

FOR LEASE

141 WEST WILSHIRE AVENUE

THE WILSHIRE PROMENADE

Fullerton, CA 92832

PRESENTED BY:

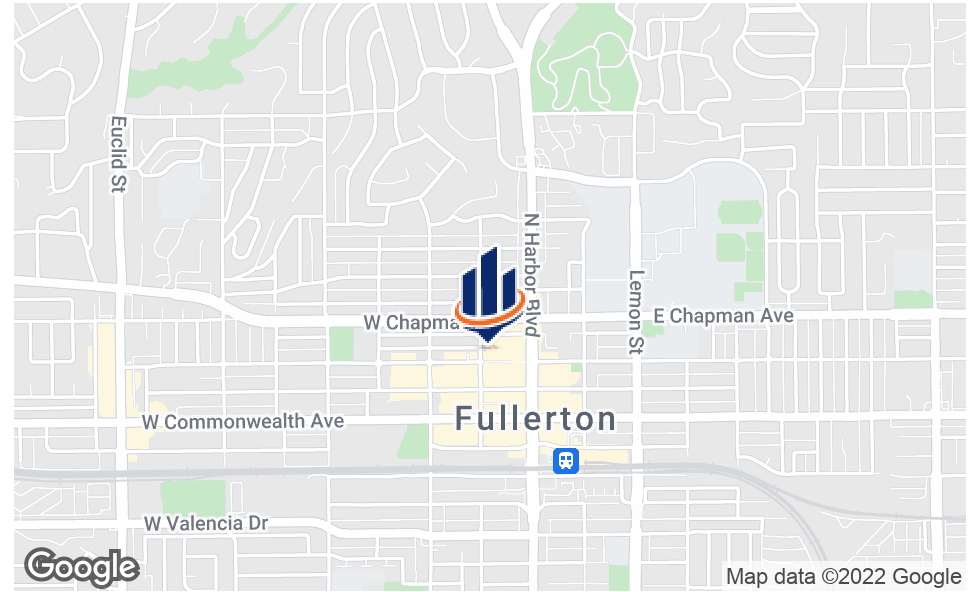
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OFFERING SUMMARY

LEASE RATE:	\$2.50/SF NNN
AVAILABLE SF:	2,004 SF
BUILDING SIZE:	11,836 SF
LOT SIZE:	1.57 Acres
YEAR BUILT:	1989
TRAFFIC COUNT:	44,000
APN:	032-224-35

PROPERTY OVERVIEW

Glass lined street front retail building in the busy historic restaurant and shopping district of Downtown Fullerton.

This suite features large windows with high ceilings and a private ADA restroom. It is currently configured as a tutoring center with direct access to the parking structure. Ground floor retail with 169 luxury apartment units directly above.

PROPERTY HIGHLIGHTS

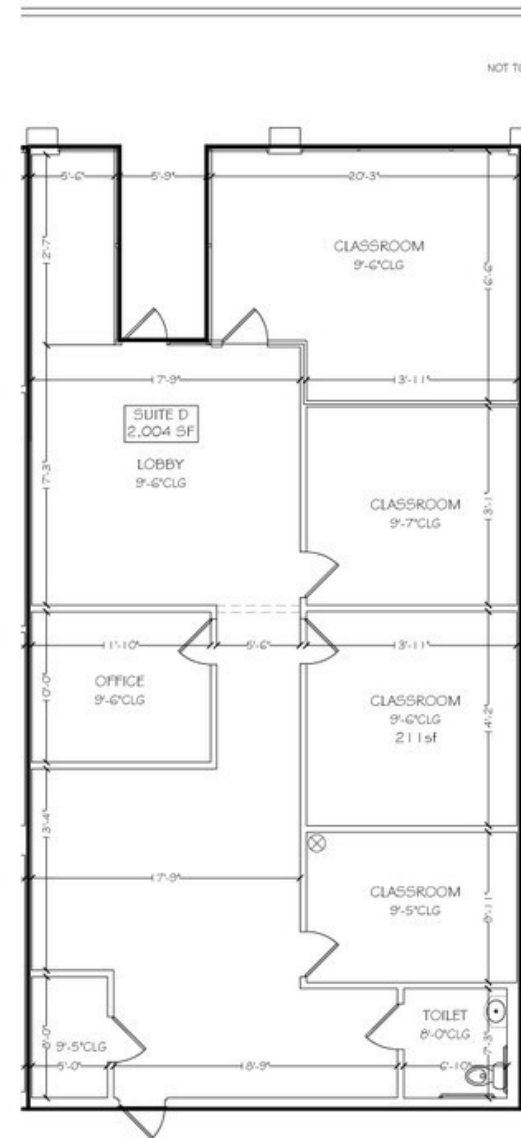
- Signage
- Adjacent to major transportation hub (Amtrak, MetroLink, OCTA)
- 169 luxury residences on site
- High visibility on Wilshire Avenue just feet from Harbor Blvd
- 44,000 traffic count on Harbor Blvd
- Close proximity to St. Jude Hospital and some of Orange County's largest employers

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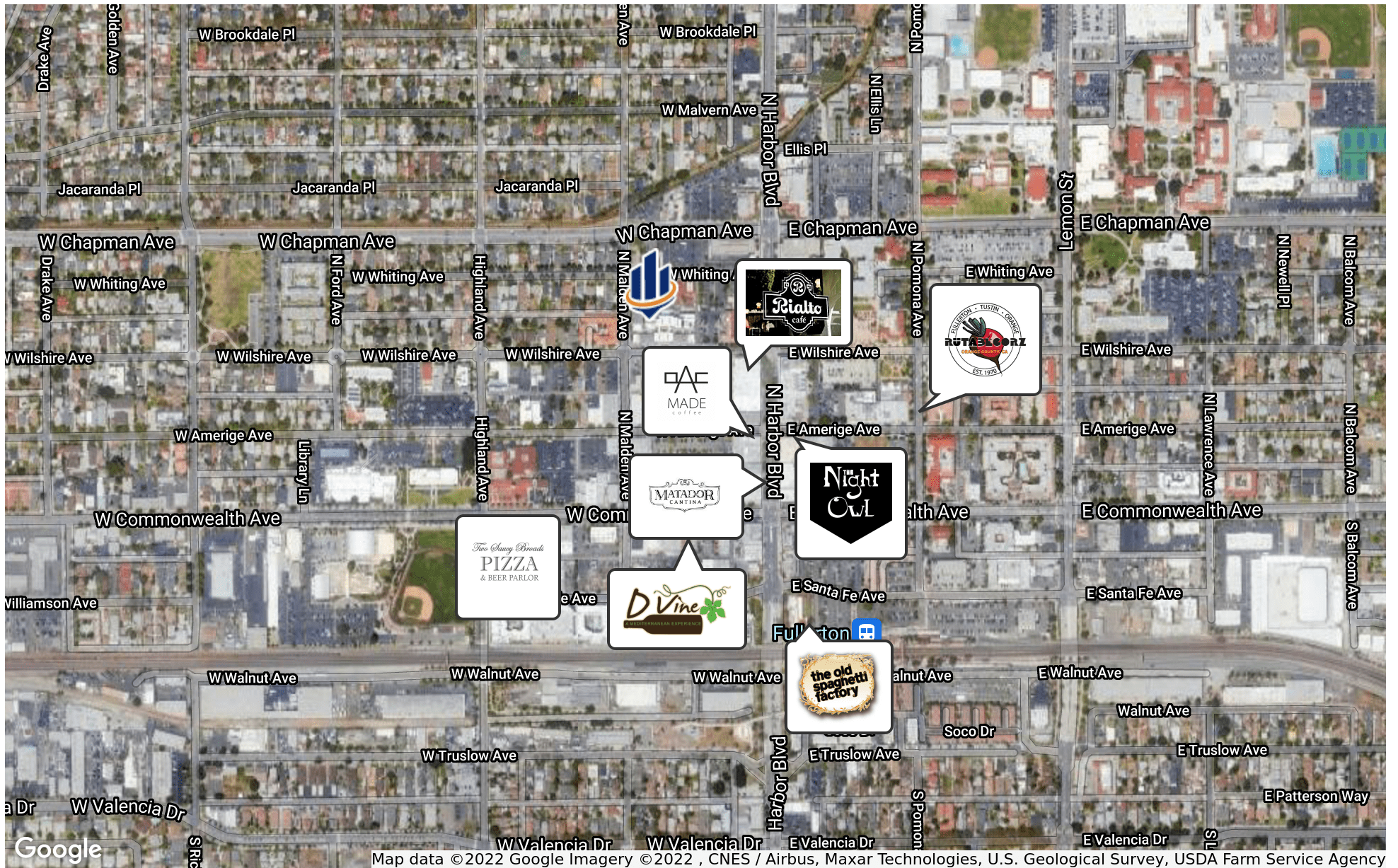
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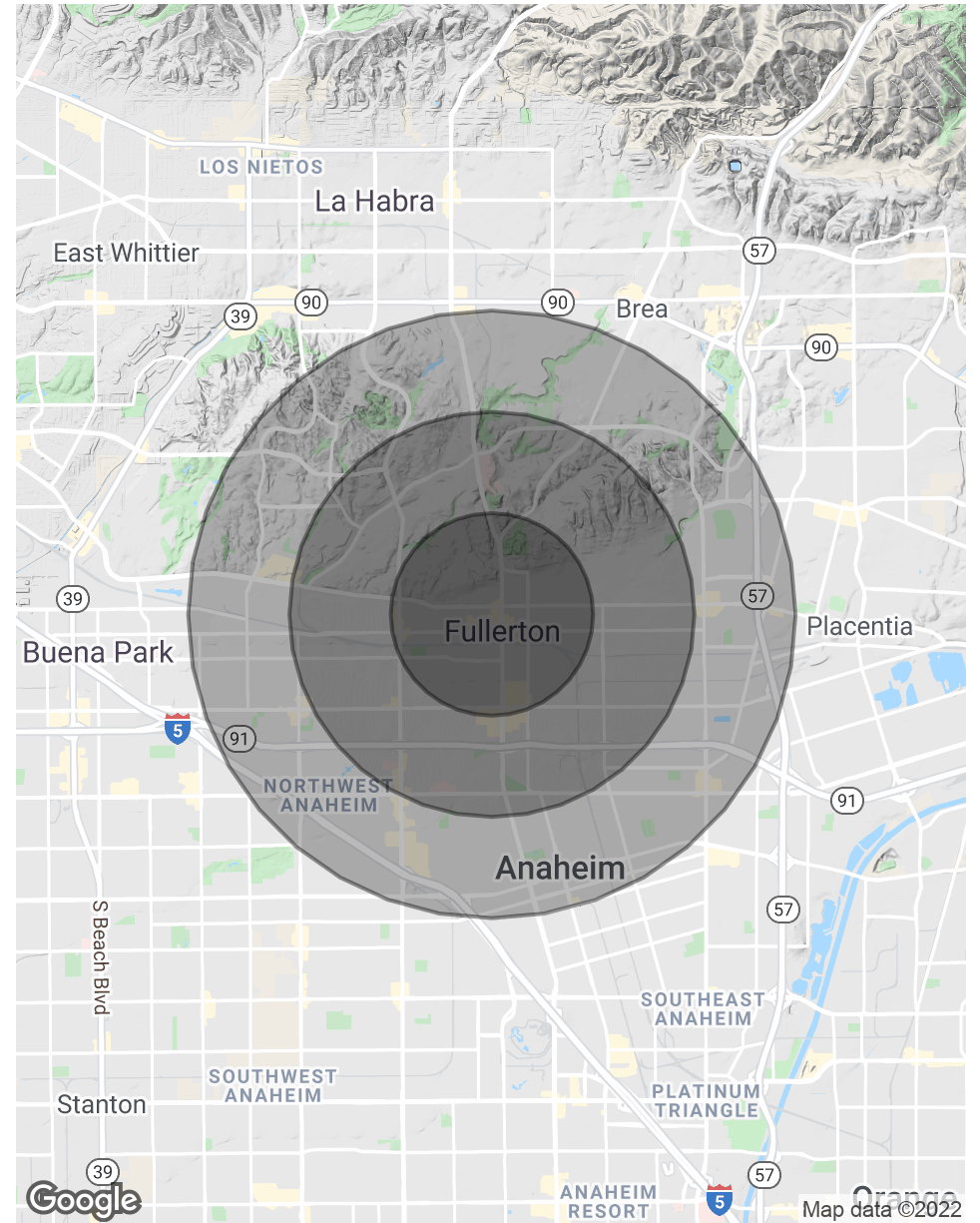
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,504	83,403	199,740
AVERAGE AGE	33.6	33.5	33.4
AVERAGE AGE (MALE)	32.6	32.4	32.7
AVERAGE AGE (FEMALE)	34.6	34.7	34.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,406	26,548	61,609
# OF PERSONS PER HH	2.8	3.1	3.2
AVERAGE HH INCOME	\$78,860	\$79,429	\$79,845
AVERAGE HOUSE VALUE	\$614,727	\$626,425	\$600,315

* Demographic data derived from 2010 US Census



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