

2101 HARBOR BOULEVARD / FULLERTON, CA 92627

CONFIDENTIAL OFFERING

Trophy Freestanding Restaurant + Bar

±840 SF Building on ±8,712 SF Parcel

Subject

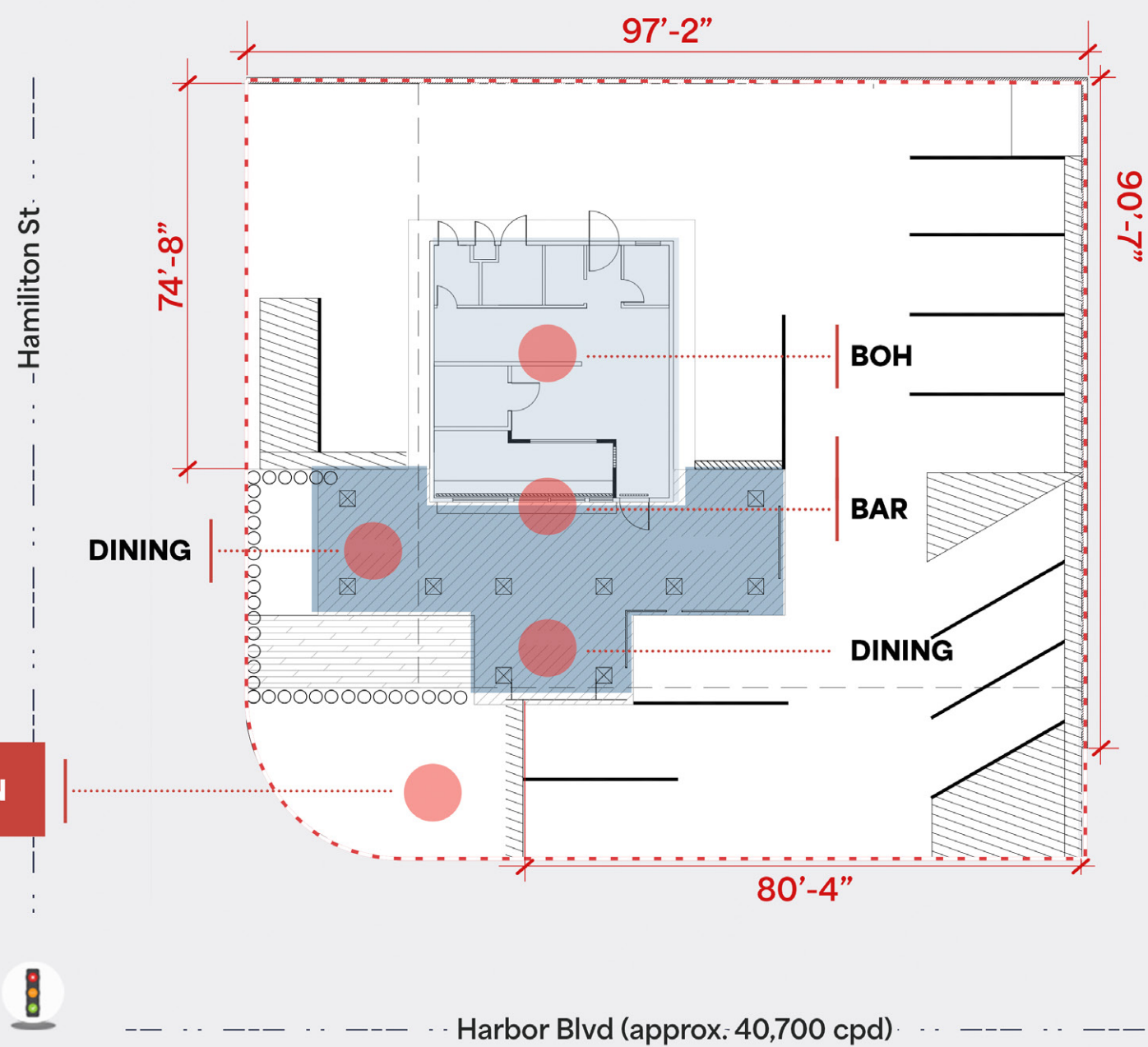
HARBOR BLVD

Represented by



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2101 HARBOR BOULEVARD / FULLERTON, CA 92627

AVAILABLE

Restaurant Opportunity

Building: ±840 SF
 Patio: ±1,742 SF (of which is 976 SF dining)
 Parcel: 8,712 SF

- Large dedicated patio
- Existing liquor license potentially available
- Huge pylon sign
- Substantial F&B upgrades in place
- Dedicated parking lot plus adjacent city/public parking
- Current occupancy load, dining: 77 occupants

Property owned & managed by



Demographics

ESTIMATE 2024 * SOURCE: ESRI

one mile
 Population / 38,542
 Avg HH Income / \$136,013
 Daytime Population / 12,816
 Median Age / 34.9

three miles
 Population / 167,151
 Avg HH Income / \$172,035
 Daytime Population / 102,908
 Median Age / 39.0

five miles
 Population / 383,642
 Avg HH Income / \$164,765
 Daytime Population / 385,604
 Median Age / 39.0



The information presented was obtained from sources deemed reliable, however, SRS Real Estate Partners does not guarantee its completeness or accuracy.



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