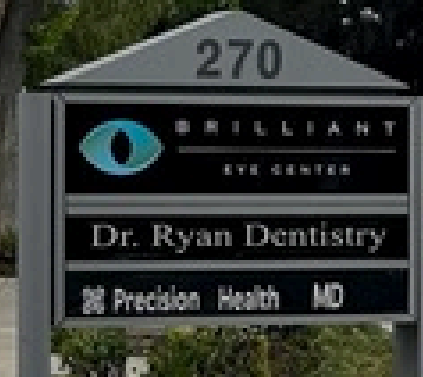


FOR LEASE

270 LAGUNA RD, FULLERTON, CA 92835



TRICIA MCCARROLL

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CA DRE # 01840569

PROPERTY SUMMARY

PROPERTY TYPE	Medical Office	LEASE RATE	\$2.95 MG
RBA	9,732 SF	ELEVATOR SERVED	Yes
SPACE AVAILABLE	1,800 SF	PARKING	On-site Parking
STORIES	3	SIGNAGE	Yes
TENANCY	Multiple		

PROPERTY HIGHLIGHTS

- Desirable medical office building
- Professional environment with established tenants
- Elevator-served for accessibility
- Near St. Jude Medical Center
- Easy access to major roadways
- Customizable suite for specific use
- Ideal for medical, wellness, or professional office
- Convenient location for staff and clients
- New HVAC and electrical system

PROPERTY SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
Suite 210	±1,800 SF	Office / Medical	\$2.95 MG

LEASE SUMMARY

Situated in the Heart of Fullerton, this ±1,800 square foot medical office space is a practical and inviting option for healthcare professionals. Conveniently located in a well-established medical office building, this space provides both visibility and accessibility for practitioners and patients. The property provides a clean, functional setting with flexible layouts that can accommodate exam rooms, private offices, and reception/waiting areas depending on tenant needs. Convenient access and a neighborhood-serving environment make this a strong option for practices looking to serve the surrounding community while maintaining easy connectivity for patients and staff.

PROPERTY IMAGES



LOCATION SUMMARY



Located adjacent to Laguna Road Elementary School near the signalized intersection of Harbor Blvd and Bastanchury Rd, 270 Laguna Rd benefits from a central Fullerton setting with strong surrounding residential density and daily-use retail nearby. The property offers convenient access to key arterials connecting to Downtown Fullerton, North Orange County, and surrounding business districts. This location provides a professional, neighborhood-serving environment ideal for medical and office users seeking accessibility and convenience.

SITE LOCATION

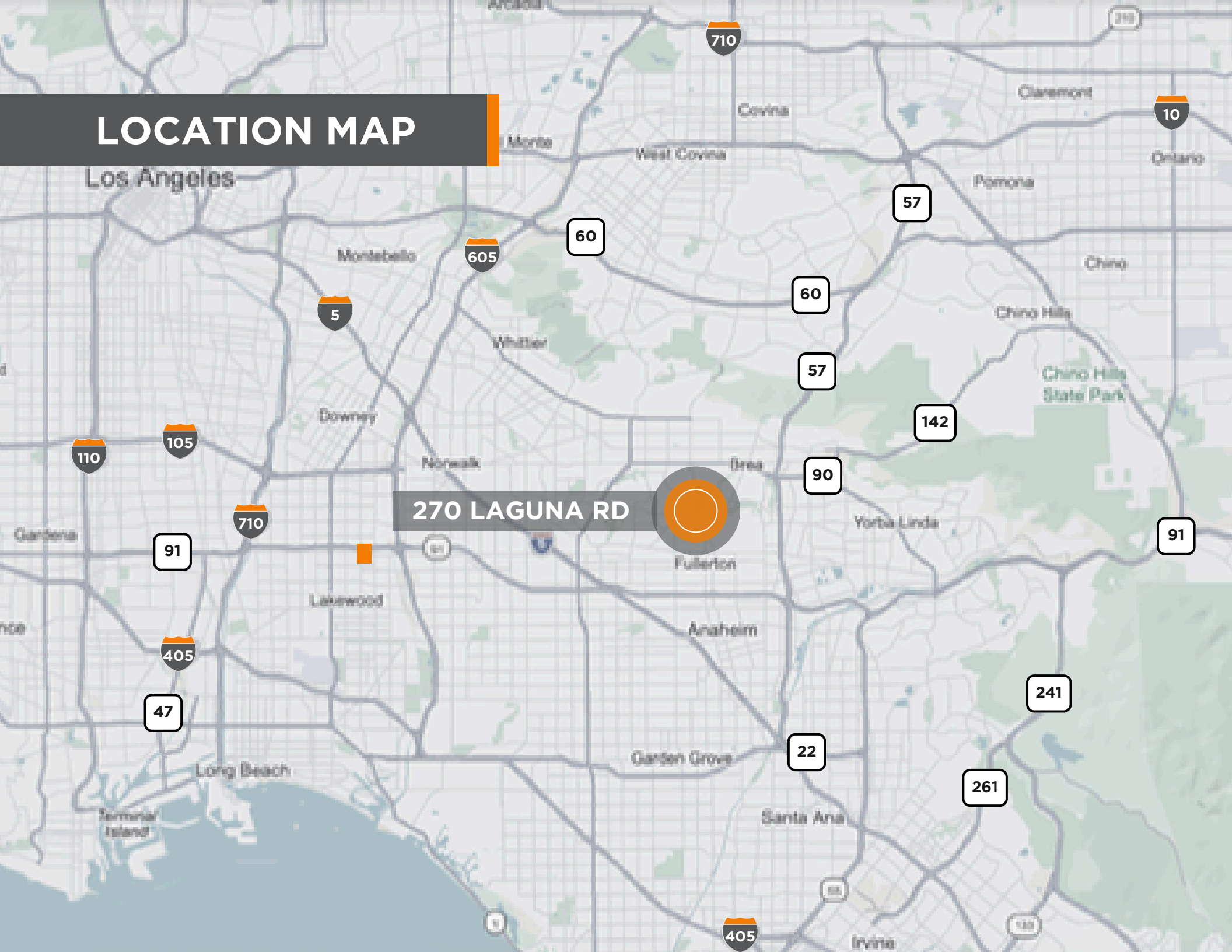


270 N HARBOR BLVD

LOCATION MAP

Los Angeles

270 LAGUNA RD



AERIAL MAP

270 LAGUNA RD



Providence
St. Jude Heritage
Medical Group

SKIN HEAVEN
AESTHETICS &
WELLNESS

THE PAVILION
AT SUNNY HILLS

MOSIER
EYE CENTER

CVS
pharmacy®

N HARBOR BLVD

LAGUNA ROAD
ELEMENTARY SCHOOL

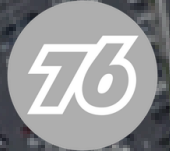
GOOD HEALTH
CHIROPRACTIC

FULLERTON
EXPRESS PHARMACY

POTTER ORTHODONTICS

W BASTANCHURY RD

WELLS
FARGO



DEMOGRAPHICS

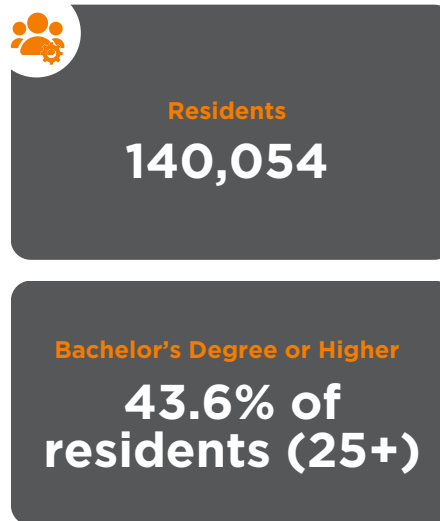
FULLERTON, CA

Fullerton offers a strong demographic base for professional office users, with an estimated **140,054 residents** and **47,484 households**. The city reports a **median household income of \$104,219**, per capita income of \$48,061, and a well-educated population, with 43.6% of residents age 25+ holding a bachelor's degree or higher. Fullerton also benefits from an active workforce, with 65.4% of the population age 16+ in the civilian labor force, supporting demand for office, professional service, and client-facing business uses.

POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



Source: <https://www.census.gov/quickfacts/fact/table/fullertoncitycalifornia/PST045225>

DISCLAIMER

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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