

Wilshire Promenade ▶ *Below 149 Residential Units*



Retail / Office Spaces for Lease

141 W. Wilshire Ave., Fullerton, CA 92832



Available

Unit B: ±2,070 SF

Unit C: ±2,350 SF

Rent: \$2.75 PSF/mo., NNN

NNN: ±\$0.47 PSF/mo.

Parking: Public and ample street parking

Available: Immediately

Features

- ▶ Streetfront units with excellent visibility, high pedestrian traffic, and convenient access for customers
- ▶ Adjacent to Fullerton Transportation Center with Metrolink and Amtrak access to the greater region
- ▶ Below 149 residential units at the [Wilshire Promenade](#)
- ▶ Quick access to the 91 Freeway
- ▶ Nestled in the walkable, energetic heart of Downtown Fullerton with dozens of restaurants, bars, boutiques, coffee houses, and more
- ▶ Close proximity to St. Jude Medical Center, Fullerton College, Cal State Fullerton, and affluent residential areas

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



Unit B

±2,070 SF / Former law office



Unit C

±2,350 SF available



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	7,249	23,740	84,645
2030 Projected Population	7,106	23,186	82,636
2020 Census Population	7,473	25,086	86,991
2010 Census Population	6,364	22,120	81,801
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.9%	0.5%	0.2%
2025 Median Age	37.7	37.7	38.6
HOUSEHOLDS			
2025 Estimated Households	3,026	8,520	28,032
2030 Projected Households	3,008	8,460	27,848
2020 Census Households	3,051	8,593	27,822
2010 Census Households	2,562	7,635	25,668
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2025	1.2%	0.8%	0.6%
RACE & ETHNICITY			
2025 Estimated White	44.3%	42.8%	39.3%
2025 Estimated Black or African American	3.5%	3.1%	2.6%
2025 Estimated Asian or Pacific Islander	19.4%	17.4%	21.0%
2025 Estimated American Indian or Native Alaskan	1.6%	1.6%	1.3%
2025 Estimated Other Races	31.2%	35.0%	35.8%
2025 Estimated Hispanic	38.3%	42.9%	44.0%
INCOME			
2025 Estimated Average Household Income	\$106,426	\$126,818	\$137,969
2025 Estimated Median Household Income	\$90,677	\$106,467	\$112,963
2025 Estimated Per Capita Income	\$45,084	\$45,903	\$45,952
EDUCATION			
2025 Estimated High School Graduate	21.2%	18.5%	18.4%
2025 Estimated Some College	22.9%	21.0%	19.8%
2025 Estimated Associates Degree Only	9.2%	7.8%	7.3%
2025 Estimated Bachelors Degree Only	21.3%	22.1%	22.7%
2025 Estimated Graduate Degree	14.7%	14.5%	14.0%
BUSINESS			
2025 Estimated Total Businesses	609	1,402	4,511
2025 Estimated Total Employees	4,273	11,961	43,971
2025 Estimated Employee Population per Business	7.0	8.5	9.7
2025 Estimated Residential Population per Business	11.9	16.9	18.8

Your trusted *partners*

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