













Located at the Northeast corner of E. Orangethorpe Ave. & S. Harbor Blvd.

Fullerton Town Center is situated among major freeways including CA-91, CA-57, and Hwys. 39 and 90, approximately 35 miles SE of downtown LA. As one of Orange County's largest cities, Fullerton draws from a dense and diverse population base. The center is within a 1-mile radius of more than 1M SF of retail property in a diverse mix of residential and commercial zones.







35,400 E. ORANGETHORPE 55,000

Fullerton =

ORANGETHORPE

Cars Per Day 55,000 S. HARBOR



3,792,006 ANNUAL VISITS



SF OF RETAIL SPACE

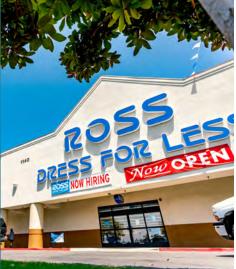
*Estimates are based on 2022 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.















five BEL°W

Join desirable on-site tenants including:











When you love shopping centers, it shows.

24025 Park Sorrento, Suite 300 • Calabasas, CA 91302 • 818.710.6100 • www.newmarkmerrill.com

NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals.

No warranties or quaranties of any kind are given or implied by the Architect or Owner.

| # | TENANT | SF |
|---|--|---|
| B1 | AMC Dine-In Theatres | 38,163 |
| B2 | AMC Dine-In Theatres | 31,690 |
| B3 | Comic Hero University | 2,400 |
| B4 | Sunny Nails | 2,400 |
| D | Fast 5 Xpress | 3,645 |
| Е | Jack in the Box | 2,260 |
| F1 | MetroPCS | 3,500 |
| F2 | SunRight Tea Studio | 1,050 |
| F3 | Lee's Sandwiches | 2,450 |
| -1 | Chick-fil-A | 4,319 |
| J1-3 | Warehouse Shoe Sale | 13,587 |
| J4 | Banfield Pet Hospital | 4,472 |
| | | |
| J5 | AVAILABLE | 6,000 |
| J5 K | Ross Dress for Less | 6,000 30,000 |
| | | <u> </u> |
| K | Ross Dress for Less | 30,000 |
| K L | Ross Dress for Less Amazon Fresh | 30,000 44,449 |
| K L L1 | Ross Dress for Less Amazon Fresh Five Below | 30,000 44,449 14,408 |
| K L L1 N1 | Ross Dress for Less Amazon Fresh Five Below The Habit Burger Grill | 30,000 44,449 14,408 2,484 |
| K L L1 N1 N2 | Ross Dress for Less Amazon Fresh Five Below The Habit Burger Grill Verizon Wireless | 30,000 44,449 14,408 2,484 4,542 |
| K L L1 N1 N2 N3 | Ross Dress for Less Amazon Fresh Five Below The Habit Burger Grill Verizon Wireless Jersey Mike's Subs | 30,000 44,449 14,408 2,484 4,542 1,294 |
| K L L1 N1 N2 N3 | Ross Dress for Less Amazon Fresh Five Below The Habit Burger Grill Verizon Wireless Jersey Mike's Subs Chipotle | 30,000 44,449 14,408 2,484 4,542 1,294 2,200 |
| K L L1 N1 N2 N3 N4 P | Ross Dress for Less Amazon Fresh Five Below The Habit Burger Grill Verizon Wireless Jersey Mike's Subs Chipotle Panera Bread | 30,000 44,449 14,408 2,484 4,542 1,294 2,200 4,589 |

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