

# FOR LEASE

223 N HARBOR BLVD, FULLERTON, CA 92832

## **FULLERTON PROMENADE OFFICE**

### **CAMERON IRONS**

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CA DRE # 01176224

CA DRE # 02295741

# PROPERTY SUMMARY

<b>PROPERTY TYPE</b>	Office	<b>SIGNAGE</b>	Street
<b>RBA</b>	14,580 SF	<b>ELEVATOR SERVED</b>	N/A
<b>STORIES</b>	2	<b>PARKING</b>	Fill here
<b>TYPICAL FLOOR</b>	7,000 SF	<b>APN</b>	032-232-21
<b>CLASS</b>	B	<b>ZONING</b>	<a href="#">C-3</a>
<b>TENANCY</b>	Multiple	<b>LEASE RATE</b>	Contact Advisor

## PROPERTY HIGHLIGHTS

- Modern office suites with flexible layouts and high-end finishes (glass offices, plank flooring, large windows)
- Suite sizes from **290-2,429 SF** with up to **2,500 SF contiguous**
- Signalized corner location at **N Harbor Blvd & W Wilshire Ave** in Downtown Fullerton
- Minutes to the **91 & 57 Freeways** and walking distance to the **Fullerton Metrolink Station**

# PROPERTY SUMMARY

## SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
Suite 217A	2,500 SF	Office - Creative/Loft	\$2.6/SF/month
Suite 219K	454 SF	Office	\$1.75/SF/month
Suite 221A	301 SF	Office	\$1.75/SF/month
Suite 221B	532 SF	Office	\$1.75/SF/month
Suite 221C	519 SF	Office	\$1.75/SF/month
Suite 221D	420 SF	Office	\$1.75/SF/month

# PROPERTY SUMMARY

## SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
Suite 221E	2,429 SF	Office	\$1.75/SF/month
Suite 221J	506 SF	Office	\$1.75/SF/month
Suite 221K	466 SF	Office	\$1.75/SF/month
Suite 221L	503 SF	Office	\$1.75/SF/month
Suite 221M	506 SF	Office	\$1.75/SF/month
Suite 221N	595 SF	Office	\$1.75/SF/month
Suite 221i	290 SF	Office	\$1.75/SF/month

# PROPERTY IMAGES



## LOCATION SUMMARY

Fullerton Promenade Office is located at the signalized corner of N Harbor Blvd and W Wilshire Ave in the heart of Downtown Fullerton, surrounded by walkable streets lined with restaurants, cafés, boutique retail, nightlife, and entertainment. The property offers excellent regional connectivity—just minutes to the 91 and 57 freeways—and is within walking distance of the Fullerton Metrolink Station, providing convenient transit access for employees and clients.

# SITE LOCATION





# AERIAL MAP

**223 N HARBOR BLVD**

FULLERTON  
MUSEUM CENTER

TOONTOWN  
FLEA MARKET

WILSHIRE  
PROMENADE  
APARTMENTS

CREDIT UNION  
OF SOUTHERN  
CALIFORNIA

PURPLE YOGA

MADE COFFEE

ACE HARDWARE

FULLERTON  
POLICE  
DEPARTMENT

THE OLD  
SPAGHETTI  
FACTORY

W WILSHIRE AVE

N HARBOR BLVD

W COMMONWEALTH AVE

# DEMOGRAPHICS

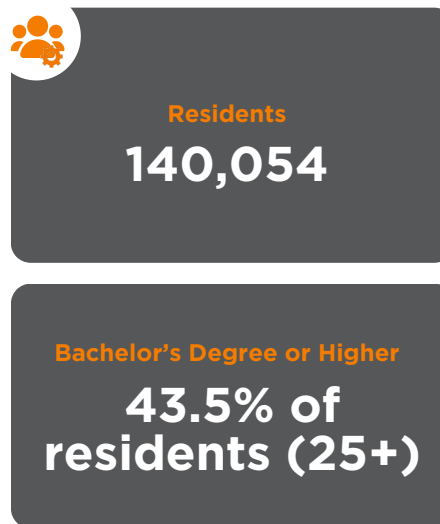
## FULLERTON, CA

Fullerton supports a strong professional tenant base with an estimated **140,054 residents (2024)** and **48,117 households**, providing depth for both workforce and client draw. The city's **median household income is \$104,286** and **43.5% of residents (25+) hold a bachelor's degree or higher**, aligning well with office and professional service demand near Downtown Fullerton.

### POPULATION



### EMPLOYMENT



### HOUSEHOLDS & INCOMES



Source: <https://www.census.gov/quickfacts/fact/table/fullertoncitycalifornia/PST045225>

# DISCLAIMER

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No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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