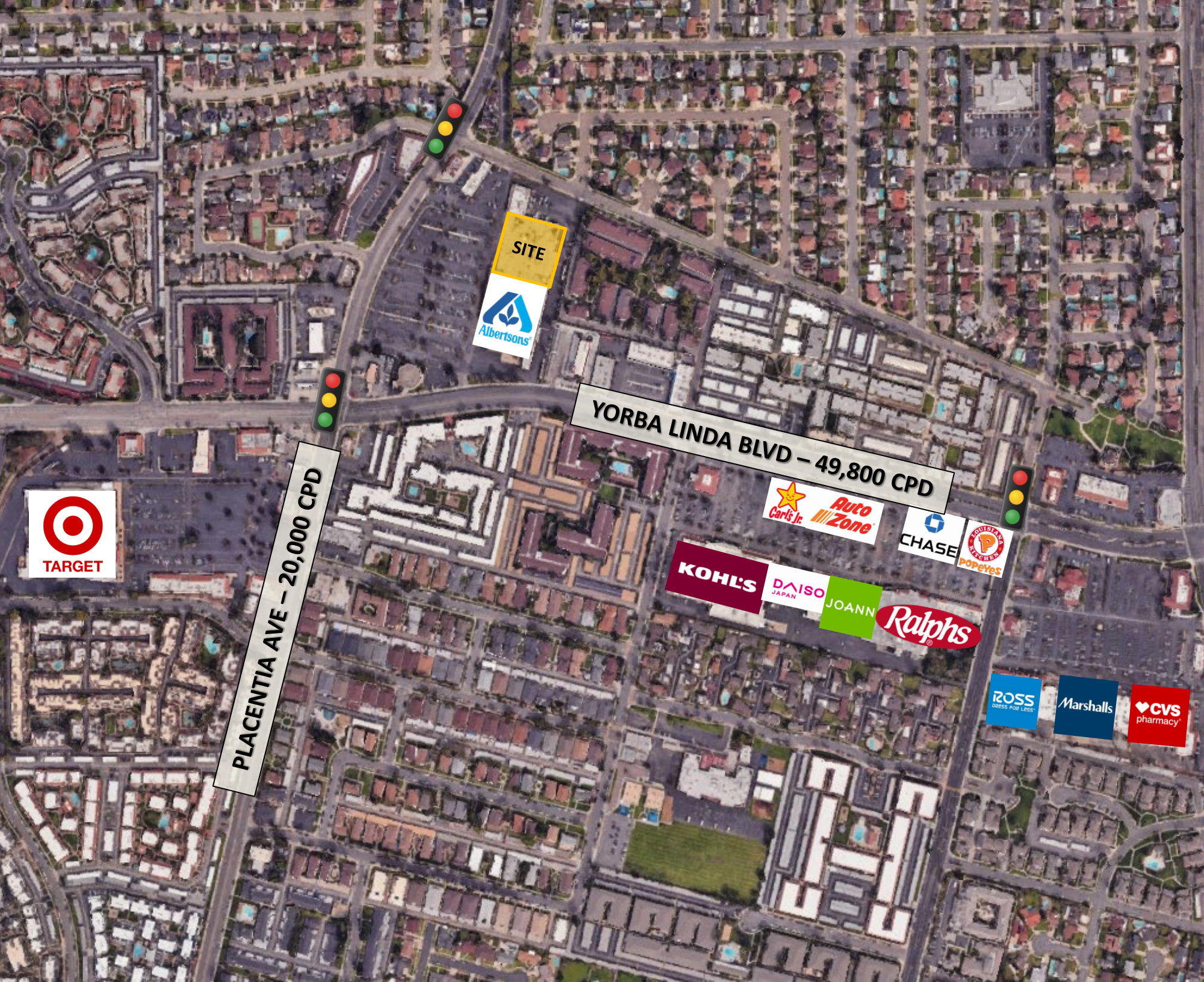

FOR LEASE

1936 N. PLACENTIA AVE, FULLERTON

NWC N. Placentia Ave + Yorba Linda Blvd

1936 N. PLACENTIA AVE, FULLERTON

- Featuring a 18,897 SF building with over 200 ft of frontage along N. Placentia Ave
- The site is located in a diverse trade area with numerous national and regional tenants, such as Albertsons, Target, Ralphs, CVS, Marshalls, Ross Dress for Less and others.
- Located on the hard corner of the primary intersection of N. Placentia Ave and Yorba Linda Blvd with nearly 70,000 cars per day combined.
- Dense daily needs residential customer base in trade area
- Pylon signage available



PLACENTIA AVE – 20,000 CPD



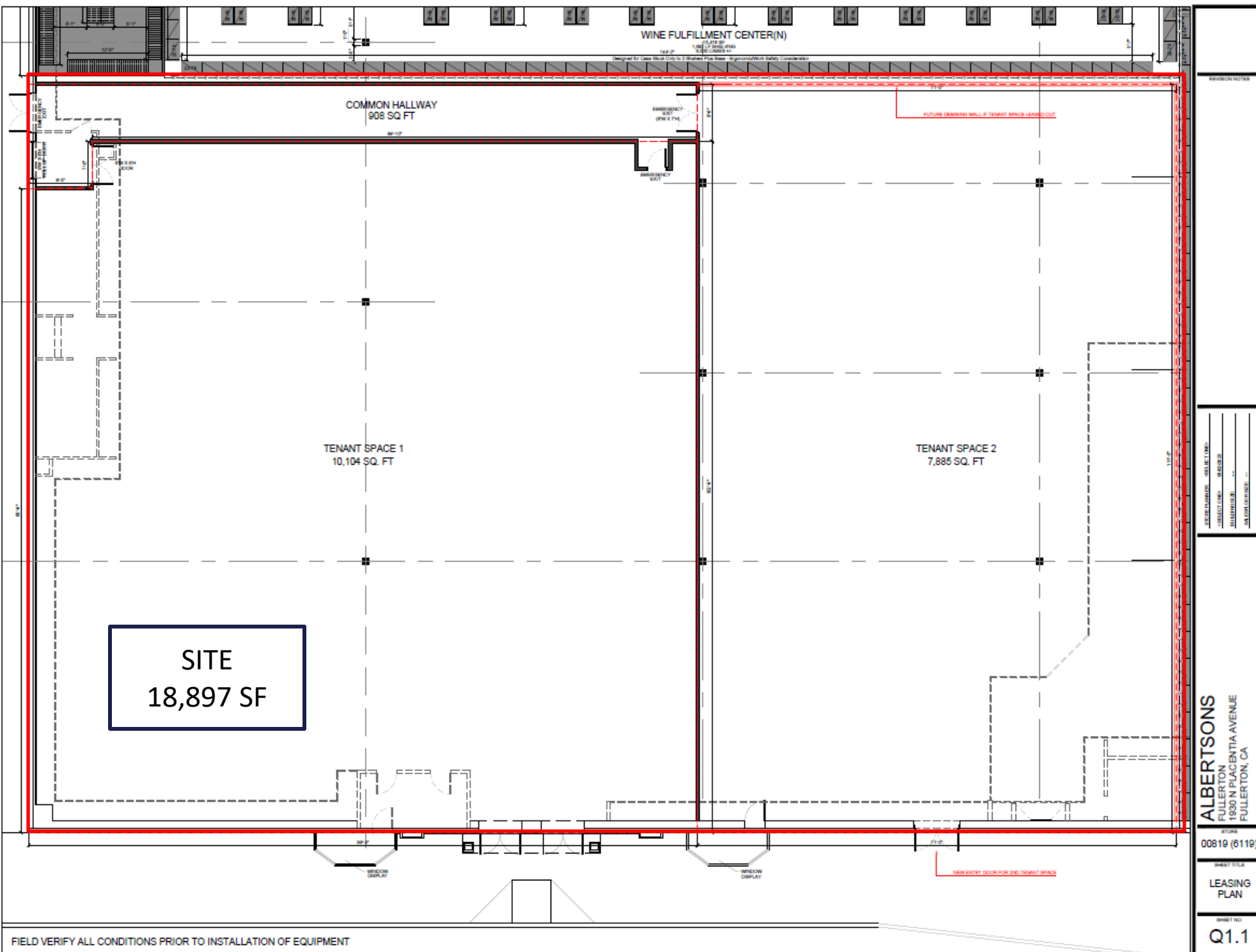
YORBA LINDA BLVD – 49,800 CPD





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Springstead & Associates



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2024

1936 N. PLACENTIA AVE, FULLERTON

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	30,439	164,431	396,760
Estimated Population (2029)	30,223	164,803	396,629
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	10,681	56,840	131,363
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$120,091	\$148,226	\$144,702
Estimated Average HH Income (2029)	\$135,582	\$170,283	\$16,570
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$89,488	\$109,122	\$106,985
Estimated Median HH Income (2029)	\$101,506	\$124,805	\$122,176
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$42,691	\$51,374	\$47,951
Estimated Per Capita Income (2029)	\$49,467	\$60,795	\$57,174

LEASING:



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