

# 37,508 SF RETAIL SPACE Available for Lease in Fullerton, CA



Former: Stein Mart  
1936 N Placentia Ave, Fullerton, CA 92831



## PROPERTY HIGHLIGHTS

- **Space Available: 37,508 SF**
- Former Tenant: Stein Mart
- Dense daily needs residential customer base in trade area
- Diverse trade area with numerous national and regional tenants
- Neighboring tenants: Albertsons, Target, Ralphs, CVS, Marshalls, Ross Dress for Less and other tenants.
- High traffic counts at intersection
- Signage on pylon available

## DEMOGRAPHICS

### 2022 Estimated Population

1 Mile: 30,712  
3 Mile: 164,579  
5 Mile: 402,014

### 2022 Estimated Avg HH Income

1 Mile: \$112,096  
3 Mile: \$139,990  
5 Mile: \$135,027

## TRAFFIC COUNTS

20,000 CPD – Placentia Ave

49,800 CPD – Yorba Linda Blvd

**Approximately 69,800 CPD** in total at this intersection in Fullerton



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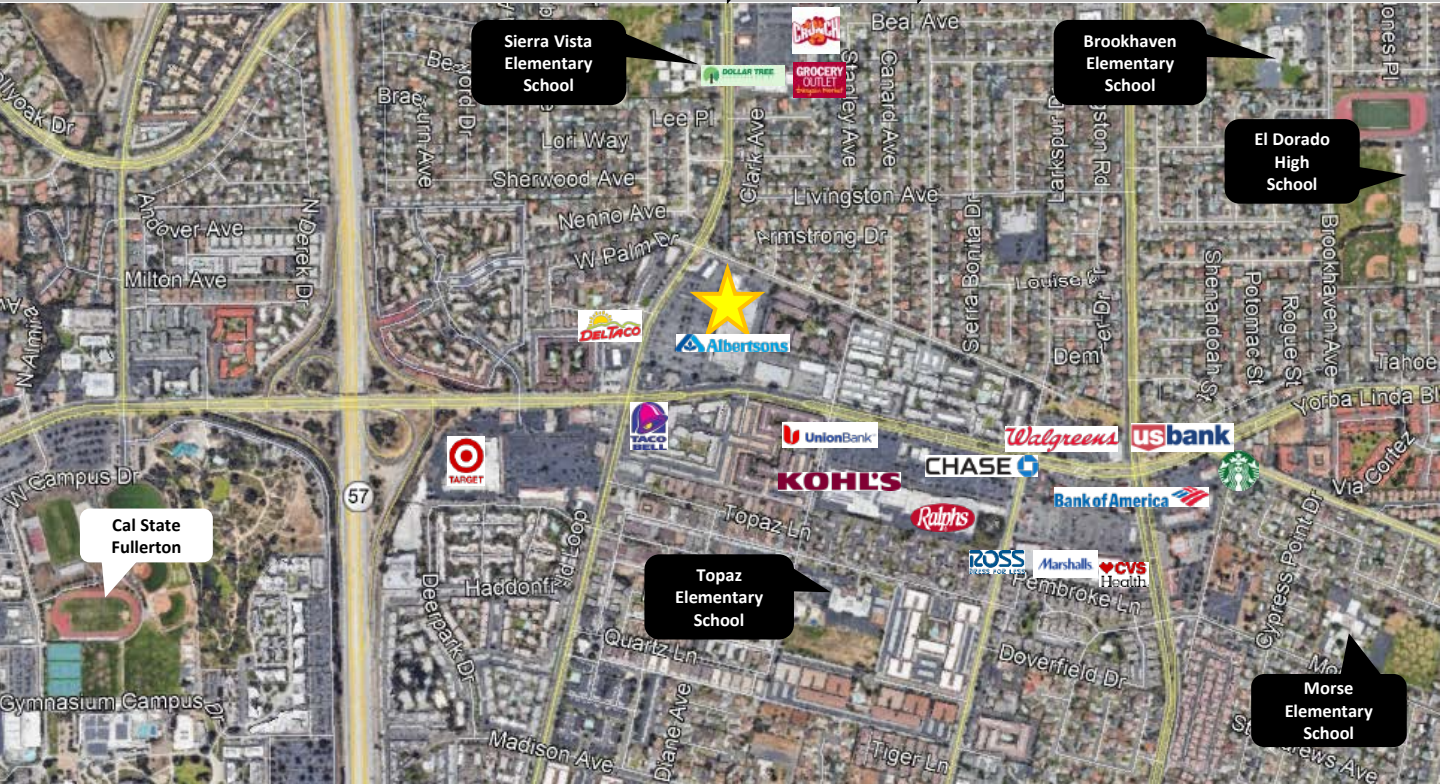
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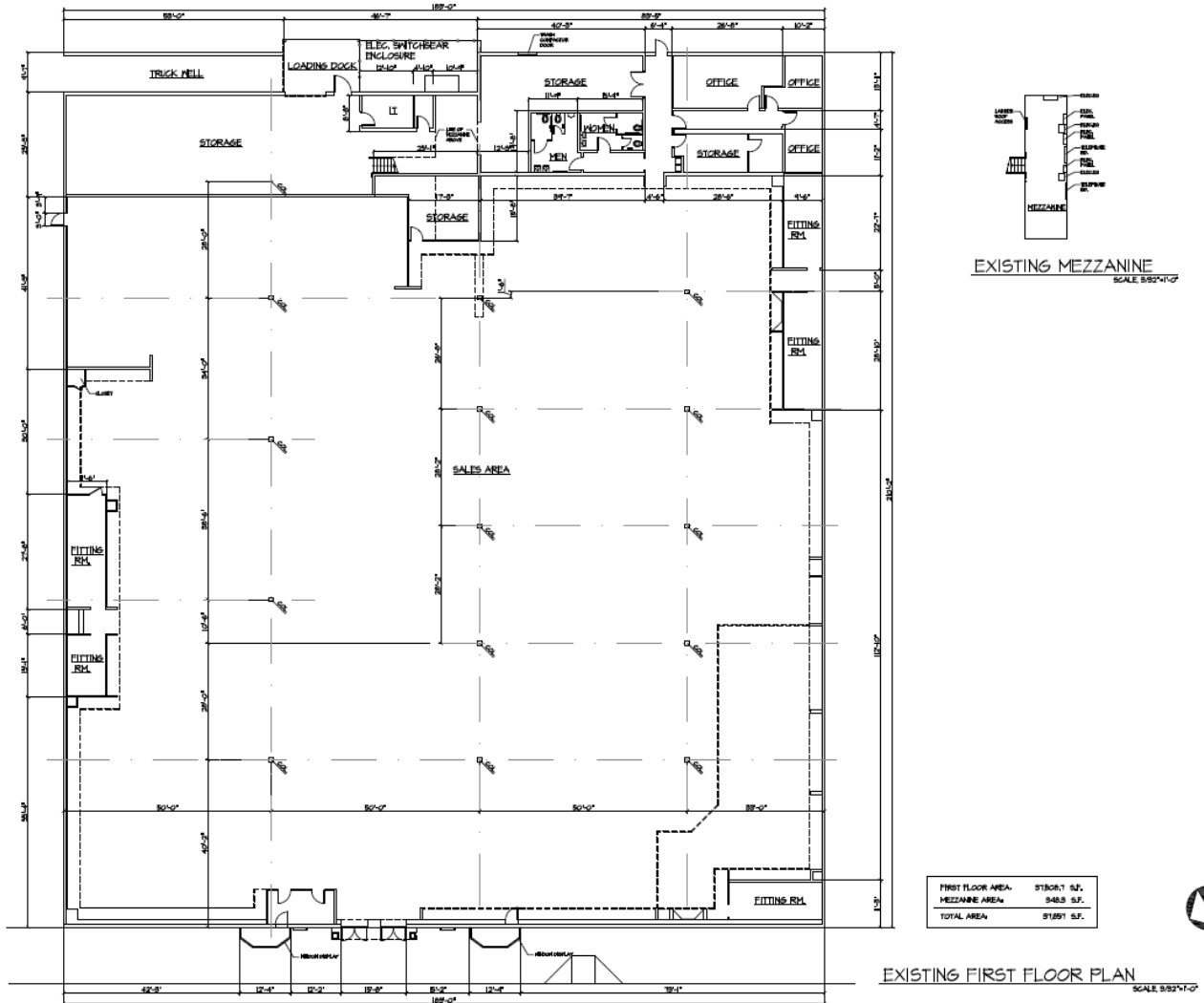
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