

Below 290 Residential Units in the Heart of Downtown Fullerton



Hard Corner Retail Space For Lease

600 W. Commonwealth Ave., Fullerton, CA 92832



Available

Size:	±1,605 SF
Rent:	\$3.33 PSF/mo., NNN
NNN:	±\$1.00 PSF/mo.
Parking:	11 surface parking spaces.
Available:	Immediately

Features

- ▶ Retail/fitness corner space with high visibility on the ground floor of Amplifi, a large residential community with convenient access to 91 Freeway
- ▶ Outdoor covered patio included
- ▶ Exceptional walkability
- ▶ Located in Downtown Fullerton, known for its vibrant mix of local shops, dining, and entertainment – highly inviting to the immediate community
- ▶ Flexible layout with an open floor plan suitable for retail, fitness, or other creative uses
- ▶ Ample street parking nearby for easy customer access
- ▶ Close to Fullerton’s main retail corridor, anchored by well-known national retailers such as Target, Costco, Sprouts, and In N Out

Prospective tenants are hereby advised that all uses are subject to City approval



Exteriors



Premier Fullerton Location

Close proximity to Downtown Fullerton and major credit tenants.



Fullerton Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	5,980	27,556	96,348
2030 Projected Population	5,768	26,484	93,049
2020 Census Population	6,322	29,888	99,822
2010 Census Population	5,564	26,934	94,910
Projected Annual Growth 2025 to 2030	-0.7%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	0.5%	0.2%	0.1%
2025 Median Age	38.0	37.0	37.5
HOUSEHOLDS			
2025 Estimated Households	2,065	9,491	31,169
2030 Projected Households	2,026	9,296	30,684
2020 Census Households	2,110	9,717	31,179
2010 Census Households	1,828	8,766	29,004
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	0.9%	0.6%	0.5%
RACE & ETHNICITY			
2025 Estimated White	41.5%	41.0%	37.2%
2025 Estimated Black or African American	2.6%	2.8%	2.6%
2025 Estimated Asian or Pacific Islander	18.2%	18.5%	22.4%
2025 Estimated American Indian or Native Alaskan	1.6%	1.4%	1.4%
2025 Estimated Other Races	36.0%	36.2%	36.4%
2025 Estimated Hispanic	43.5%	43.8%	44.4%
INCOME			
2025 Estimated Average Household Income	\$131,488	\$138,617	\$132,500
2025 Estimated Median Household Income	\$107,504	\$108,393	\$111,458
2025 Estimated Per Capita Income	\$45,799	\$48,074	\$43,084
EDUCATION			
2025 Estimated High School Graduate	21.2%	19.4%	18.8%
2025 Estimated Some College	22.3%	21.5%	20.1%
2025 Estimated Associates Degree Only	7.5%	8.6%	7.3%
2025 Estimated Bachelors Degree Only	19.3%	21.2%	22.7%
2025 Estimated Graduate Degree	16.1%	14.8%	12.6%
BUSINESS			
2025 Estimated Total Businesses	337	1,278	4,719
2025 Estimated Total Employees	2,031	7,999	44,704
2025 Estimated Employee Population per Business	6.0	6.3	9.5
2025 Estimated Residential Population per Business	177	21.6	20.4

Your trusted *partners*

Max Rosenberg

Max.Rosenberg@kwprealestate.com
310-887-3562
DRE #01298423

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

KWPREALSTATE.COM