

OFFERING MEMORANDUM

140 W WILSHIRE AVE

FULLERTON, CA 92832



Parham Khoshbakhtian

parhamk@mmreis.com | (949) 929-5901
CalDRE CA: 01446947 | NV: S.200970

Anthony Collins

anthony.collins@marcusmillichap.com
(949) 485-0075 | CalDRE CA: 02251715

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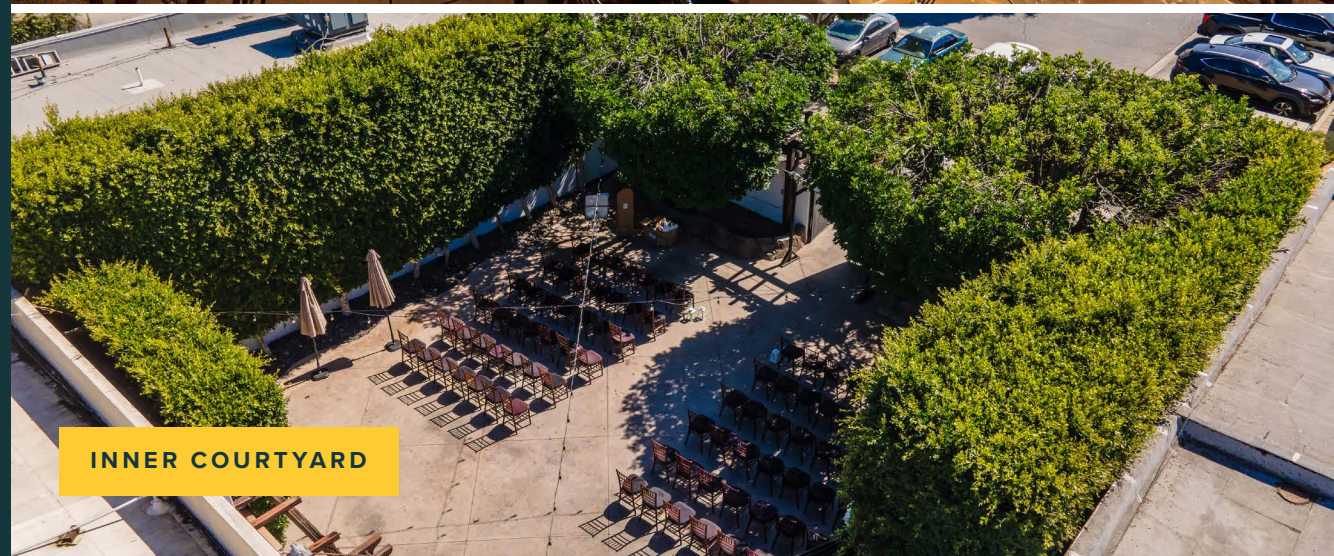
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140 W Wilshire Avenue
Fullerton, CA 92832

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INVESTMENT HIGHLIGHTS

PRIME DOWNTOWN FULLERTON LOCATION

Surrounded by restaurants, bars, cafés, and cultural venues within a 5-minute walk

SINGLE-TENANT NNN LEASE

Zero landlord responsibilities and predictable cash flow

TENANT

Casa Bonita by Casa De Lago

LEASE TERM

6 Years | Commenced June 2021 | Expires May 2027 with Extension Options

MONTHLY RENT

Monthly: \$15,154.05 NNN

Annually: \$181,485.56 NNN

SIZE

Building Size: ±4,400 SF

Lot Size: ±7,841 SF (0.18 Acres)

STRONG DEMOGRAPHICS

Affluent North Orange County location with Avg HH Income \$172K (7-Mile Radius)

ZONING

C-3 ROD: Central Business District Commercial
- Restaurant Overlay District

PROXIMITY TO TRANSIT AND UNIVERSITIES

Located just steps from major transit options and minutes from Cal State Fullerton and Fullerton College

IDEAL FOR PASSIVE INVESTOR

Attractive cap rate and tenant credit in a core Orange County market

WALK SCORE: 89

Highly pedestrian-friendly downtown district with strong daytime and nightlife traffic



INVESTMENT HIGHLIGHTS

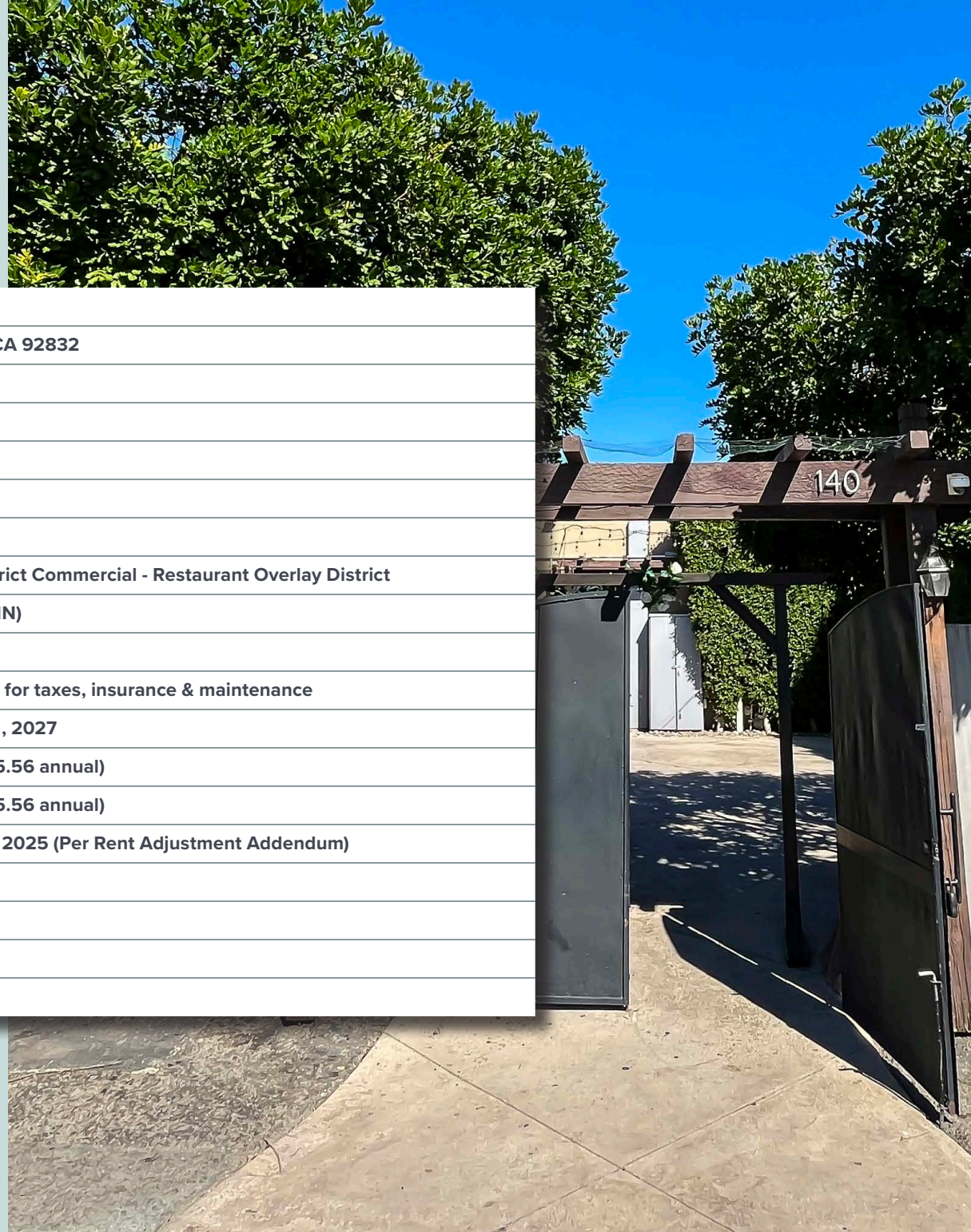
Single-Tenant NNN Retail Property

Located in the heart of Downtown Fullerton's bustling restaurant, retail, and nightlife corridor, this well-maintained single-tenant retail asset is fully leased to Casa Bonita, a premier wedding and event venue operator. The tenant has established a strong regional following, benefiting from constant pedestrian and vehicle traffic in this dynamic urban district.

The property provides investors with stable, predictable income through an absolute NNN lease structure with no landlord obligations. Situated just steps from Harbor Boulevard and Wilshire Avenue, the building sits among Downtown Fullerton's most popular restaurants, breweries, and entertainment destinations, ensuring year-round visibility and strong tenant performance. With its walkable, amenity-rich environment and proximity to Cal State Fullerton, the Fullerton Transportation Center, and major arterial freeways, this asset offers investors a rare opportunity to own a passive, cash-flowing property in one of Orange County's most vibrant historic downtowns.

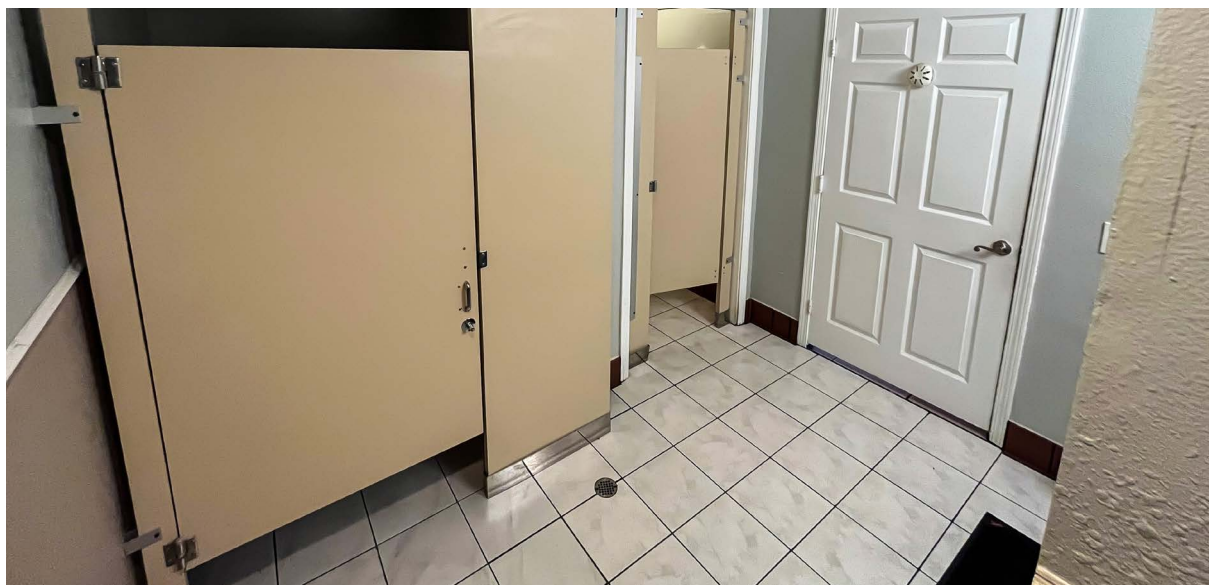


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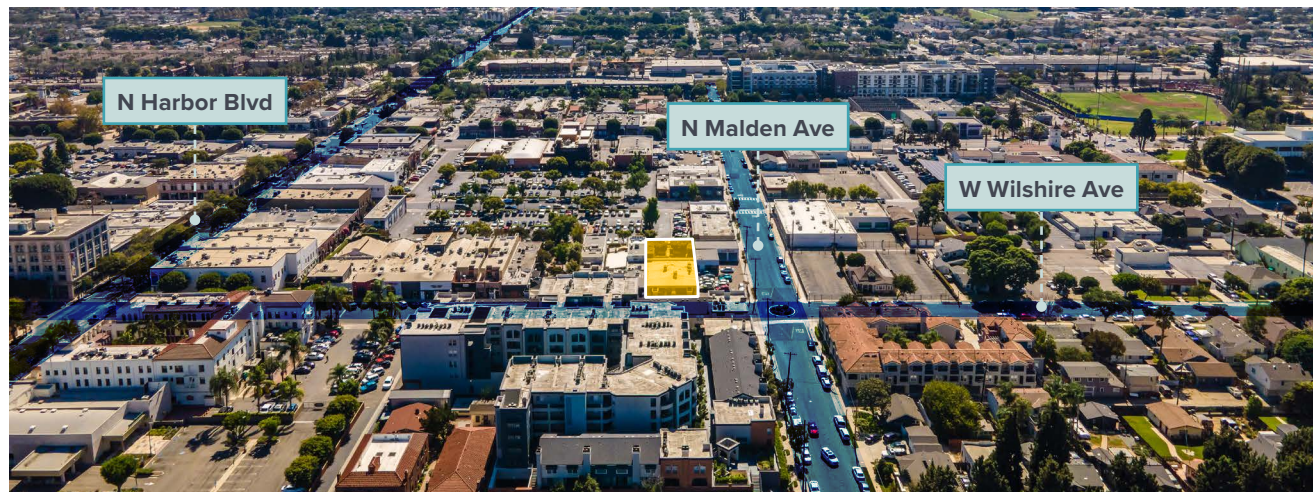
Property Name	Casa Bonita Event Venue
Property Address	140 W Wilshire Ave, Fullerton, CA 92832
County	Orange County
Parcel Number	032-232-02
Building Size	±4,400 SF
Lot Size	±7,841 SF (0.18 AC)
Year Built	1949
Zoning	C-3 ROD: Central Business District Commercial - Restaurant Overlay District
Occupancy	100% Leased (Single Tenant NNN)
Tenant	Casa Bonita by Casa De Lago
Lease Type	NNN lease - Tenant responsible for taxes, insurance & maintenance
Lease Term	6 Years - June 1, 2021 to May 31, 2027
Base Rent (6/1/25 - 5/31/26)	\$15,154.05 per month (\$181,485.56 annual)
Base Rent (6/1/26 - 5/31/27)	\$15,457.13 per month (\$185,485.56 annual)
Rent Adjustment	Fixed increase effective June 1, 2025 (Per Rent Adjustment Addendum)
Extension Options	Yes - Option to Extend Term
Guarantors	Personal Guarantees
Purchase Price	\$3,636,000
Cap Rate (Current 2025 Rent)	5.00% (based on \$181,849 NOI)

INTERIOR & INNER COURTYARD



TOP 20 DOWNTOWN FULLERTON BUSINESSES





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SENIOR DIRECTOR INVESTMENT

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CalDRE CA: 01446947 | NV: S.200970

Anthony Collins
ASSOCIATE INVESTMENTS

anthony.collins@marcusmillichap.com
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