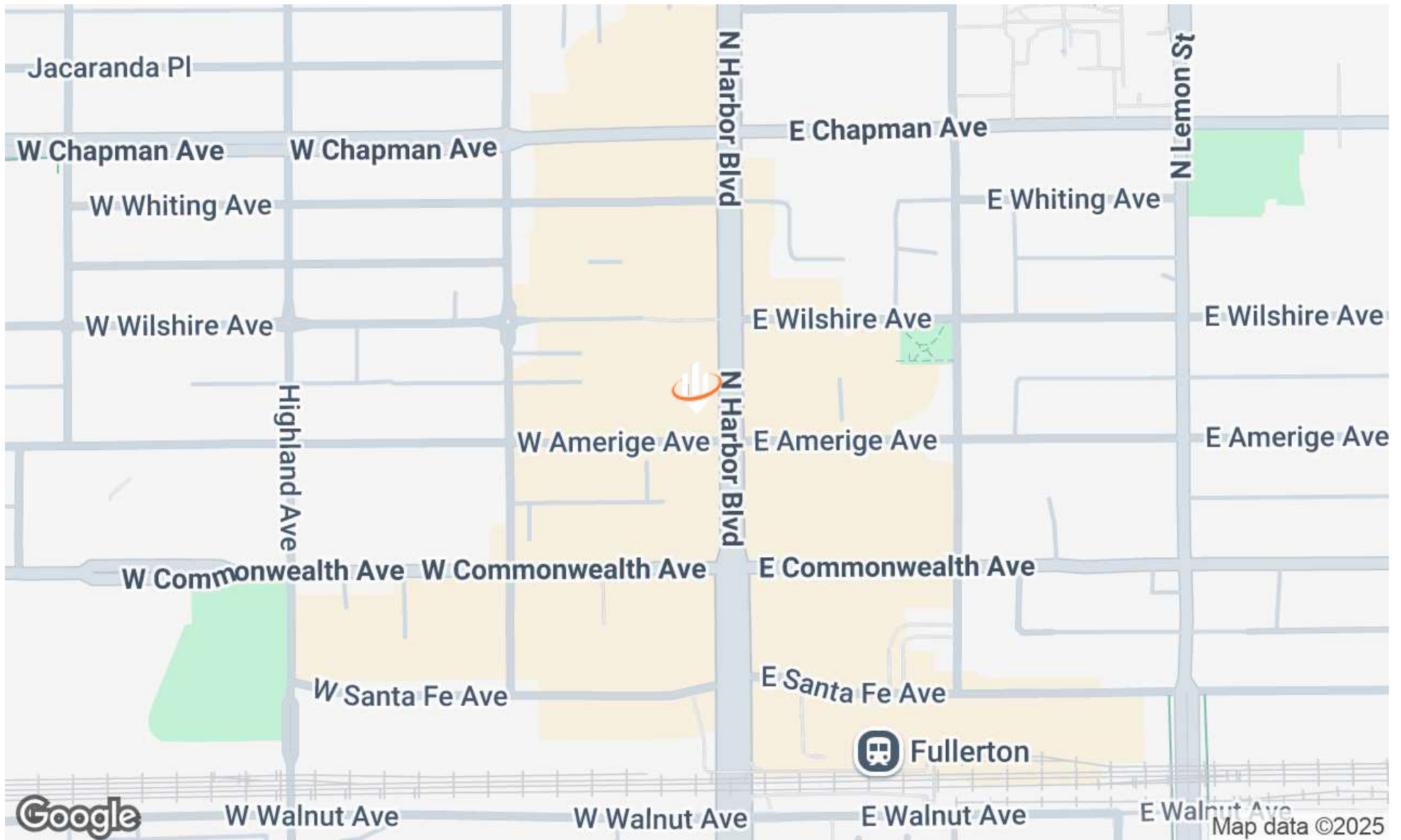
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SVN | VANGUARD 5



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SVN | VANGUARD 6

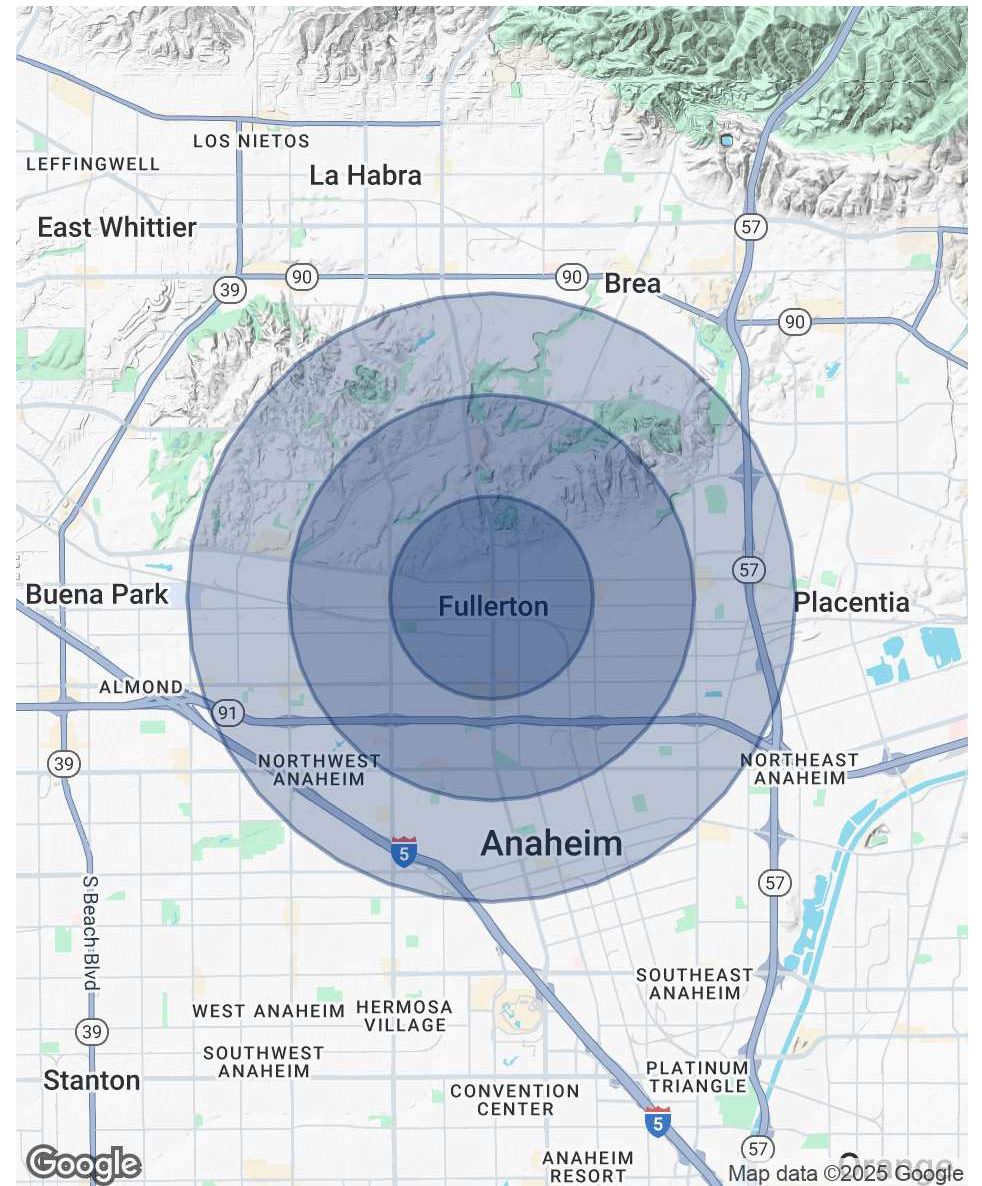
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,843	84,822	201,325
AVERAGE AGE	32.9	33.2	33.2
AVERAGE AGE (MALE)	32.0	32.1	32.4
AVERAGE AGE (FEMALE)	33.6	34.4	34.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,405	26,720	61,703
# OF PERSONS PER HH	2.8	3.2	3.3
AVERAGE HH INCOME	\$76,653	\$78,315	\$78,669
AVERAGE HOUSE VALUE	\$605,788	\$616,115	\$596,279

* Demographic data derived from 2020 ACS - US Census



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