

RESTAURANT

DOWNTOWN FULLERTON
MALDEN STATION



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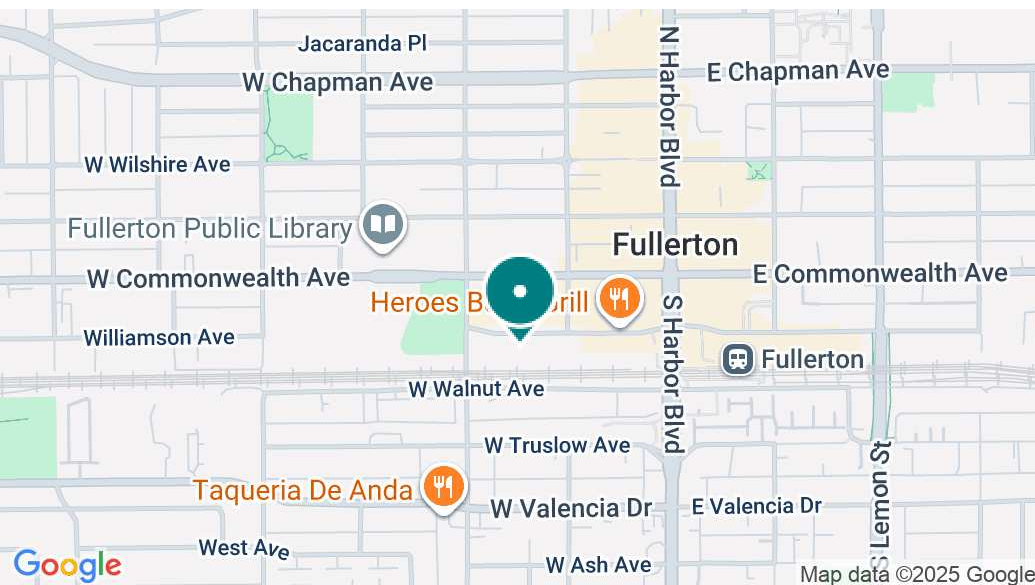
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LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

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

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PROPERTY DESCRIPTION

Discover a premier leasing opportunity at Malden Station by Windsor, ideally positioned at 250 W Santa Fe Ave in Downtown Fullerton. This highly visible corner end-cap restaurant space offers unmatched branding potential in one of Orange County's most dynamic dining and entertainment districts.

Delivered as a raw shell with an existing grease interceptor, the space is a blank canvas for your vision—perfect for creating a full-service restaurant, brewery, or specialty food concept. While the suite does not include HVAC, restrooms, plumbing, or electrical infrastructure, the landlord is experienced, sophisticated, and prepared to support a qualified tenant through the build-out process. This rare combination of location, visibility, and build-to-suit flexibility makes Malden Station a prime destination for forward-thinking operators ready to establish a flagship presence in Downtown Fullerton's thriving scene.

LOCATION DESCRIPTION

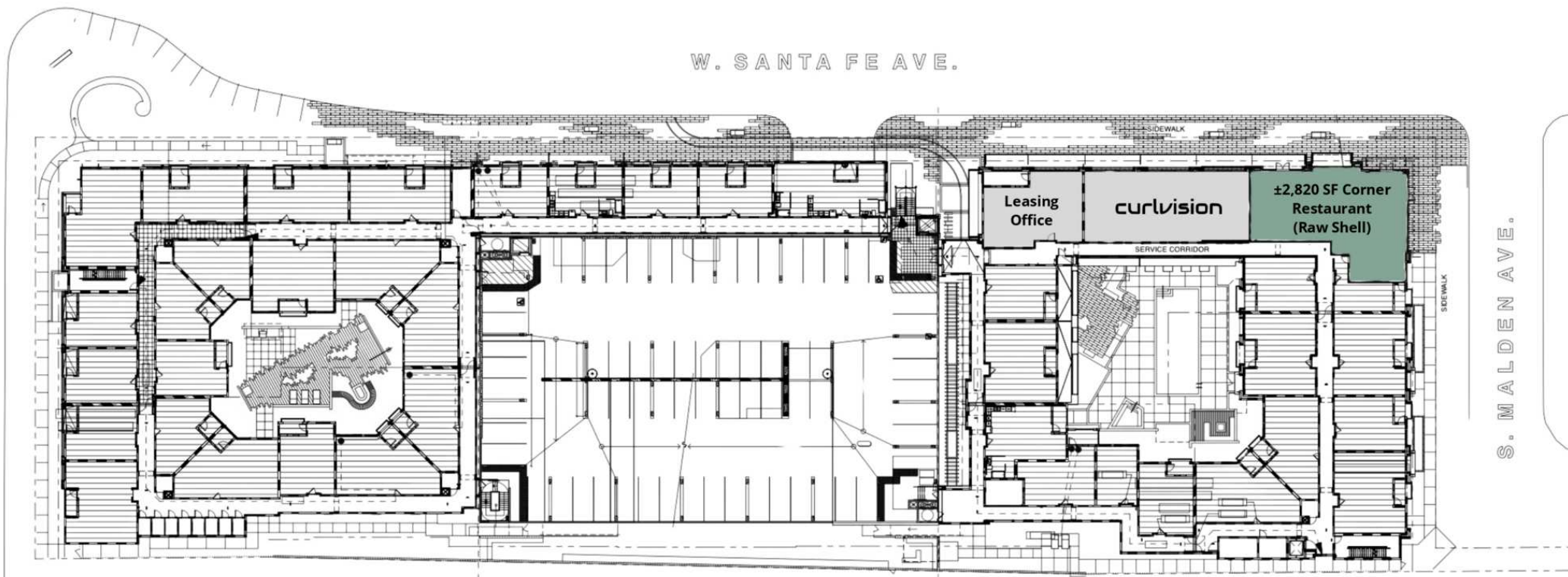
Nestled in the heart of Downtown Fullerton at 250 W Santa Fe Ave, the Malden Station by Windsor apartments present a unique opportunity with available end cap restaurant and 2nd generation brewery spaces for lease. This vibrant area is a hub of cultural richness, offering an array of local attractions, 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.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,074	68,739	189,278
Total Population	26,565	226,557	606,018
Average HH Income	\$84,384	\$96,686	\$95,403

SITE PLAN

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Est. \$0.77 NNN	Lease Term:	Negotiable
Total Space:	2,820 SF	Lease Rate:	\$3.00 SF/month

AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
End Cap Restaurant	Available	2,820 SF	Est. \$0.77 NNN	\$3.00 SF/month	The available ±2,820 SF corner end-cap restaurant space offers excellent visibility and the potential for outdoor patio seating. Delivered as a raw shell with an existing grease interceptor, the suite is ready for a complete custom build-out to suit a tenant's concept. While no HVAC, restrooms, plumbing, electrical panel, or kitchen equipment are currently in place, the landlord is experienced and prepared to support qualified operators through the build-out process.

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ADDITIONAL PHOTOS

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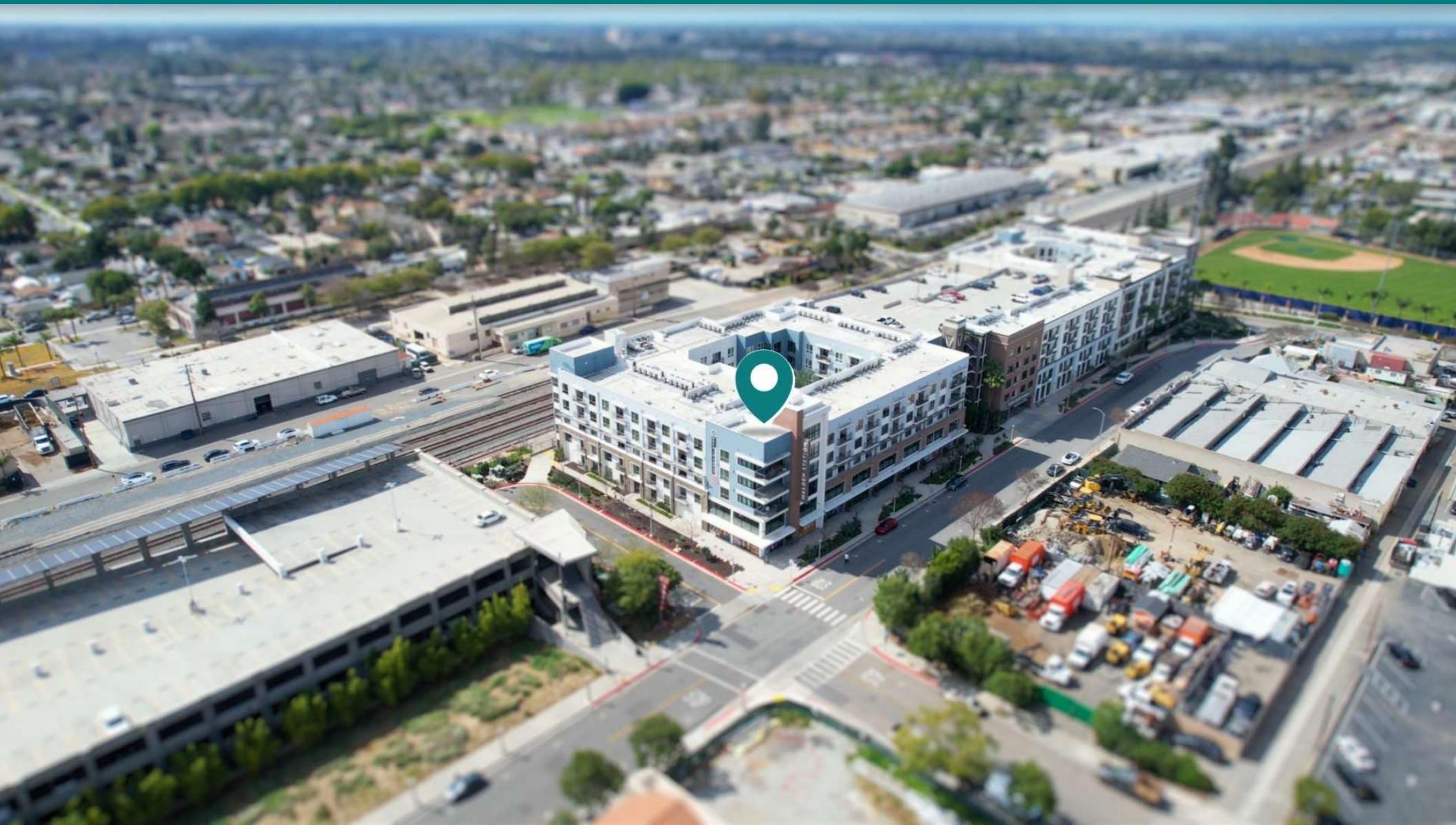
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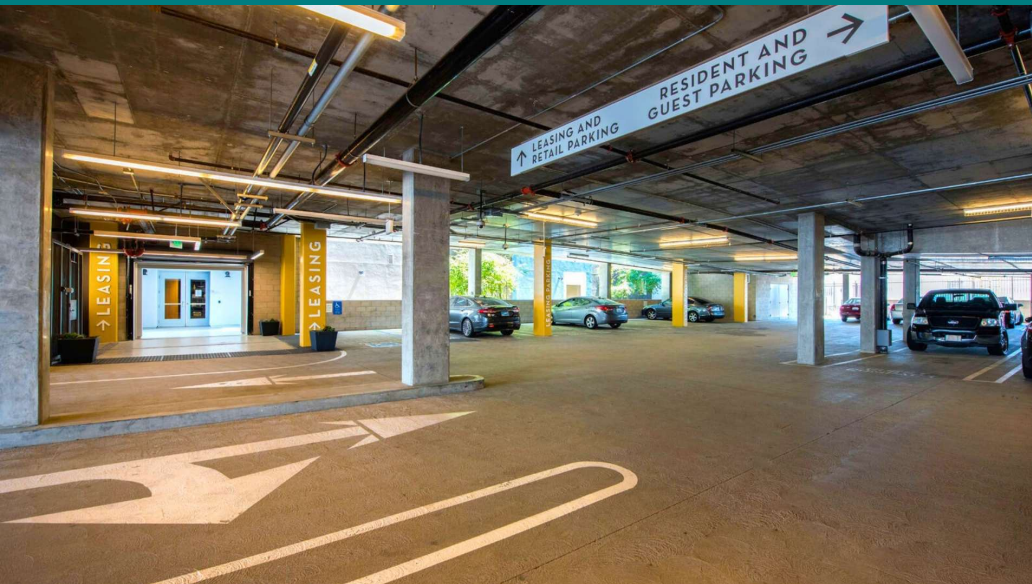
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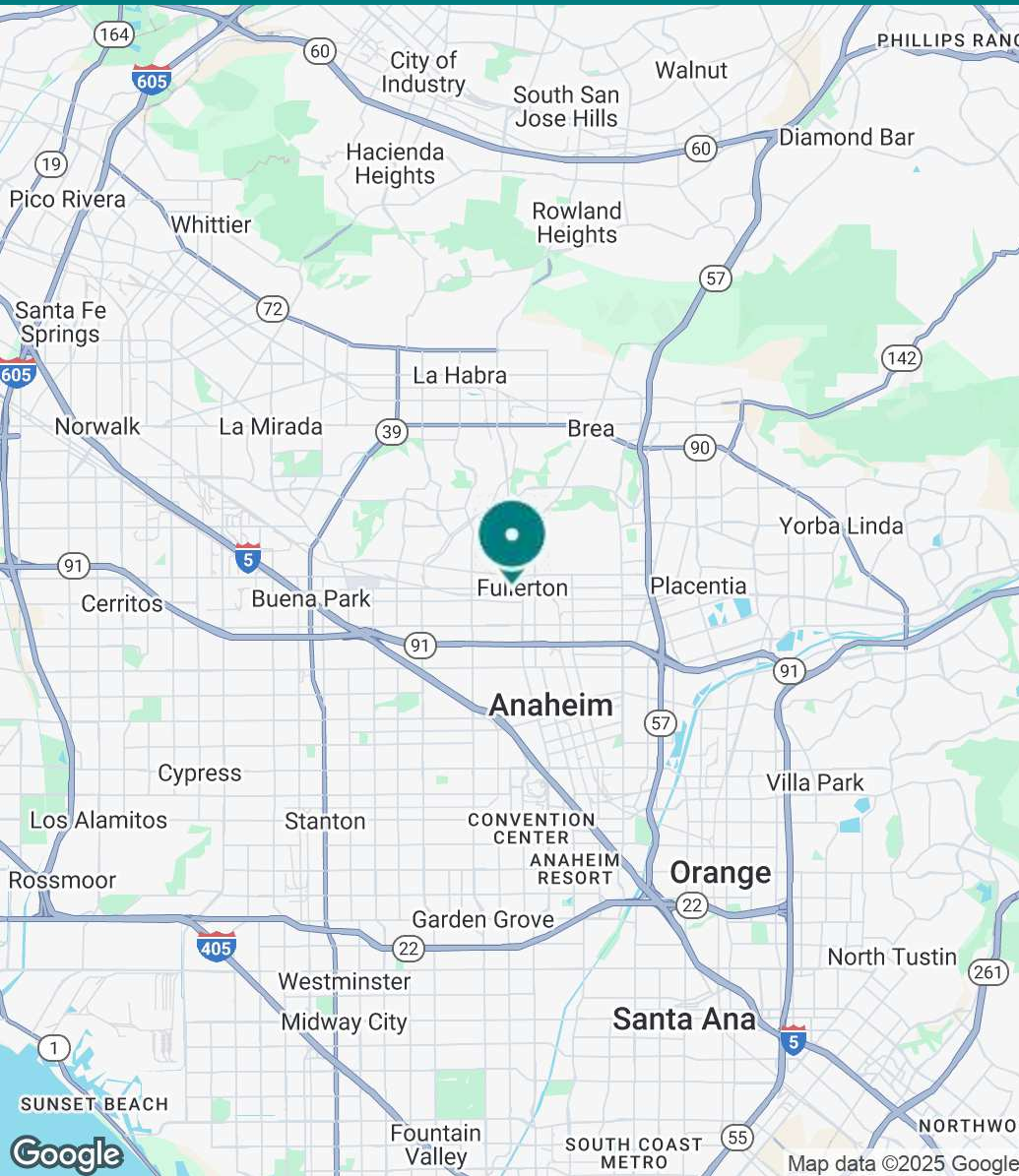
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LOCATION MAP

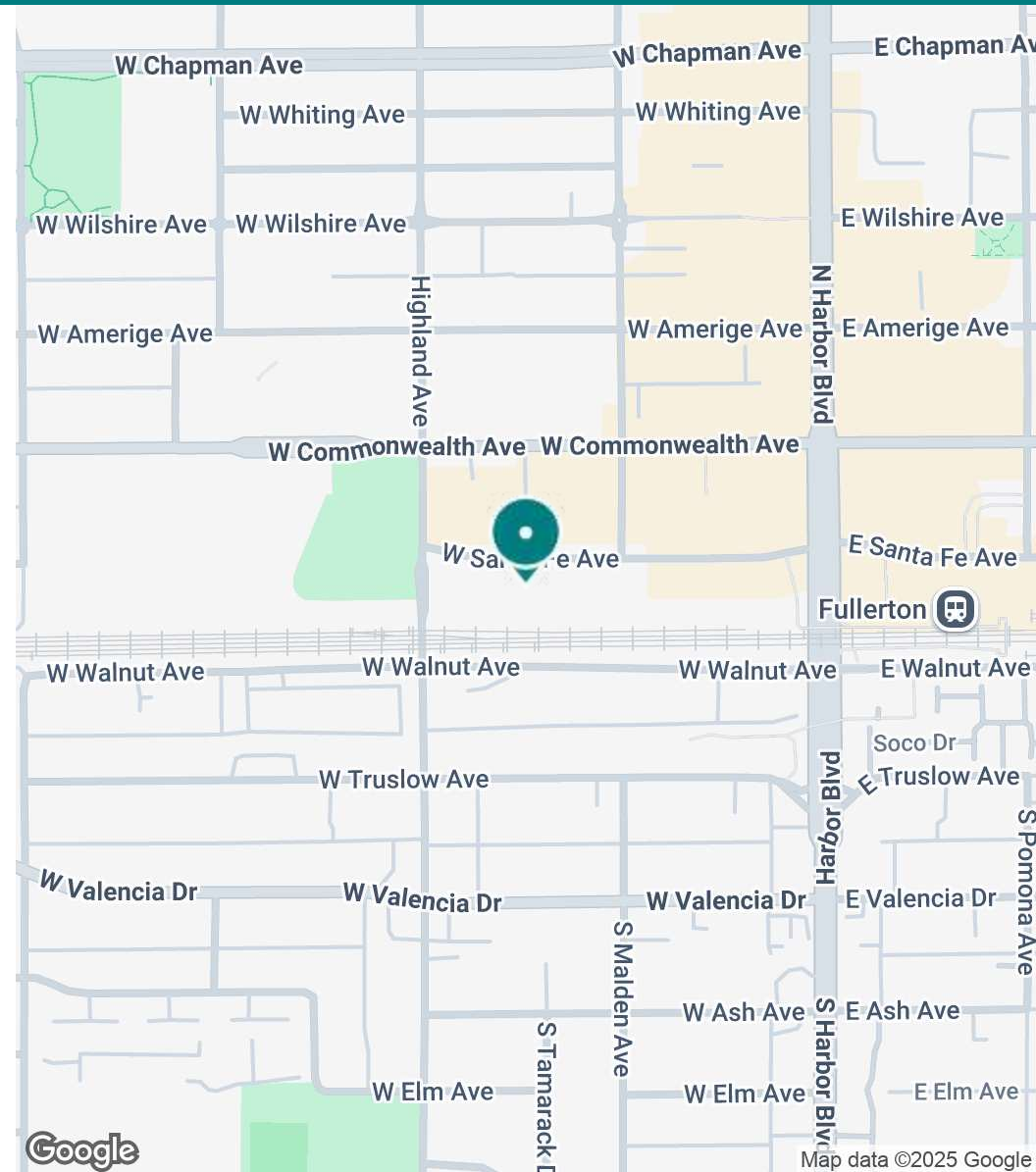
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DEMOGRAPHICS MAP & REPORT

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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%

2020 American Community Survey (ACS)

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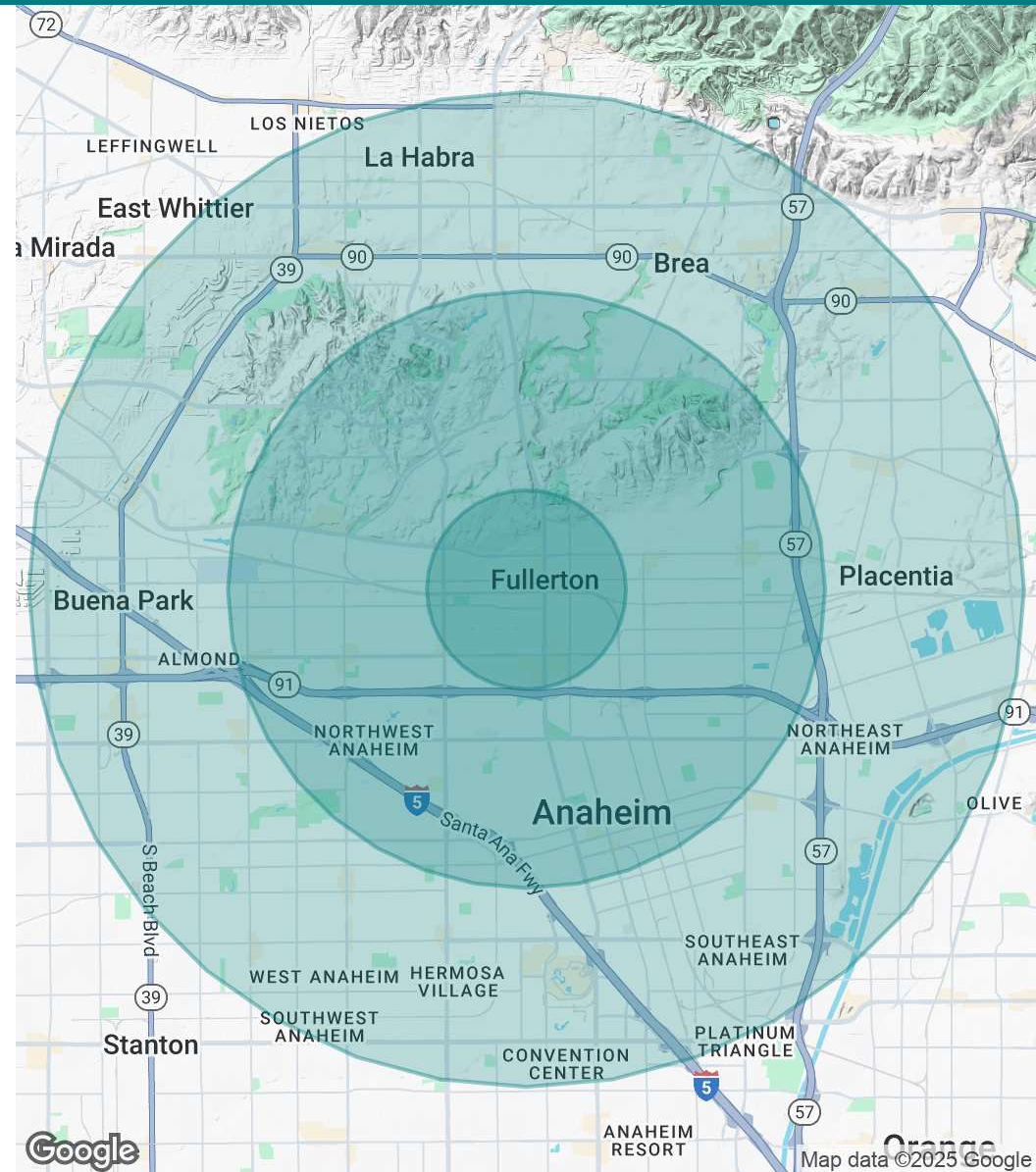
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MEET THE TEAM

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