



333

N EUCLID STREET

Fullerton, CA 92832

FOR LEASE
SECOND-GENERATION MARKET /
GROCERY ANCHOR

22,534 SF

Former Stater Bros. Markets · Delivered as-is

COMMERCIAL REAL ESTATE

LIFT

COMMERCIAL GROUP

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Property Overview

22,534 SF**ANCHOR SPACE AVAILABLE****1,600 A****ELECTRICAL SERVICE Heavy-use capable****220****COMMON SURFACE PARKING STALLS**

PROPERTY DETAILS

BUILDING SIZE

±22,534 SF

ZONING

GC — General
Commercial

APN

031-100-07

PARKING

220 Stalls

FRONTAGE

Euclid Street

SIGNAGE

Pylon + Monument

LOADING

Ground Loading

JURISDICTION

City of Fullerton

ELECTRICAL

1,600 Amps



DELIVERED AS AN AS-IS COLD DARK SHELL

All prior grocery improvements — refrigeration, walk-ins, deli, kitchen and casework — have been removed.

LEASE TERMS

ASKING RATE	\$30.00/SF/YR
LEASE TYPE	NNN
NNN CHARGES	\$7.20/SF/YR
TERM	10 Year
AVAILABLE	Immediately
DIVISIBLE	No — single tenant only

BUILDING SPECIFICATIONS

CLEAR HEIGHT	13'-21'
ELECTRICAL SERVICE	1,600 A
FIRE SPRINKLERS	Yes
RESTROOMS	Two sets
LOADING	55'10" x 14'3", 4' dock-high truck well
PARKING	220 stalls (Common)
ZONING	GC — City of Fullerton

SUITABLE USES

Grocery / International Market	Fitness & Athletic Club
Furniture & Home	Discount & Off-Price Retail
Medical & Urgent Care	Entertainment / Family

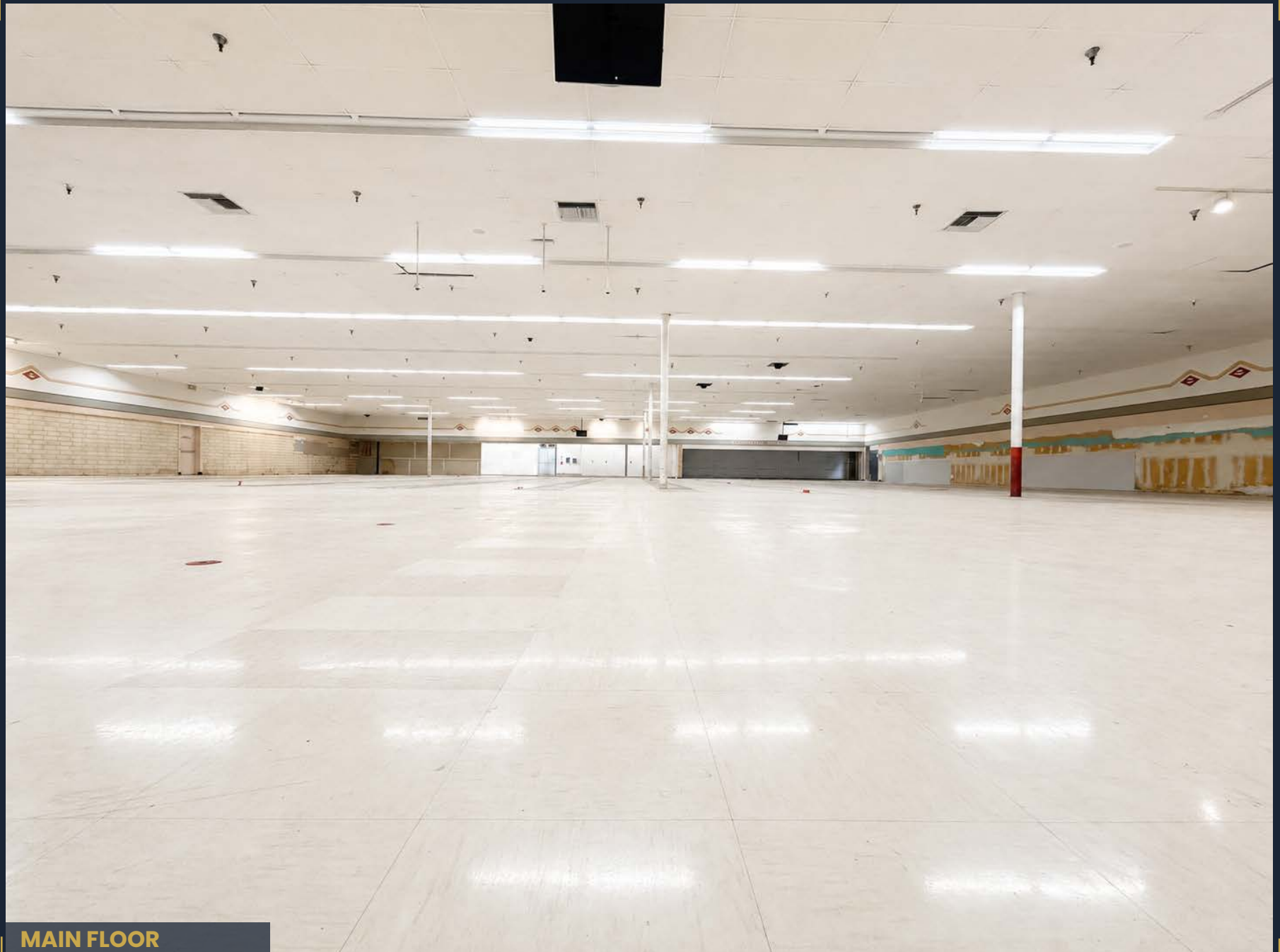
POSITIONING

Euclid Street south of the site is an established grocery corridor. Existing operators serve Hispanic, Filipino and Chinese shoppers, leaving Japanese, Vietnamese and differentiated formats unserved within the trade area.

Seafood City — 1020 N Euclid St	1.9 mi
99 Ranch Market — 651 N Euclid St	2.2 mi
El Super — 650 N Euclid St	2.2 mi

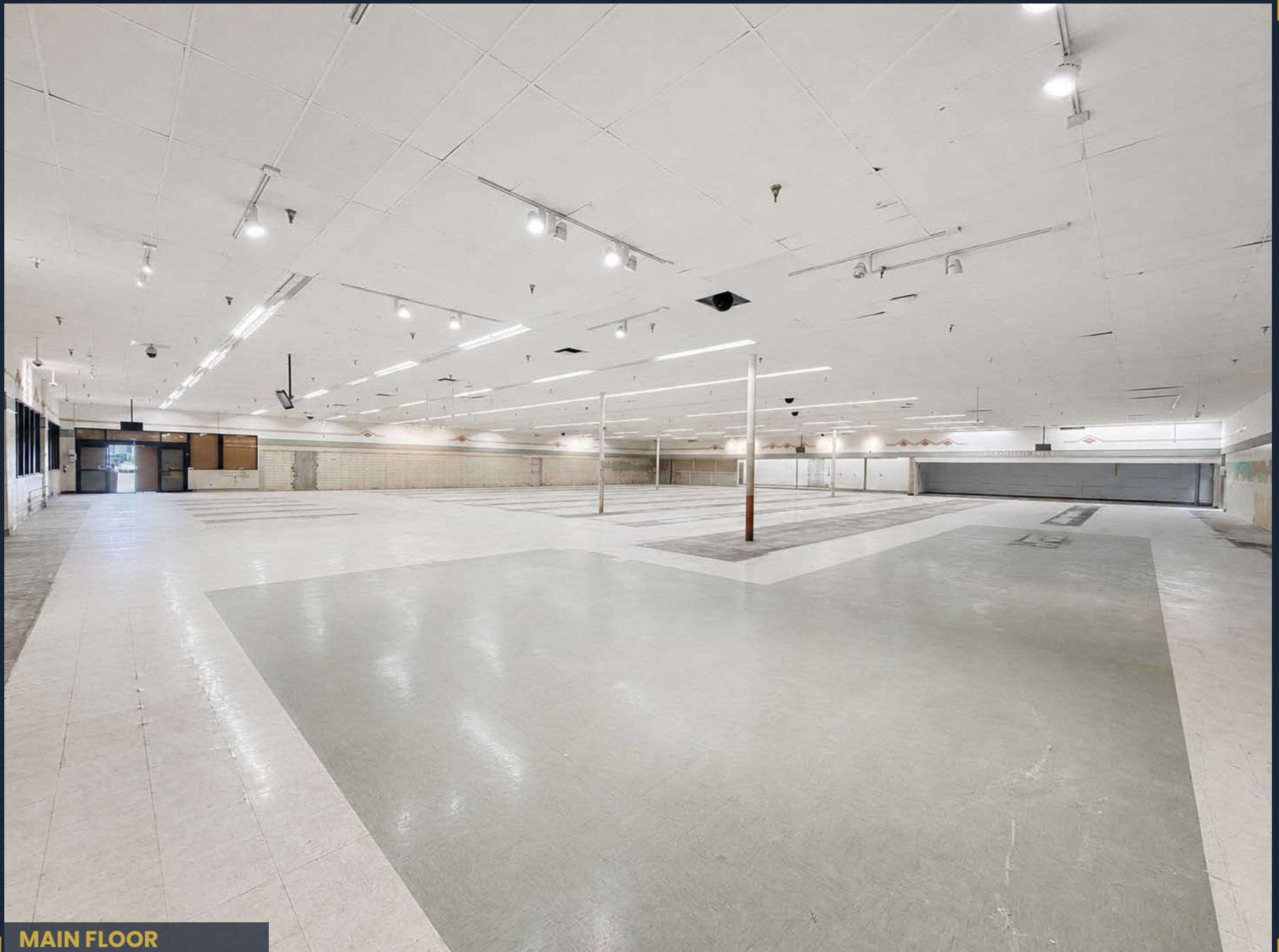
Items shown in gold are estimates, pending confirmation, and are not warranted. Distances are straight-line. All figures approximate.

Interior — Main Floor



MAIN FLOOR

Interior — Main Floor



MAIN FLOOR

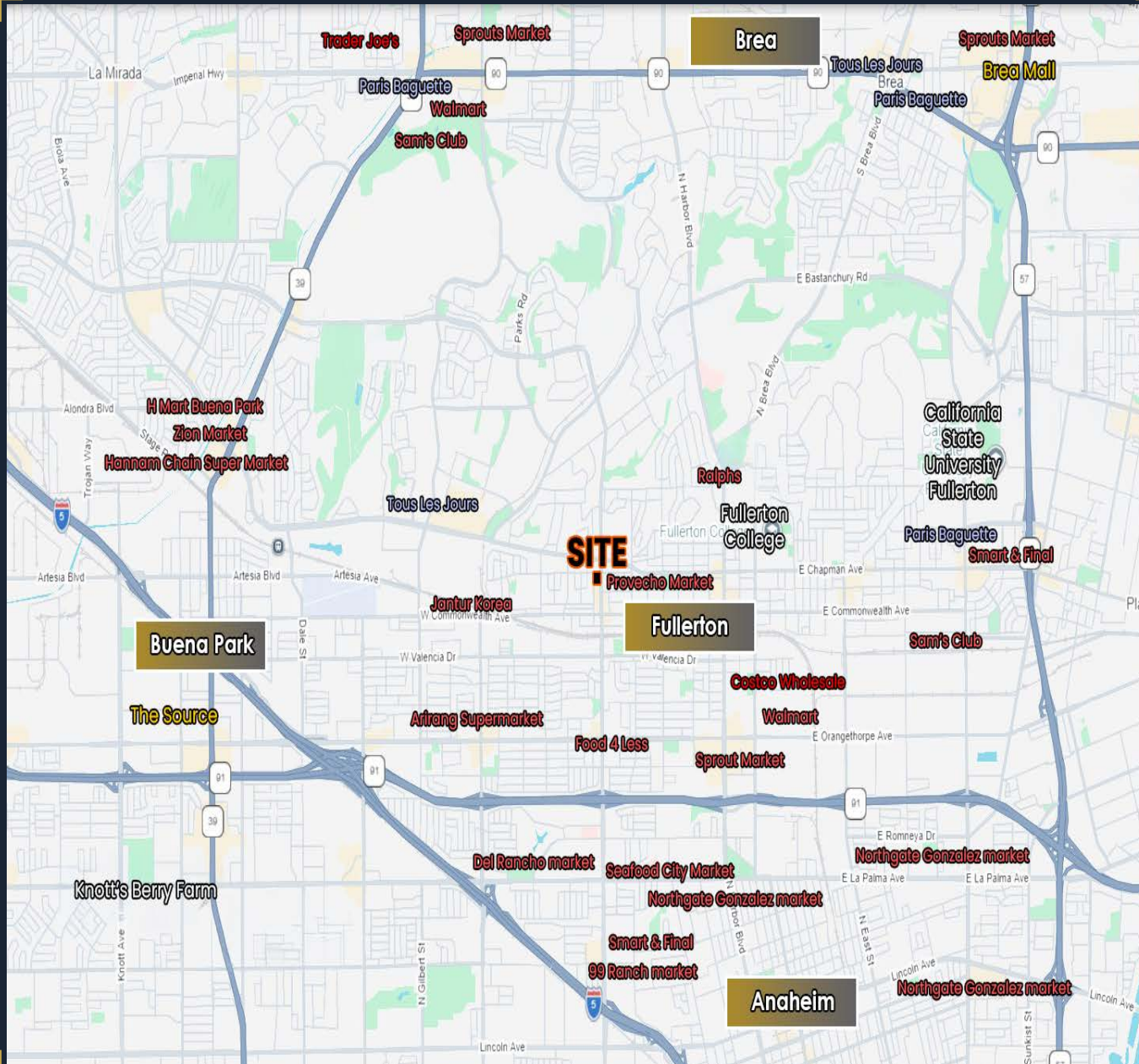
Interior — REAR SERVICE AREA



REAR DELI SECTION



Location Highlights



LOCATION HIGHLIGHTS

- Premier anchor position within a high-density Orange County trade area with strong household formation
- Freeway-adjacent to CA-91, I-5, and SR-57 — four-corners access via Euclid St, Imperial Hwy & Beach Blvd
- Pylon signage on Euclid Street corridor with over 35,000 vehicles passing daily
- Surrounded by established national and regional retail, medical, and food-service operators
- Dense residential base with strong daytime population bolstered by nearby university and medical campus
- Ample surface parking at 220+ stalls with clean ingress/egress — well-suited for high-frequency tenants

EXISTING CO-TENANTS

Giant Ramen

FOOD & BEVERAGE

Duck Who Workshop

SPECIALTY RETAIL

Fish Daddy Grill

FOOD & BEVERAGE

Nick's Bagels & Espresso

CAFÉ / QUICK SERVICE

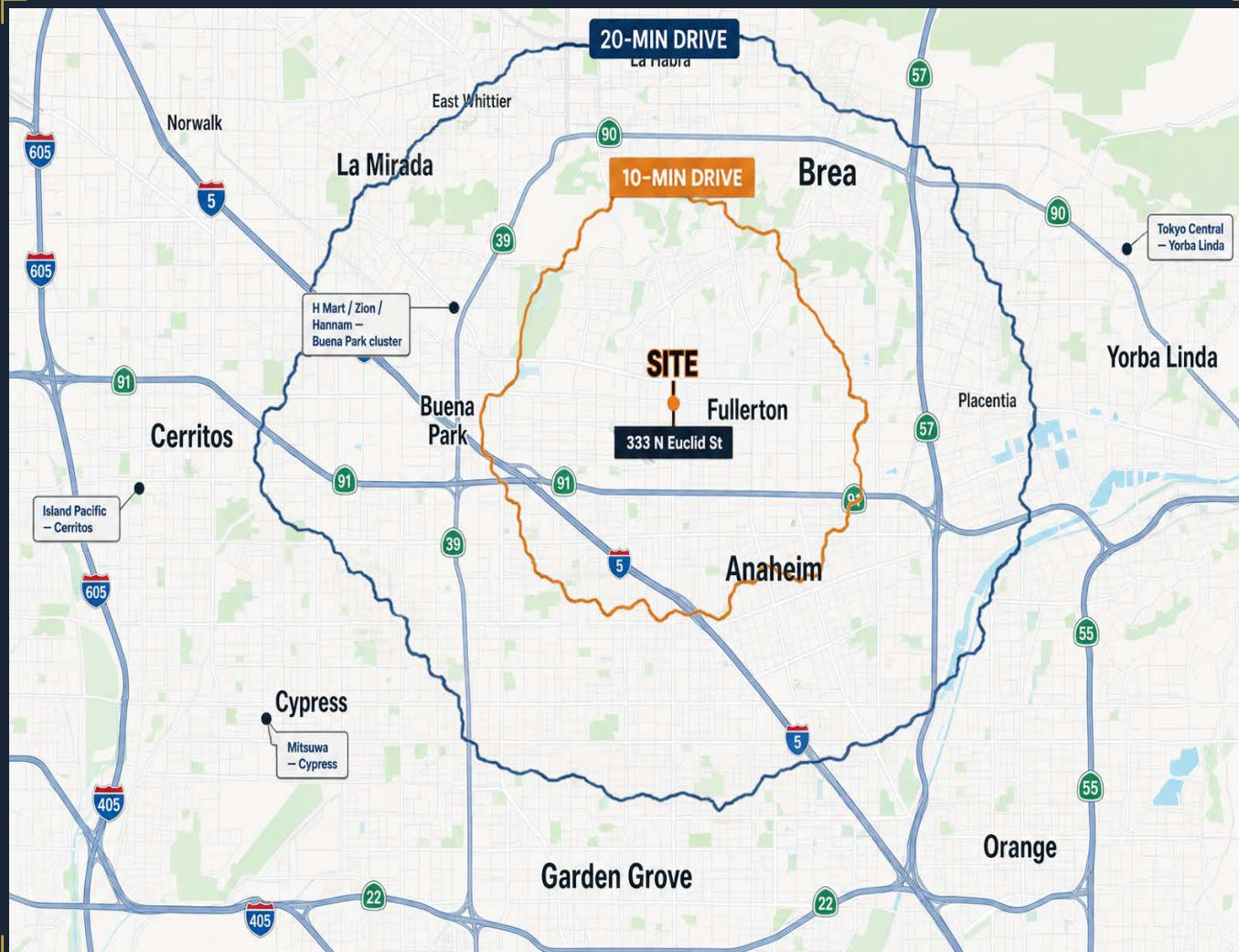
Demographics

	1 MI	3 MI	5 MI
RESIDENTIAL POPULATION			
2025 Population	22,178	199,495	613,448
2030 Estimate	22,387	199,209	613,171
Median Age	40.0	38.2	32.7
Avg. Family	3.33	3.69	3.75
Daytime Pop.	22,549	178,200	595,703
Workers	10,691	76,497	284,723
Residents	11,858	101,703	310,980
2025 HOUSEHOLD INCOME (3-MILE)			
Median Household Income			\$103,714
Average Household Income			\$133,686
Median Disposable Income			\$84,271
Per Capita Income			\$43,249
COMMUNITY COMPOSITION (3-MILE)			
Hispanic / Latino Origin			49.3%
White			28.2%
Asian			25.0%
Black / African American			2.3%
Pacific Islander			0.3%
TRAFFIC VOLUME			
Euclid Street (frontage)			±35,100 CPD
I-5 Freeway (nearby)			±310,400 CPD
CA-91 Freeway (nearby)			±283,400 CPD

*Source: Esri 2025 estimates · 1, 3 & 5-mile radii

*Hispanic/Latino origin is tracked separately from race; totals may exceed 100%

North Orange County Trade Area



TRADE AREA HIGHLIGHTS

- Distinct west/central Fullerton-Buena Park trade area
- Strategic North Orange County location with access to CA-91, I-5, and SR-57
- Pylon signage on Euclid Street corridor with over 35,000 vehicles passing daily
- Multicultural consumer base suited for a wide range of ethnic grocery concepts



199,495

residents within 3 miles



613,448

residents within 5 miles



49.3%

Hispanic / Latino (3-mile)



25.0%

Asian (3-mile)



COMMERCIAL REAL ESTATE

LISTING BROKER — EXCLUSIVE REPRESENTATION

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Los Angeles · Orange County · Pacific Rim Advisory

SUBJECT PROPERTY

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