

FOR LEASE

MALDEN STATION BY WINDSOR
250 W SANTA FE AVE | FULLERTON, CA 92832



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

GEOFFREY GROSSMAN
CALDRE #1265002
310.299.4224
GEOFF@CBM1.COM

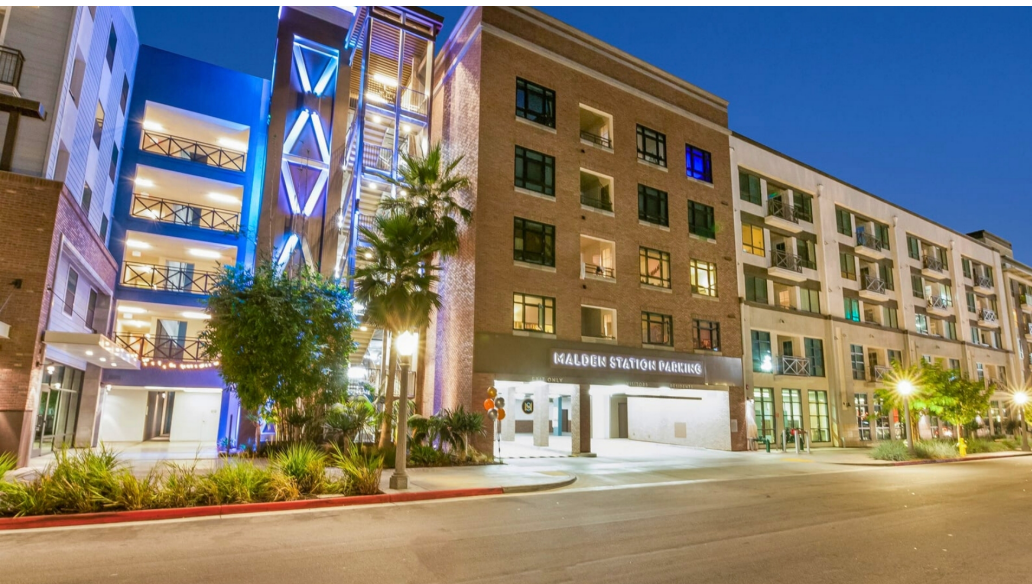
[CBM1.COM](https://www.cbm1.com)

CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 2



AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

GEOFFREY GROSSMAN

CaLDRE #1265002

310.299.4224

GEOFF@CBM1.COM

PROPERTY DESCRIPTION

Explore exciting leasing opportunities at Malden Station by Windsor, located at 250 W Santa Fe Ave in Downtown Fullerton. Currently available are an enticing end cap restaurant space and a second-generation brewery space, both offering prime locations within this vibrant community. The end cap restaurant space provides a dynamic setting for culinary ventures, while the second-generation brewery space is ready for a craft beer enterprise to make its mark. These leasing opportunities promise not only optimal visibility and foot traffic but also the chance to become an integral part of the energetic pulse of Downtown Fullerton.

LOCATION DESCRIPTION

Nestled in the heart of Downtown Fullerton at 250 W Santa Fe Ave, the Malden Station by Windsor apartments present a unique opportunity with available end cap restaurant and 2nd generation brewery spaces for lease. This vibrant area is a hub of cultural richness, offering an array of local attractions, eclectic dining options, and a dynamic social scene. Residents and visitors alike enjoy the convenience of nearby amenities, creating a lively atmosphere that perfectly complements the modern and inviting spaces available for lease. Positioned within the thriving community of Downtown Fullerton, these commercial spaces at Malden Station provide an unparalleled setting for businesses seeking to become a vital part of this energetic urban landscape.

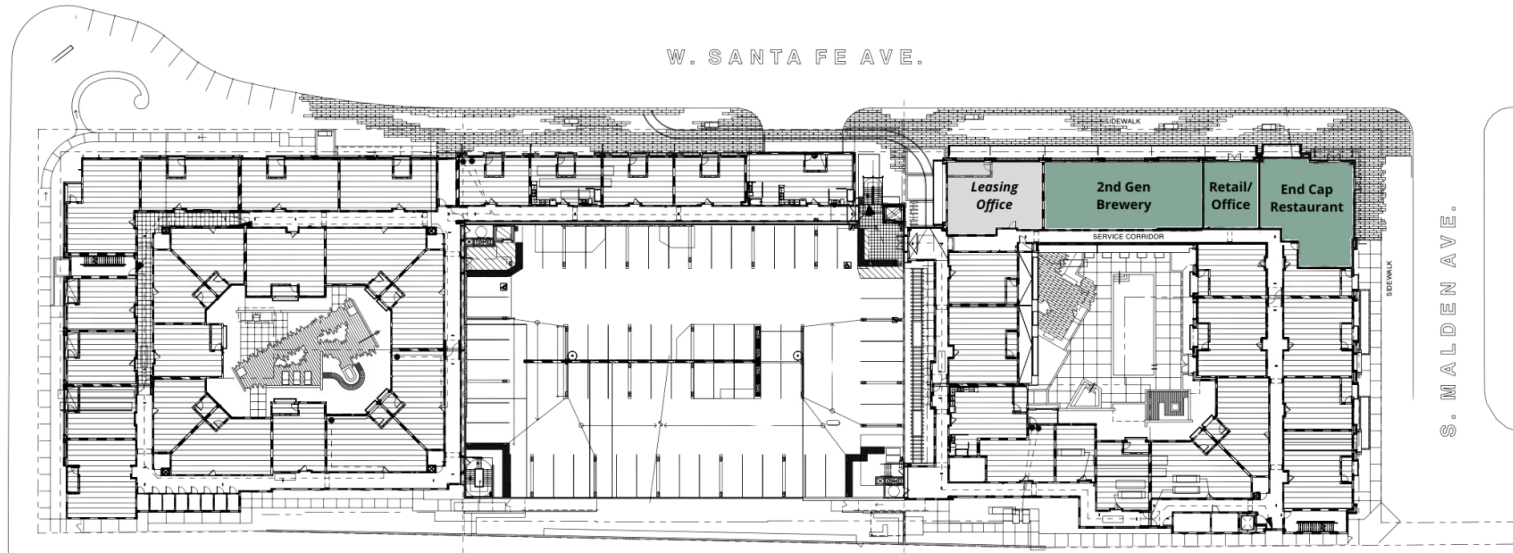
PROPERTY HIGHLIGHTS

- Premier leasing offerings at Malden Station by Windsor, centrally located in Downtown Fullerton at 250 W Santa Fe Ave.
- Exclusive opportunities include a captivating end cap restaurant space and a fully equipped second-generation brewery space.
- Strategically positioned for businesses desiring prime visibility, high foot traffic, and seamless integration into the lively local community.
- Elevate your venture by securing a coveted space in this thriving urban hub, surrounded by diverse cultural attractions and a bustling business environment.

LEASE SPACES

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 3



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	862 - 2,250 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
End Cap Restaurant	Available	1,948 SF	NNN	Negotiable	End Cap Restaurant Ready Shell Space
Retail/Office Space	Available	862 SF	NNN	Negotiable	Shell Retail/Office Space
Former Brewery	Available	2,250 SF	NNN	Negotiable	2nd Generation Brewery Space

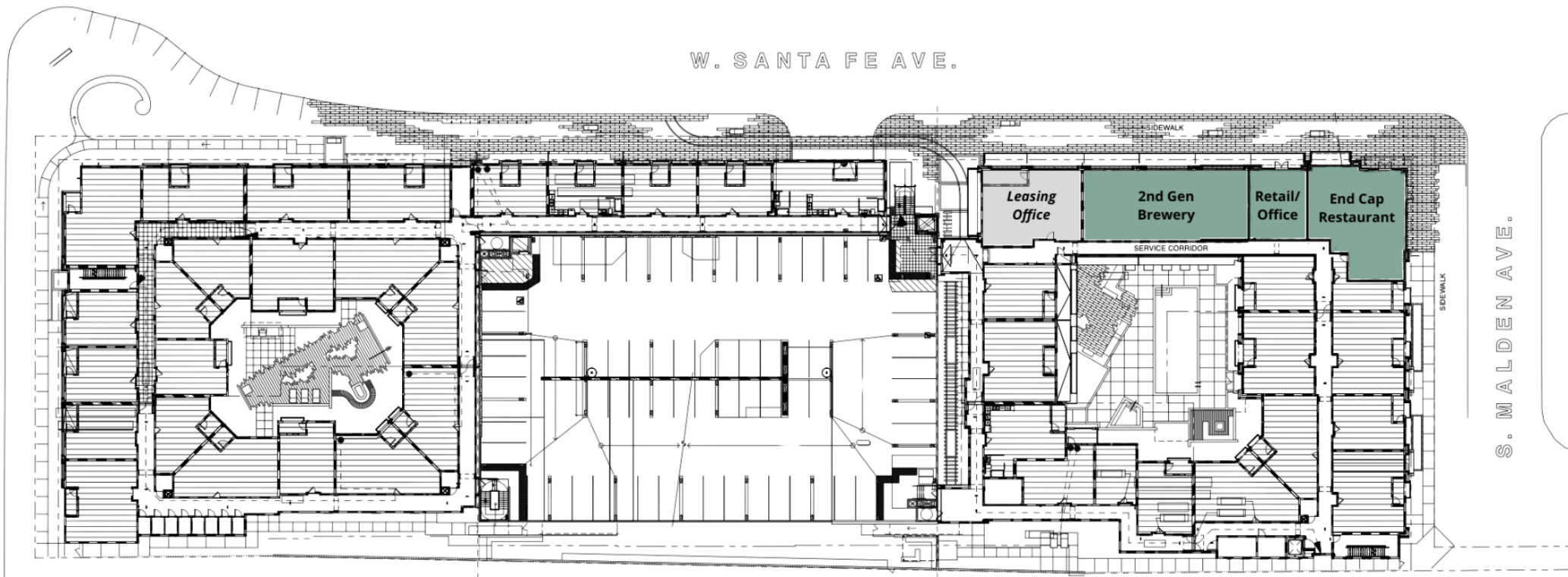
AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

GEOFFREY GROSSMAN
CALDRE #1265002
310.299.4224
GEOFF@CBM1.COM

SITE PLAN

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 4



AARON GUIDO

CaLDRE #01924252

714.769.6117

AARON@CBM1.COM

GEOFFREY GROSSMAN

CaLDRE #1265002

310.299.4224

GEOFF@CBM1.COM

ADDITIONAL PHOTOS

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 5



AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

GEOFFREY GROSSMAN

CalDRE #1265002

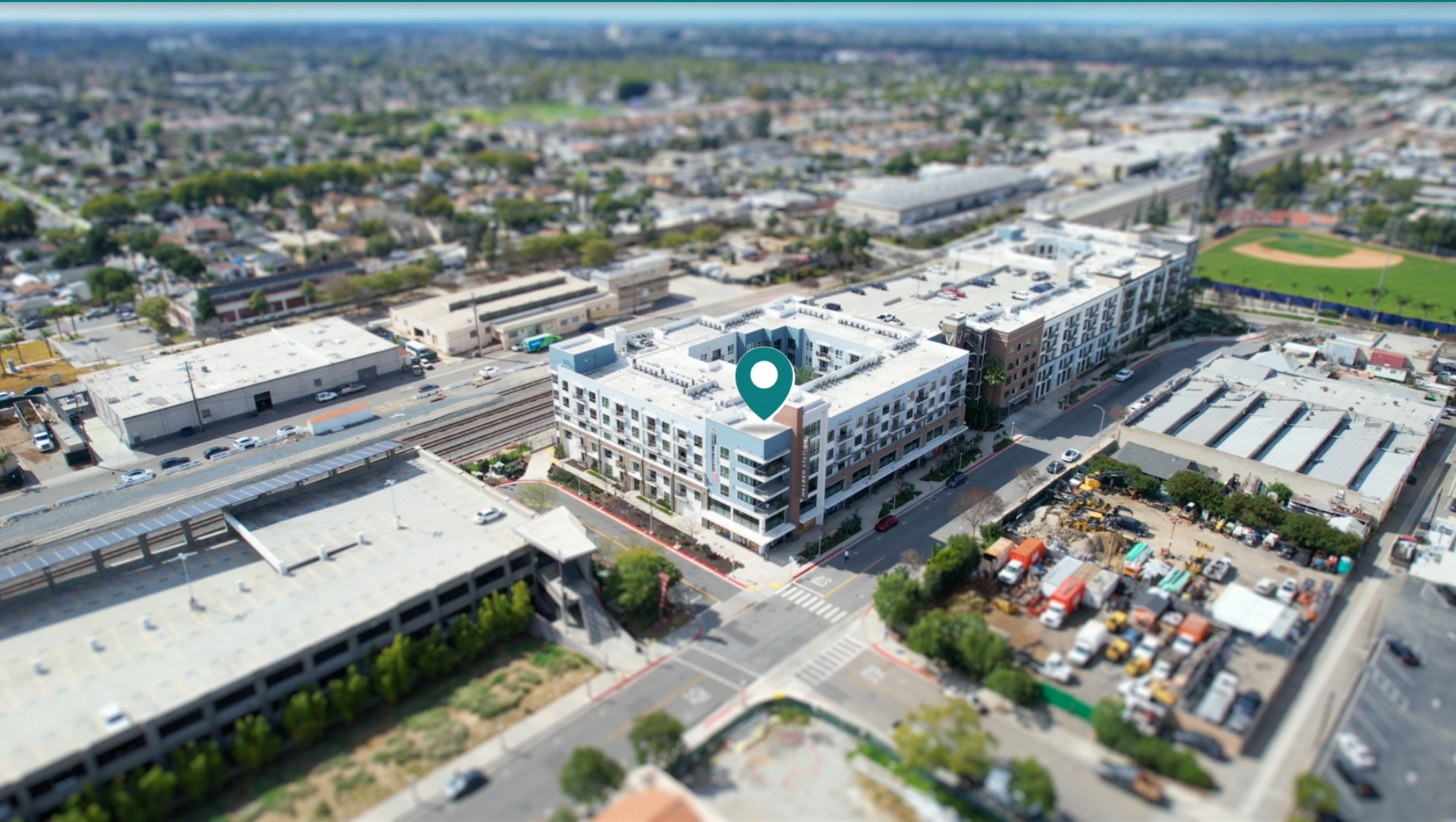
310.299.4224

GEOFF@CBM1.COM

ADDITIONAL PHOTOS

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 6



AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

GEOFFREY GROSSMAN

CalDRE #1265002

310.299.4224

GEOFF@CBM1.COM

ADDITIONAL PHOTOS

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 7



AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

GEOFFREY GROSSMAN

CalDRE #1265002

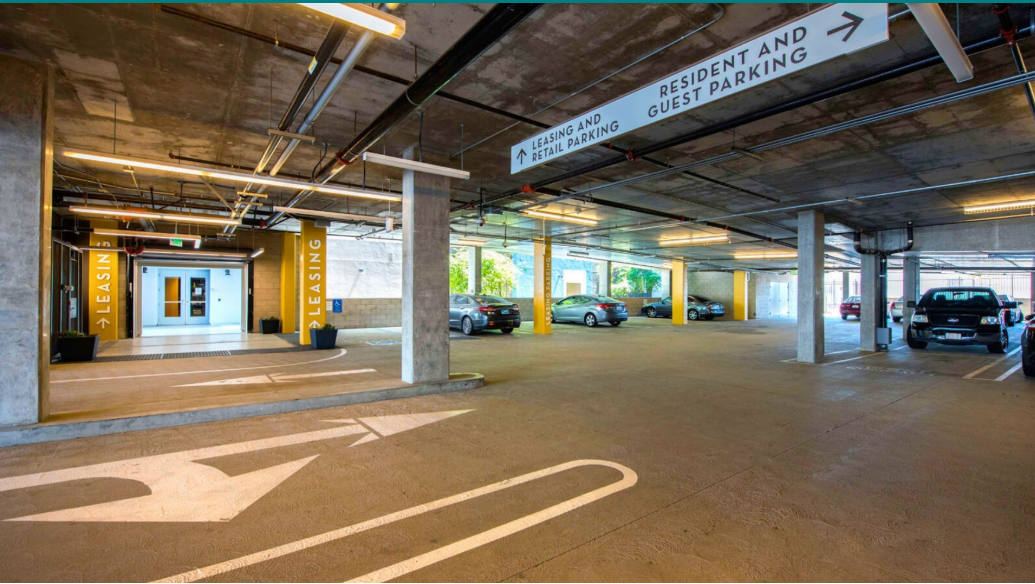
310.299.4224

GEOFF@CBM1.COM

ADDITIONAL PHOTOS

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 8



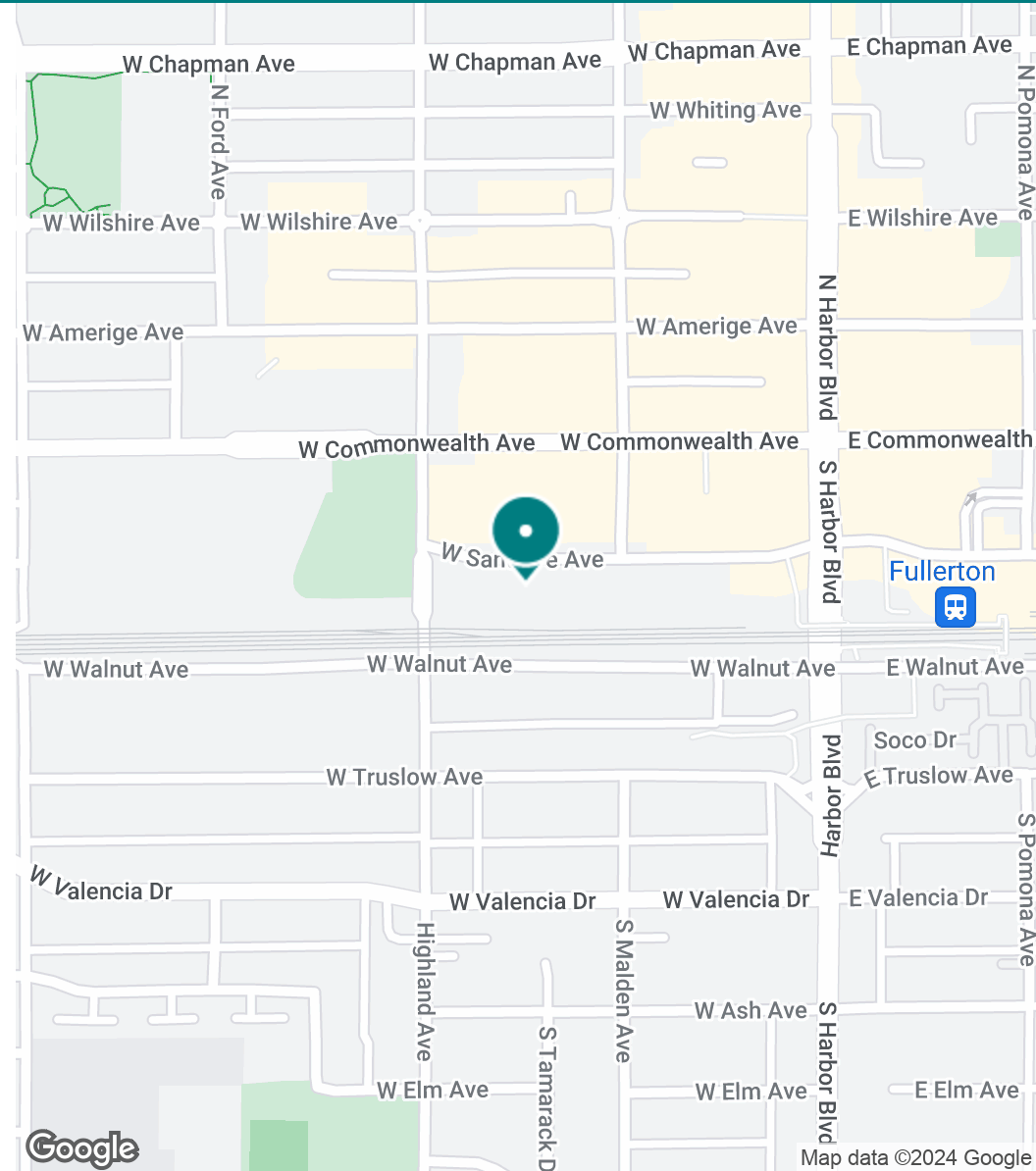
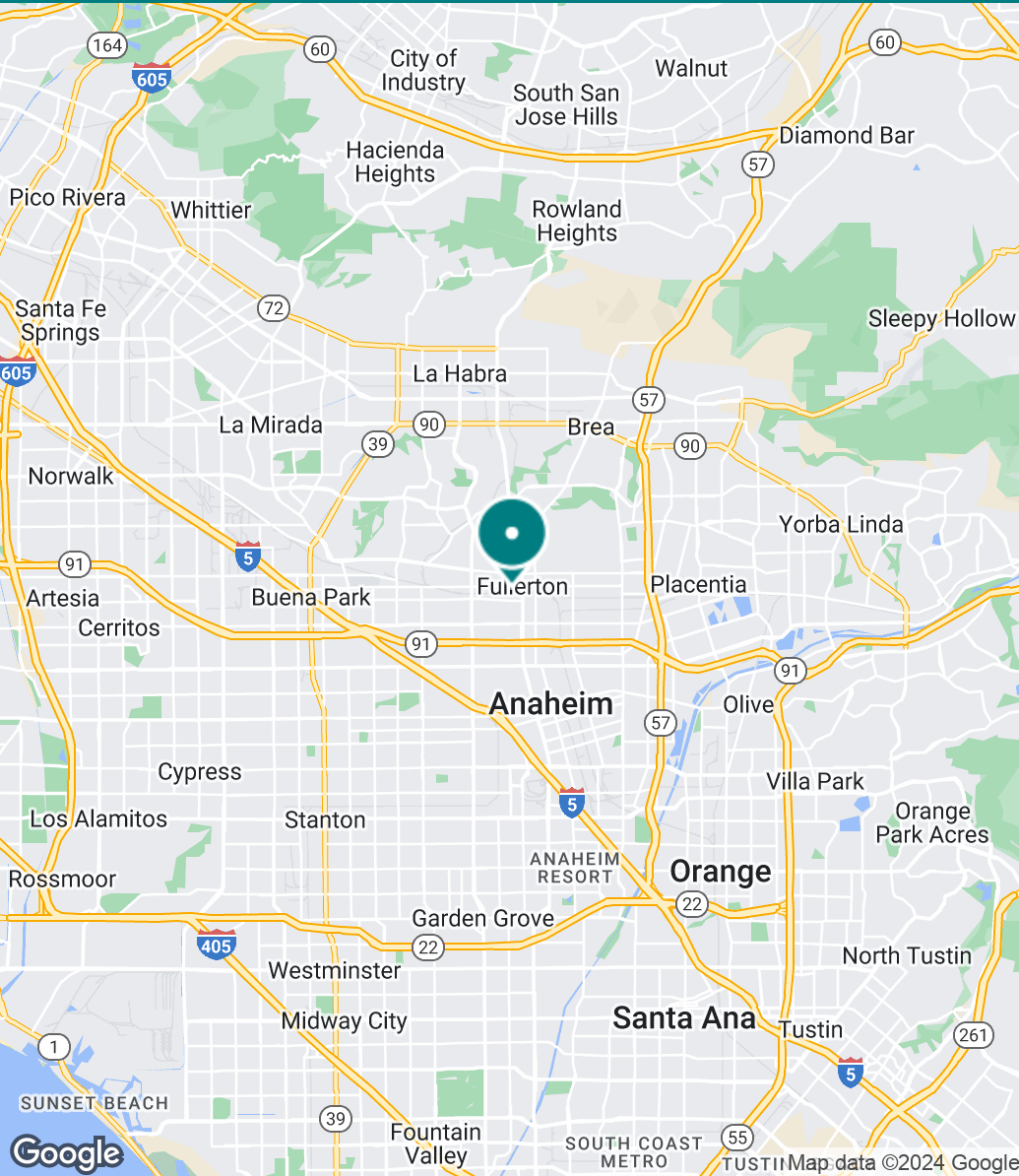
AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

GEOFFREY GROSSMAN
CALDRE #1265002
310.299.4224
GEOFF@CBM1.COM

LOCATION MAP

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 9



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

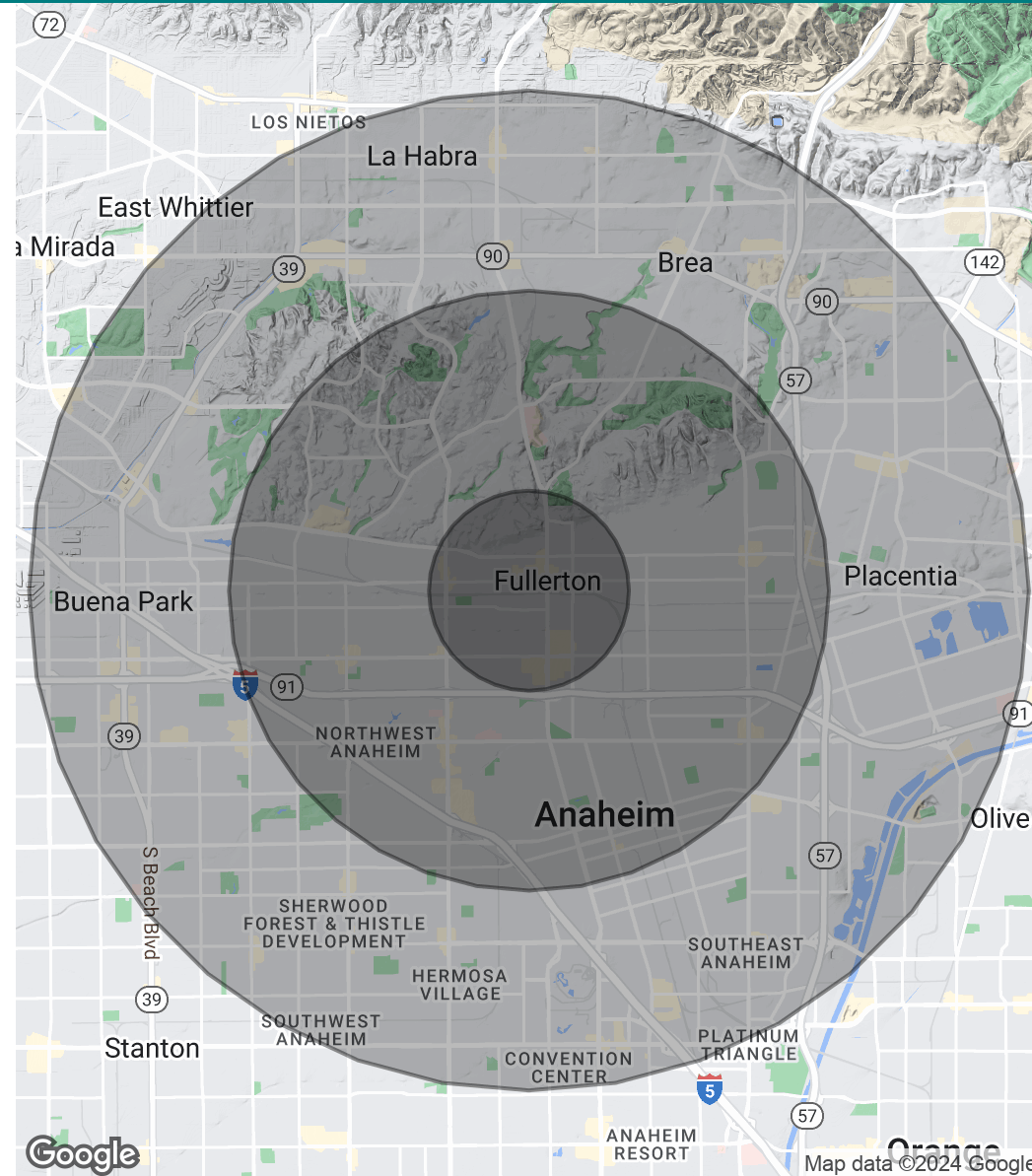
GEOFFREY GROSSMAN
CALDRE #1265002
310.299.4224
GEOFF@CBM1.COM

DEMOGRAPHICS MAP & REPORT

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,565	226,557	606,018
Average Age	34.3	34.9	36.4
Average Age (Male)	32.6	34.5	35.7
Average Age (Female)	35.1	35.4	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,074	68,739	189,278
# of Persons per HH	2.9	3.3	3.2
Average HH Income	\$84,384	\$96,686	\$95,403
Average House Value	\$440,760	\$521,986	\$512,772
RACE	1 MILE	3 MILES	5 MILES
% White	59.9%	58.1%	56.3%
% Black	2.7%	2.0%	2.4%
% Asian	9.7%	18.4%	20.0%
% Hawaiian	0.4%	0.2%	0.4%
% American Indian	0.5%	0.7%	0.7%
% Other	19.0%	12.9%	12.4%

* Demographic data derived from 2020 ACS - US Census



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

GEOFFREY GROSSMAN
CALDRE #1265002
310.299.4224
GEOFF@CBM1.COM

MEET THE TEAM

MALDEN STATION BY WINDSOR | 250 W SANTA FE AVE, FULLERTON, CA 92832

BROCHURE | PAGE 11



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887

Aaron@cbm1.com



CalDRE #01924252



GEOFFREY GROSSMAN

Managing Principal

Direct: 310.299.4224 **Cell:** 323.868.8224

Geoff@cbm1.com

CalDRE #1265002

AARON GUIDO

CALDRE #01924252

714.769.6117

AARON@CBM1.COM

GEOFFREY GROSSMAN

CalDRE #1265002

310.299.4224

GEOFF@CBM1.COM