



Colliers

Real Estate, Business, Investment
PARADISE REALTY

Investment Opportunity | Offering Memorandum

Rare Owner/User School Campus for Sale

3401 N Harbor Blvd, Fullerton, CA 92835

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Offering Memorandum
3401 N Harbor Blvd



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This memorandum was prepared by the broker based on information supplied by the owner and the broker. It contains selected information about the property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the property. The financial projections contained herein (or in any other “evaluation material”, including any computer diskettes or files distributed to you via email from broker accessible online through broker’s website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this memorandum and any other evaluation material is believed to be reliable, neither broker nor owner guarantees its accuracy or completeness. Because of the foregoing and since the property will be sold on an “as-is, where-is” basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the property without reliance on this memorandum or any other evaluation material. Although additional evaluation material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by owner and any conditions to owner’s obligations therein have been satisfied or waived.

Owner has retained broker as its exclusive broker and will be responsible for any commission due to broker in connection with a sale of the property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the property if such claims arise from acts of such prospective purchaser or its broker.

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Executive Summary

Colliers and Paradise Realty, as exclusive brokers, are pleased to present a rare opportunity to acquire a fully operational private school campus (real estate only) in the heart of Fullerton, Orange County — one of Southern California's most desirable and supply-constrained markets. The campus is currently home to Stepping Stones Academy serving students in kindergarten through 5th Grade. Stepping Stones has an existing capacity of approximately 240 students.

The campus encompasses five buildings totaling 12,745 square feet of building area with 11 classrooms, thoughtfully arranged around a central courtyard with an outdoor eating area, two playgrounds, a garden and basketball court. The property is situated on a 59,430 SF (1.52-acre) site and is ideally located on the highly trafficked Harbor Boulevard. The property was comprehensively renovated in 2017 – 2018.

With a Conditional Use Permit (CUP) in place, the project is a unique opportunity to acquire an existing school campus - an increasingly scarce entitlement in Orange County's competitive educational real estate landscape.

Property Overview

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3401 N Harbor Blvd



Property Features

Property Address	3401 North Harbor Boulevard, Fullerton, CA 92835
Current Use	Private K-5 School / Educational Facility
Total Building Area	12,745 Square Feet (5 Buildings)
Lot Size	59,430 SF / 1.52 Acres
Classrooms	11 Classrooms
Student Capacity	220 Students
Year Built / Renovated	1948 & 1999 Renovated 2017/2018
Parking	27 Spaces (2.12 Spaces per 1,000 SF)
Zoning	R-1-20 (CUP in Place For Educational Facility)
APN	292-021-15



Campus Amenities & Features



11 fully equipped classrooms distributed across four buildings surrounding a central courtyard



Multi-purpose room



Two dedicated playgrounds and a playground garden



Teacher's lounge



Basketball court



Secured entry system



Outdoor eating area and covered patio areas



Upgraded laminate wood, tile, hardwood, and commercial carpet flooring throughout



Commercial kitchen



Roof-mounted package HVAC systems

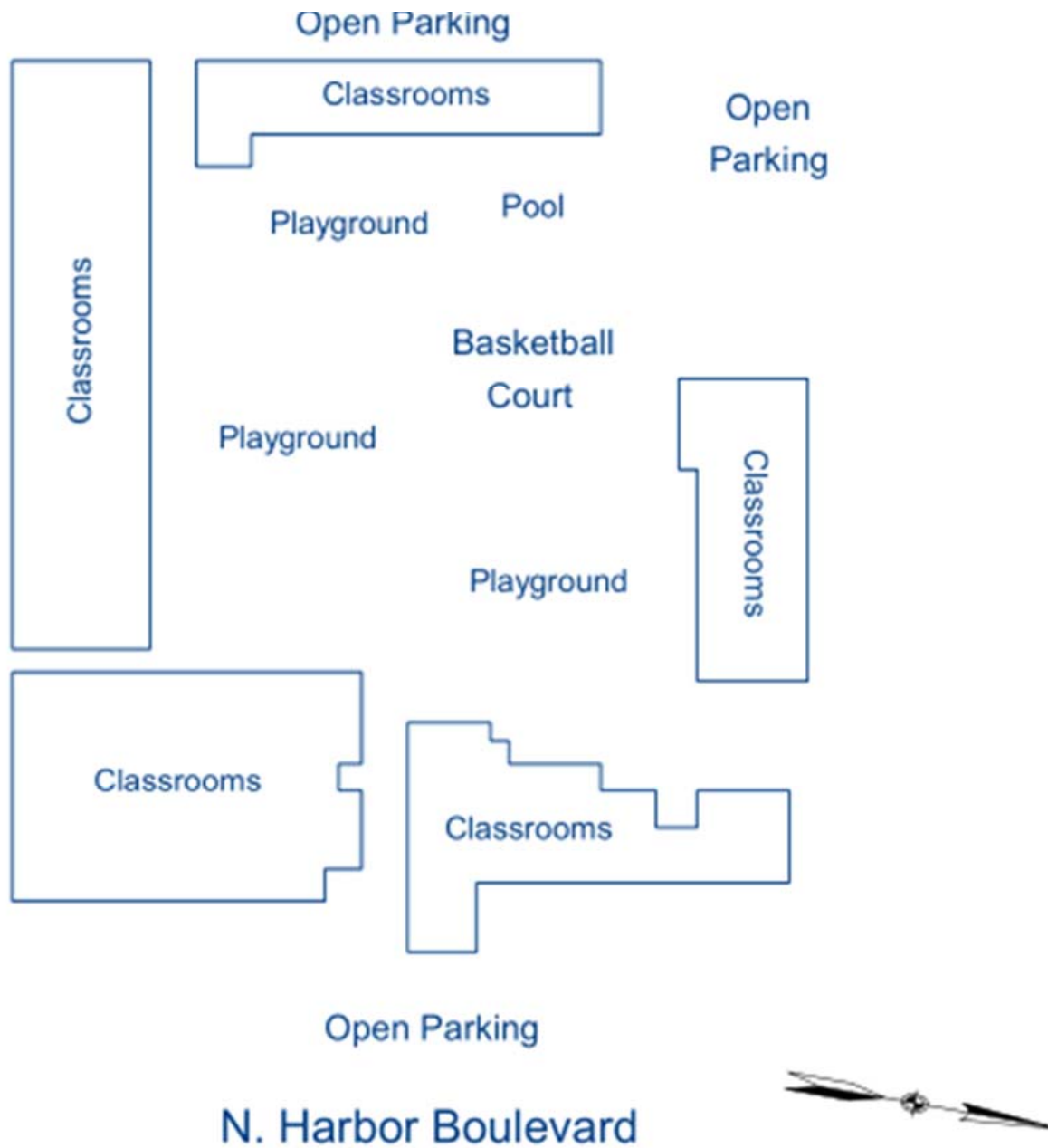


Modern restroom facilities

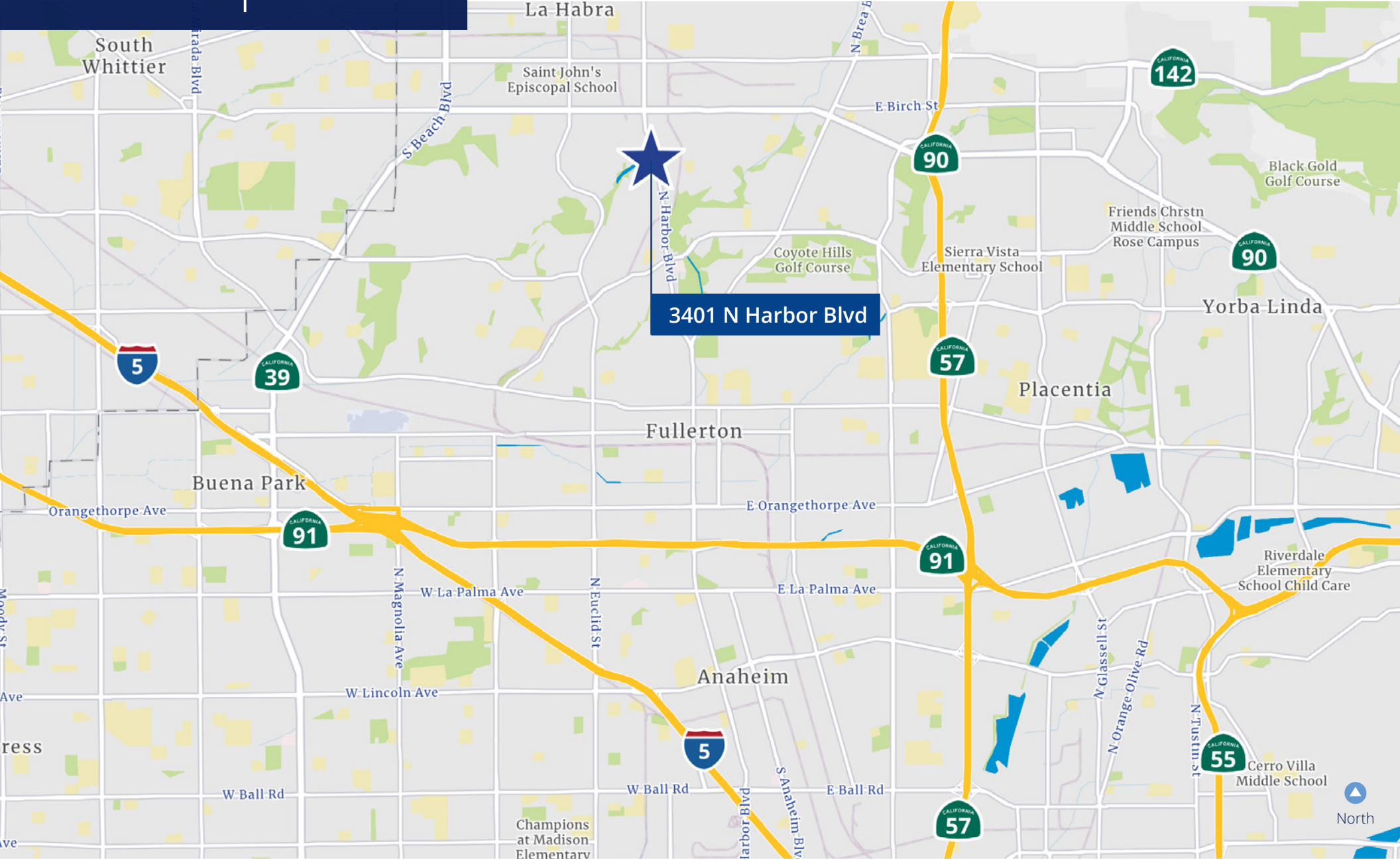
Property Aerial



Site Plan



Site Map



Market Overview

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3401 N Harbor Blvd



Fullerton Overview

The City of Fullerton is recognized as one of Orange County's premier communities to live and work. Ideally situated near a comprehensive freeway network and major airports, Fullerton is a full-service city offering a balanced mix of residential, industrial, and commercial uses, along with highly regarded educational institutions.

The city has experienced steady growth in recent years, with more than 1,300 residential units planned or under construction, supporting continued population and economic expansion while maintaining its established character.

Fullerton is home to more than 6,000 businesses employing approximately 57,000 people across manufacturing, technology, aerospace, healthcare, and financial services sectors. Major employers include Raytheon Technologies, California State University, Fullerton, Alcoa Fastening Systems, and Providence St. Jude Medical Center, contributing to the city's strong economic base.

Fullerton offers a vibrant mix of cultural attractions, outdoor amenities, and entertainment destinations, including:

- Fullerton Arboretum
- Muckenthaler Cultural Center
- Fullerton Museum Center
- Downtown Fullerton

- Craig Regional Park
- Laguna Lake Park

Fullerton is also home to numerous higher education institutions, making it a strong academic hub in North Orange County, including:

- California State University, Fullerton
- Fullerton College
- Hope International University
- Marshall B. Ketchum University

In addition to convenient access to major transportation corridors including Interstate 5 (Santa Ana Freeway) and State Route 91 (Riverside Freeway), Fullerton is located near John Wayne Airport and Long Beach Airport, with additional international access via Los Angeles International Airport.

The city is also served by Amtrak and Metrolink rail services at the Fullerton Transportation Center, providing direct connections to Los Angeles, San Diego, Riverside, and other Southern California destinations. Public transportation is further supported by bus service operated by the Orange County Transportation Authority (OCTA), ensuring convenient regional connectivity.





Employment Overview

Fullerton, CA (within 5 miles)

Income



\$127,854

Average Household Income



\$41,465

Per Capita Income



\$98,903

Median Household Income

Business



26,856

Total Business



282,582

Total Employees

Commuters



\$2,1M

Consumer Expenditures with Transportation



73.3%

Drove Alone to Work

Education



7.0%

No High School Diploma



19.1%

High School Graduate



17.9%

Some College



44.5%

Associate/Bachelor/Grad/
Professional Degree

Key Facts



588,829

Total Population



37.4

Median Age



190,952

Households

Employment



64.1%

Whites Collar



35.9%

Blue Collar



5.4%

Unemployment Rate

Orange County Overview

Orange County, California is one of the most economically vibrant and desirable regions in the United States, home to more than 3.1 million residents and a highly educated workforce. Strategically positioned between Los Angeles and San Diego, the county benefits from access to major freeways, ports, and airports, supporting a diverse economy driven by technology, healthcare, finance, tourism, advanced manufacturing, and professional services. The region consistently reports median household incomes well above both the California and national averages, reflecting the concentration of high-skilled employment opportunities and corporate headquarters throughout the area.

The county's real estate market remains one of the strongest and most valuable in the country. Median home prices typically exceed \$1.2 million, supported by limited housing supply, high demand, and the region's exceptional quality of life. While higher interest rates have moderated rapid price acceleration seen in prior years, property values remain resilient compared to many surrounding markets. The rental market is similarly robust, with average apartment rents significantly above national norms, underscoring continued demand for housing across all product types.

Orange County's economic stability is further reinforced by major institutions such as University of California, Irvine, a leading research university that anchors innovation in technology and life sciences. Tourism also plays a major role in the local economy, led by the internationally recognized Disneyland Resort, which attracts millions of visitors annually and supports thousands of jobs.

Beyond its economic fundamentals, Orange County offers an unmatched lifestyle defined by its 42 miles of coastline, Mediterranean climate, and master-planned communities. Coastal cities such as Newport Beach and Huntington Beach provide iconic beaches, waterfront dining, and recreational amenities that contribute to the region's enduring appeal. The area also supports professional sports franchises including the Los Angeles Angels and the Anaheim Ducks, further enhancing its cultural and entertainment landscape.

With its strong employment base, high household incomes, resilient housing market, and premier lifestyle amenities, Orange County continues to rank among the most dynamic and sought-after markets in California and the nation.



Demographics

Offering Memorandum
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Demographics

Fullerton

The City of Fullerton is one of Orange County's premier communities to live and work. With excellent access to major freeways and airports, the city offers a strong mix of residential, industrial, and commercial uses, along with highly regarded educational institutions. Recent residential growth has supported expansion while preserving Fullerton's small-town charm.

Downtown Fullerton, located along Harbor Boulevard approximately 3.5 miles south of the subject property, provides a vibrant urban setting with popular restaurants, retail, entertainment, and housing options.

The city is home to nearly 11,614 businesses across manufacturing, aerospace, technology, healthcare, and financial services, including major employers such as California State University, Fullerton and St. Jude Medical Center.

Orange County

Orange County has a population of 3,114,232, ranking as the third-most populous county in California and the second-most densely populated, after San Francisco County. The county's four largest cities, Anaheim, Santa Ana, Irvine, and Huntington Beach, each exceed 200,000 residents, supporting a strong, urbanized demographic base.

Fullerton, CA

Population⁽²⁰²⁵⁾



1-Mile	3-Miles	5-Miles
25,936	219,832	588,829

Households⁽²⁰²⁵⁾



1-Mile	3-Miles	5-Miles
9,571	69,814	190,952

Average Household Income⁽²⁰²⁵⁾



1-Mile	3-Miles	5-Miles
\$121,229	\$126,832	\$127,854

Demographics

Fullerton, CA (2025)

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2025 Total Population	25,936	219,832	588,829
2030 Total Population	26,281	220,645	590,210
2010 Total Population	23,808	216,930	576,056
2000 Total Population	24,331	207,945	551,759
2025 to 2030 Population Change	1.3%	0.4%	0.2%
2000 to 2025 Population Change	6.6%	5.7%	6.7%
Household Summary			
2025 Households	9,571	69,814	190,952
2030 Households	9,844	71,336	194,709
2010 Households	8,171	64,181	175,668
2000 Households	8,114	62,757	171,414
2025 to 2030 Household Change	2.9%	2.2%	2.0%
2000 to 2025 Household Change	18.0%	11.2%	11.4%
2025 Income			
Est HH Income \$200,000+	14.8%	16.7%	17.0%
Est HH Income \$150,000 - \$199,999	11.7%	12.3%	13.0%
Est HH Income \$100,000 - \$149,999	19.2%	19.9%	19.6%
Est HH Income \$75,000 - \$99,999	15.1%	12.4%	13.1%
Est HH Income \$50,000 - \$74,999	12.7%	14.3%	14.2%
Est HH Income \$35,000 - \$49,999	9.1%	8.2%	8.0%
Est HH Income \$25,000 - \$34,999	4.3%	4.4%	4.4%
Est HH Income \$15,000 - \$24,999	6.0%	5.1%	4.4%
Est HH Income <\$15,000	7.1%	6.7%	6.4%
Average Household Income	\$121,229	\$126,832	\$127,854
Median Household Income	\$91,278	\$97,139	\$98,903
Per Capita Income	\$44,748	\$40,440	\$41,465
2025 Population by Race/Ethnicity			
White Alone	37.6%	29.0%	29.7%
Black Alone	2.7%	2.3%	2.5%
American Indian Alone	1.9%	1.6%	1.6%
Asian Alone	13.7%	20.0%	22.3%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	25.1%	28.9%	26.6%
Two or More Races	18.7%	17.9%	17.0%
Diversity Index	87.0	87.9	88.1

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Accelerating success.

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