

2,000 SF 2ND GEN RESTAURANT/BAKERY

AMERIGE HEIGHTS TOWN CENTER

1899 - 1997 W. MALVERN AVENUE, FULLERTON, CALIFORNIA 92883



PROJECT HIGHLIGHTS



Former Fill Bakeshop bakery with grease interceptor next to Panda Express



Premier shopping center featuring a vibrant mix of national brands, dining, and service-oriented retailers



Located in the affluent Orange County neighborhood of Fullerton and serves as the retail core for the 293-acre Amerige Heights Master Planned Community with ± 1,365 homes



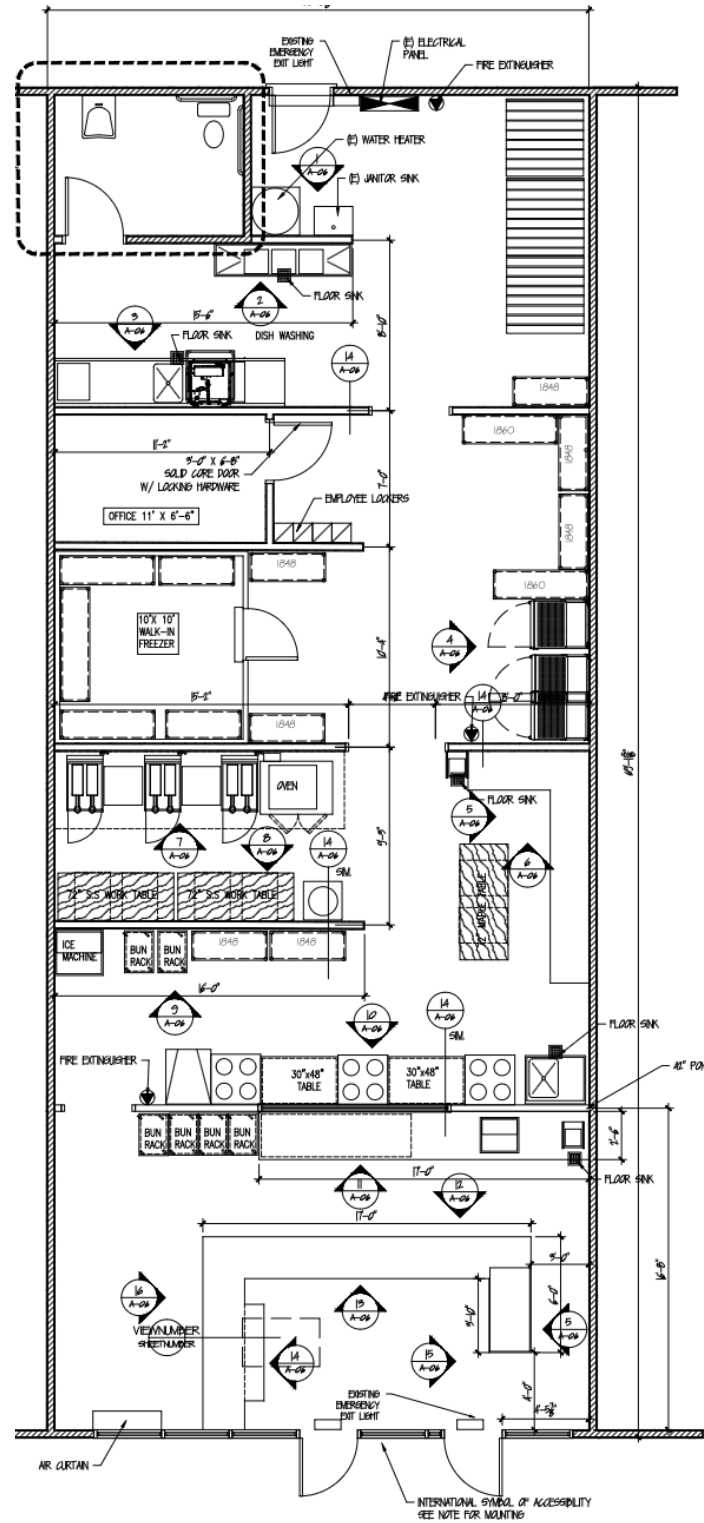
Tenants include **Target, Albertsons, Ross, Gold's Gym, Barnes and Noble, Islands,** and **Starbucks**



Excellent exposure and access with two signalized intersections along Malvern Avenue (35,000 CPD) and one signalized intersection on Gilbert Street (22,000 CPD)



FLOOR PLAN



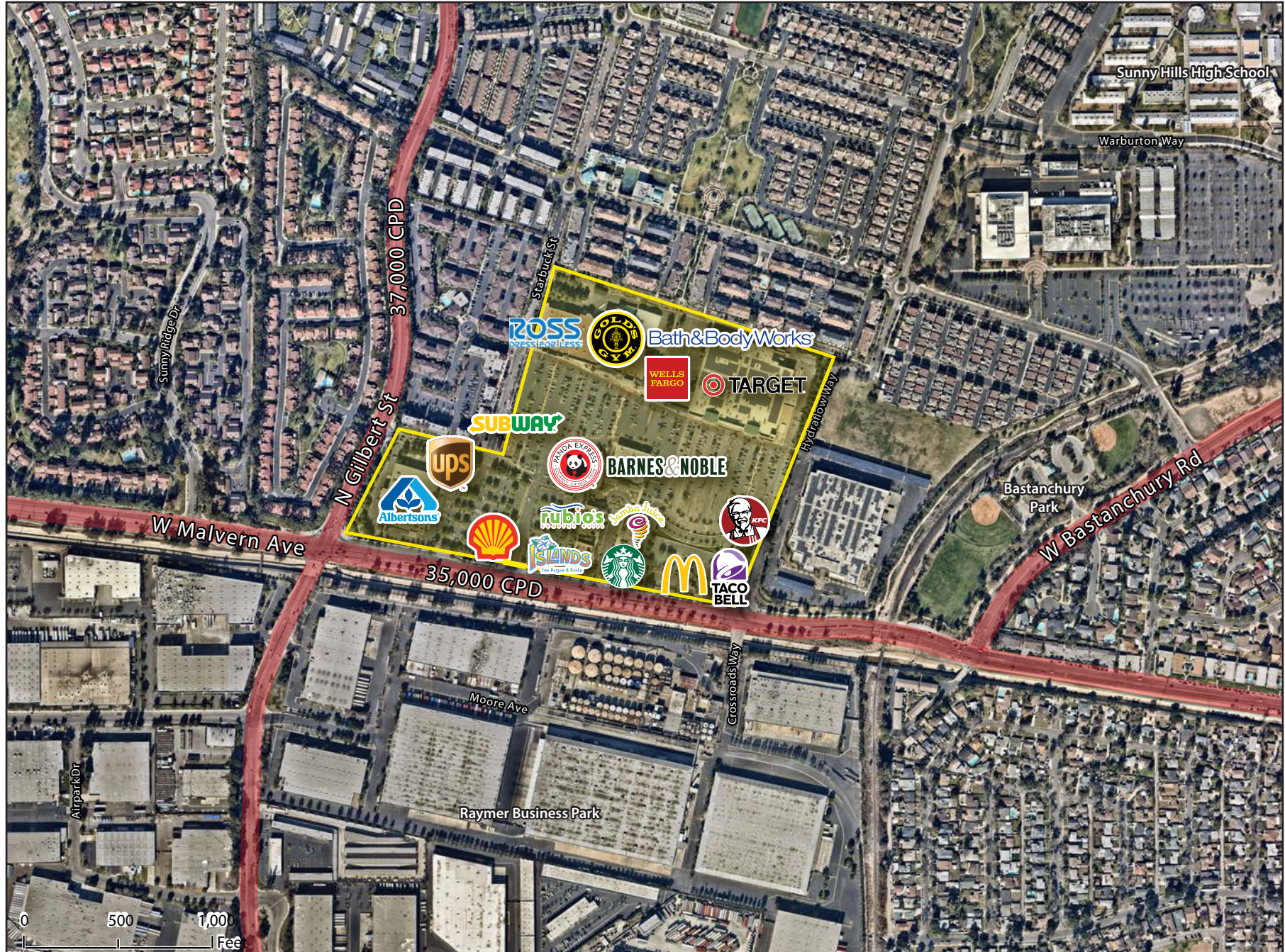
SITE PLAN

SUITE	TENANT	SF
A	Target	142,600
B	Albertson's	57,560
C	Ross	30,187
D	Kid's Empire	20,043
E1	Gold's Gym	37,500
E2	Allure Nail & Spa	1,274
F	Olympic Golf	10,000
G	Gold Coast Dental	9,600
H	Barnes and Noble	24,000
1A	The UPS Store	1,300
1B	Dry Cleaner	1,400
1C	World Tae Kwon Do	2,000
1D	GNC	1,000
1E	Haircutters	1,200
1F	Verizon Wireless	1,312
2A-1	Tous Les Jours	2,135
2A-2	Koba Tofu Grill	2,375
2A-3	Subway	1,242
2B-1	C2 Education	1,745
2B-2	Internist	1,633
2B-3/4	AVAILABLE (7/1/25)	2,482
3A	Rubio's Baja Grill	2,035
3B	Sato Sushi	1,700
3C	Saeng Green Skin Care	1,900
3D	Harry & David	1,970
3E	GameStop	1,430
4A	Starbucks	1,600
4B	Jamba Juice	1,200
4C	AT&T	1,200
4D	Togo's/Baskin-Robbins	2,002
5A	Daphne's Greek Cafe	1,800
5B	Kut N Style	1,550
5C	Professional Nails	1,105
5D	Dentist	1,305
5E	Chocolat Boutique	1,305
5F	Optometrist	1,305
6	Soup Plantation	7,500
7A	Four Seasons Spa	2,400
7B	Bath & Body Works	2,360
7C	Phenix Salon Suites	3,700
7D	Wells Fargo Bank	4,000
Pad A	Islands Restaurant	6,000
Pad B1	Panda Express	3,000
Pad B2	2nd GEN REST AVAILABLE	2,000
Pad B3	Hashigo Sushi	3,000
Pad D	McDonalds	3,100
Pad E	Taco Bell/KFC/Pizza Hut	3,026
	Albertson's Fuel Center	1,989



AVAILABLE
 OWNED
 NOT A PART

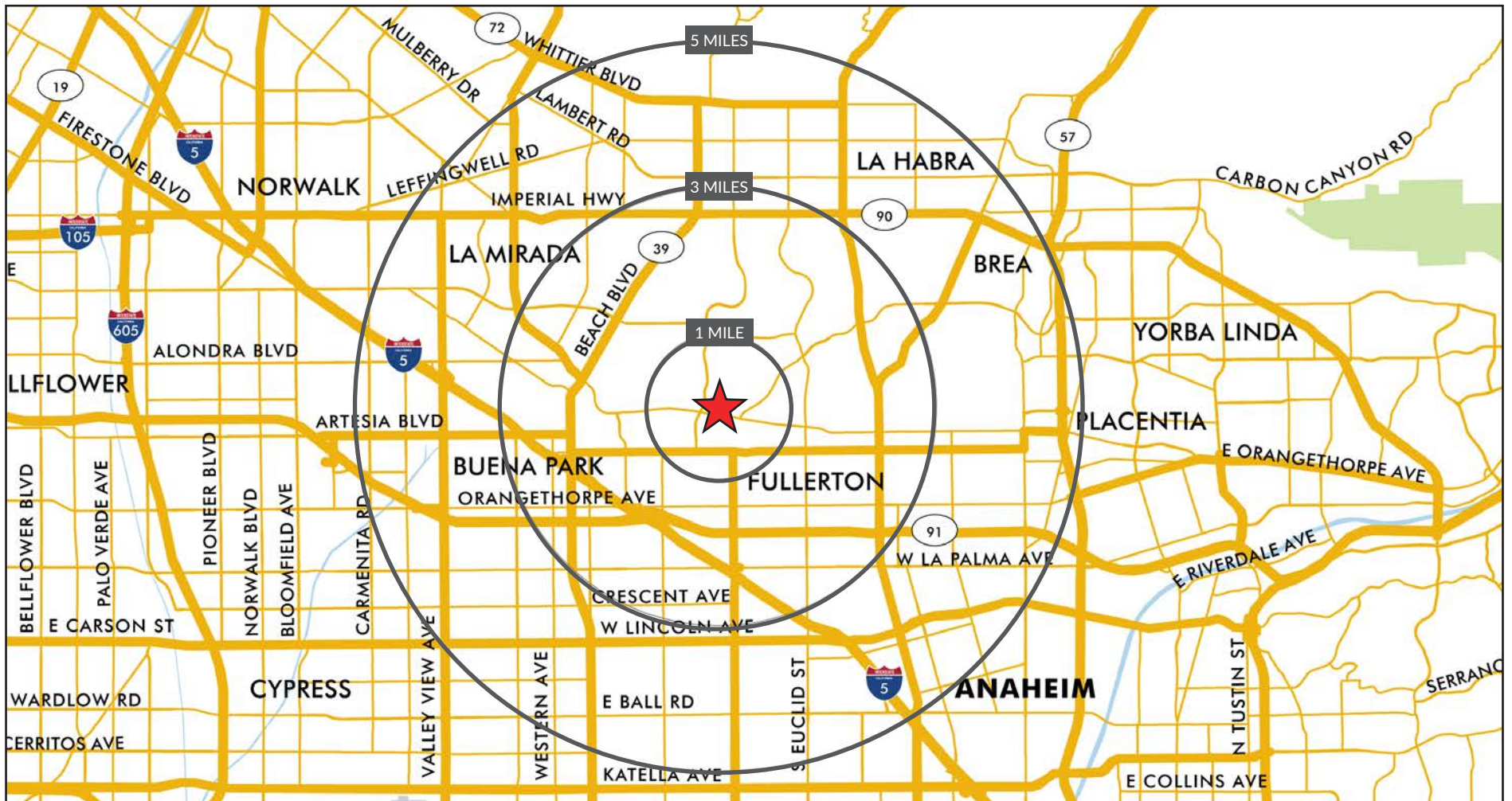
AERIAL MAP



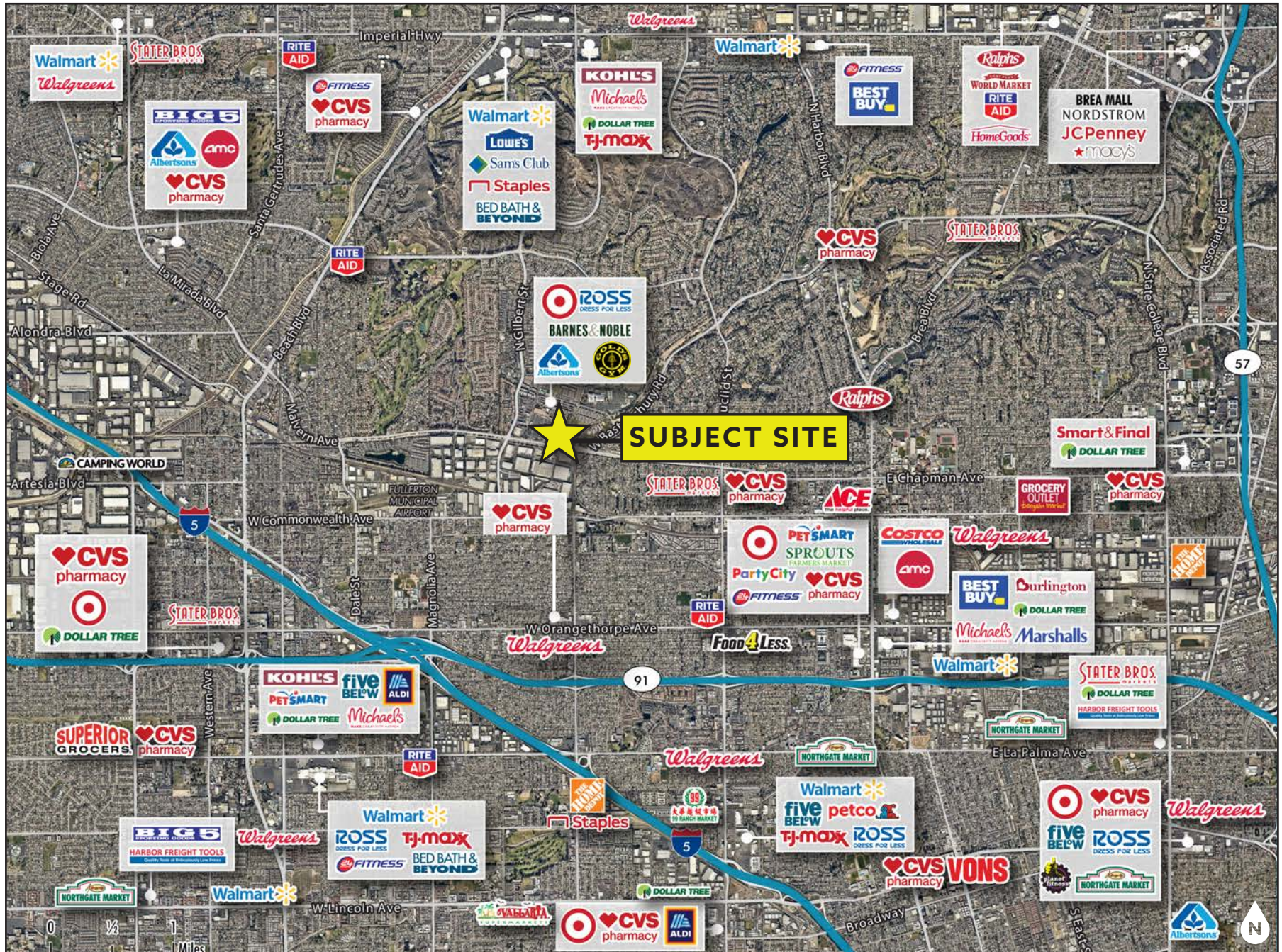
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	21,070	207,662	615,471
Daytime Population	18,656	178,474	581,676
2024 Avg. Household Income	\$155,370	\$132,164	\$124,561
No. of Households	6,890	67,518	194,180

Located in North Orange County, Fullerton is a full-service city renowned for its unique mix of residential, commercial and industrial, educational and cultural environments that provide an outstanding quality of life for its residents. Fullerton is one of the largest and oldest cities in Orange County, boasting a population of approximately 141,000. Fullerton is home to award-winning education, a thriving Downtown District, and many other popular destinations.



RETAILER MAP





CBRE

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