

FOR LEASE

22,534 SF Retail Anchor Available

333 N EUCLID ST, FULLERTON, CA, 92832



SUBJECT

EUCLID ST (±35,100 CPD)

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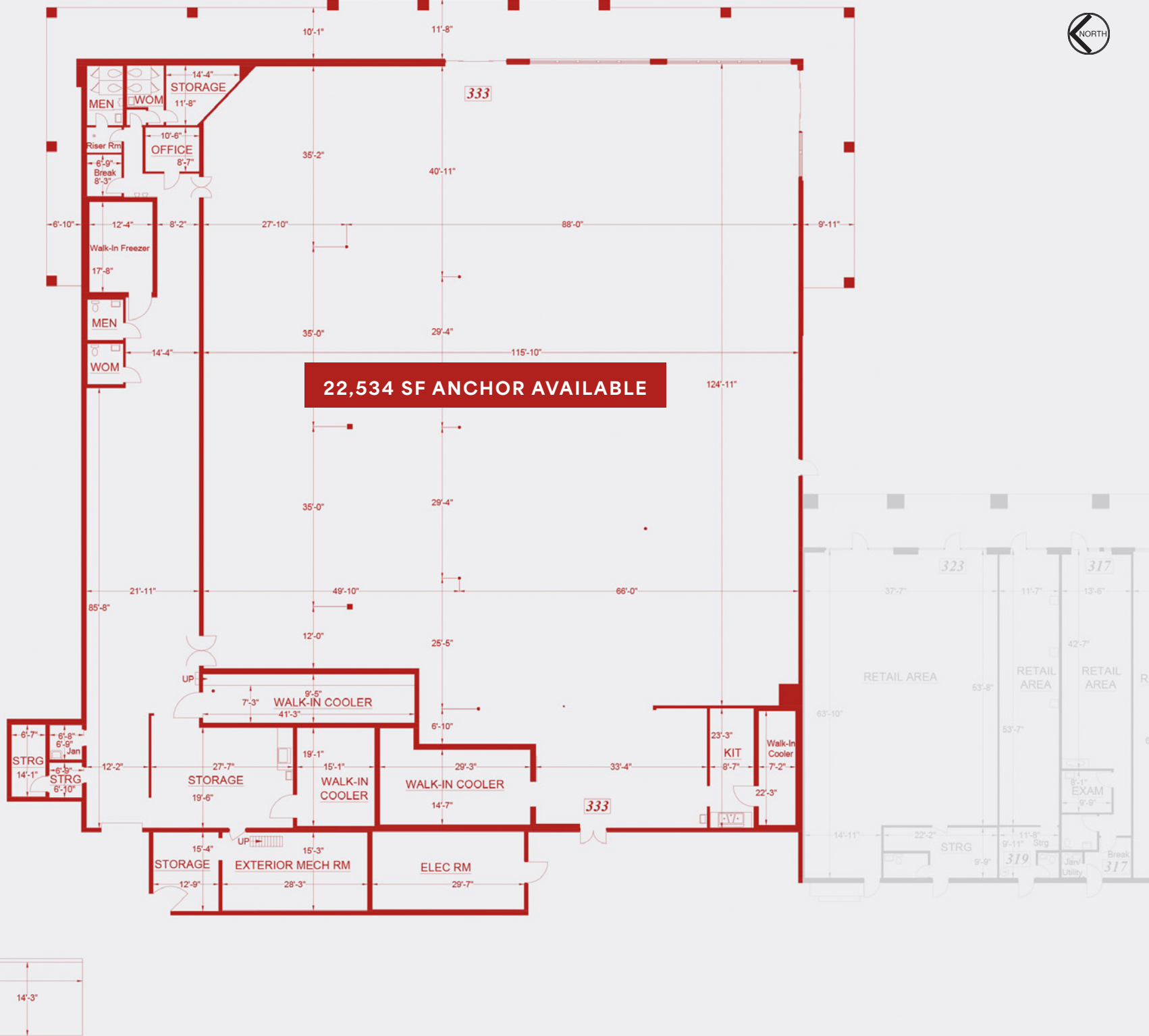
Building: ±22,534 SF

Parking: 220 spaces

APN: 031-100-07

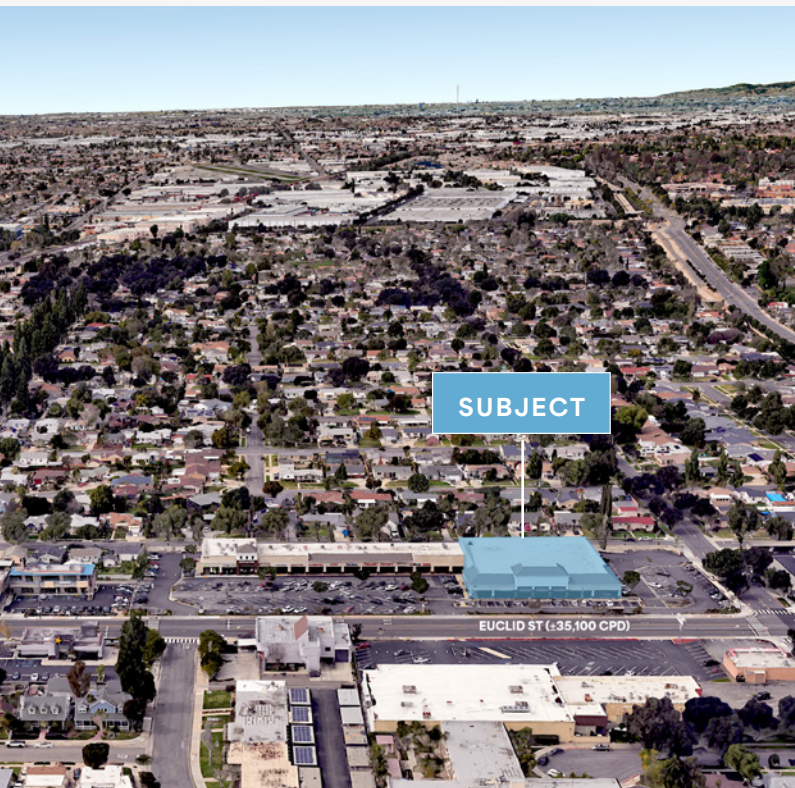
Zoning: GC, Fullerton

- Anchor opportunity located within one of OC's high density trade areas, the City of Fullerton
- Strategically positioned surrounded by major arterials - 91 Fwy, Imperial Hwy, 57 Fwy, & Beach Blvd
- Strong residential population of ±200k within a 3-mile radius and 613k within a 5-mile radius!
- High visibility with dedicated pylon sign & frontage on Euclid Street (±35k CPD)
- Exceptional overall demographics with extremely high daytime population & high disposable incomes within 1, 3, & 5-mile radiuses



Trade Area Overview

- The City of Fullerton is defined by a rare combination of a dense, affluent, and highly educated residential base, a massive daytime population driven by world-class educational and medical institutions, and a clear pipeline of new residential development. This creates a consistent high-demand environment with proven consumer spending, low commercial vacancy, and significant built-in growth.



DEMOGRAPHICS

*Source: Esri

| 2025 POPULATION | one mile | three mile | five mile |
|--------------------------|----------|------------|-----------|
| Population | 22,178 | 199,495 | 613,448 |
| 2030 Population | 22,387 | 199,209 | 613,171 |
| Median Age | 40.0 | 38.2 | 32.7 |
| Average Family Size | 3.33 | 3.69 | 37.5 |
| Total Daytime Population | 22,549 | 178,200 | 595,703 |
| Workers | 10,691 | 76,497 | 284,723 |
| Residents | 11,858 | 101,703 | 310,980 |

| 2025 INCOME | one mile | three mile | five mile |
|--------------------------|-----------|------------|-----------|
| Median Disposable Income | \$96,028 | \$84,271 | \$79,272 |
| Median Household Income | \$118,756 | \$103,714 | \$97,035 |
| Average Household Income | \$148,912 | \$133,686 | \$124,795 |
| Per Capita Income | \$52,399 | \$43,249 | \$40,000 |

| RACE & ETHNICITY | one mile | three mile | five mile |
|-------------------------------------|----------|------------|-----------|
| White Alone | 40.1% | 28.2% | 29.0% |
| Black Alone | 1.8% | 2.3% | 2.5% |
| American Indian/Alaska Native Alone | 1.4% | 1.5% | 1.6% |
| Asian Alone | 19.2% | 25.0% | 22.2% |
| Pacific Islander Alone | 0.3% | 0.3% | 0.3% |
| Hispanic Origin (Any Race) | 41.7% | 49.3% | 51.6% |



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FOR MORE INFORMATION CONTACT

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