

OFFERING MEMORANDUM

713 W COMMONWEALTH AVE



FULLERTON, CA 92832

km Kidder
Mathews



*Exclusively
Listed by*

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**km Kidder
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FREESTANDING OFFICE BUILDING OFFERING

*Kidder Mathews is pleased to present the sale of
713 W Commonwealth Ave, Fullerton, CA 92832*

713 W Commonwealth Ave, Fullerton, CA 92832 is a well-located freestanding office/retail building consisting of a $\pm 3,500$ SF two-story structure on a large $\pm 7,000$ SF lot with private on-site parking. The property is currently occupied on a short-term leaseback, making it suitable for an owner-user seeking near-term occupancy or an investor with the time to re-tenant the building.

The building features multiple suites that are individually metered, providing flexible occupancy or leasing options. Positioned with ± 50 feet of frontage along Commonwealth Ave, the property benefits from excellent visibility to approximately $\pm 18,000$ vehicles per day.

Fullerton is a highly sought-after submarket, supported by strong demographics of over $\pm 200,000$ residents and an average household income of $\pm \$111,364$ within a three-mile radius. The property is within walking distance of Downtown Fullerton, Fullerton College, and St. Jude Medical Center, and is surrounded by major retailers including El Pollo Loco, U-Haul, and Fullerton Ford. Immediate access to the 57, 91, and 5 Freeways enhances connectivity to the greater Orange County region.

This rare low-price point commercial opportunity combines excellent visibility, private parking (± 10 spaces), and future occupancy or re-tenanting flexibility in a dense, supply-constrained market.



PROPERTY OVERVIEW

| | |
|---------------|-----------------------------------------------|
| Address | 713 W Commonwealth Ave Fullerton, CA 92832 |
| APN | 031-233-35 |
| List Price | \$1,495,000 |
| Building Size | $\pm 3,500$ SF |
| Lot Size | 7,000 SF (0.16 Acres) |
| Tenancy | ± 3 Month Leaseback |
| Rent | \$6,000/Month MG |
| Year Built | 1925 / 1986 |
| Parking | 10 Spaces |
| Zoning | C1 Commercial |

INVESTMENT HIGHLIGHTS

SUPERIOR VISIBILITY

±18,000 cars/day with 50 FT frontage along Commonwealth Ave.

STRONG DEMOGRAPHICS

±200,049 residents and ±\$111,364 avg. HH income within 3 miles.

OWNER-USER FLEXIBILITY

Two-story, ±3,500 SF freestanding office building with 4 office suites (individually metered), currently occupied by one tenant planning to lease back the property short term.

PRIVATE PARKING LOT

Rare for the area, with ±10 on-site spaces dedicated to the property on a large 7,000 SF lot.

WALKABLE, PRIME LOCATION

Walk Score® 83. Steps from Fullerton Ford, Patty's Cakes, U-Haul, and El Pollo Loco; minutes to Downtown Fullerton, Fullerton College, and St. Jude Medical Center, with easy access to the 57, 91 & 5 Freeways.

±18,000

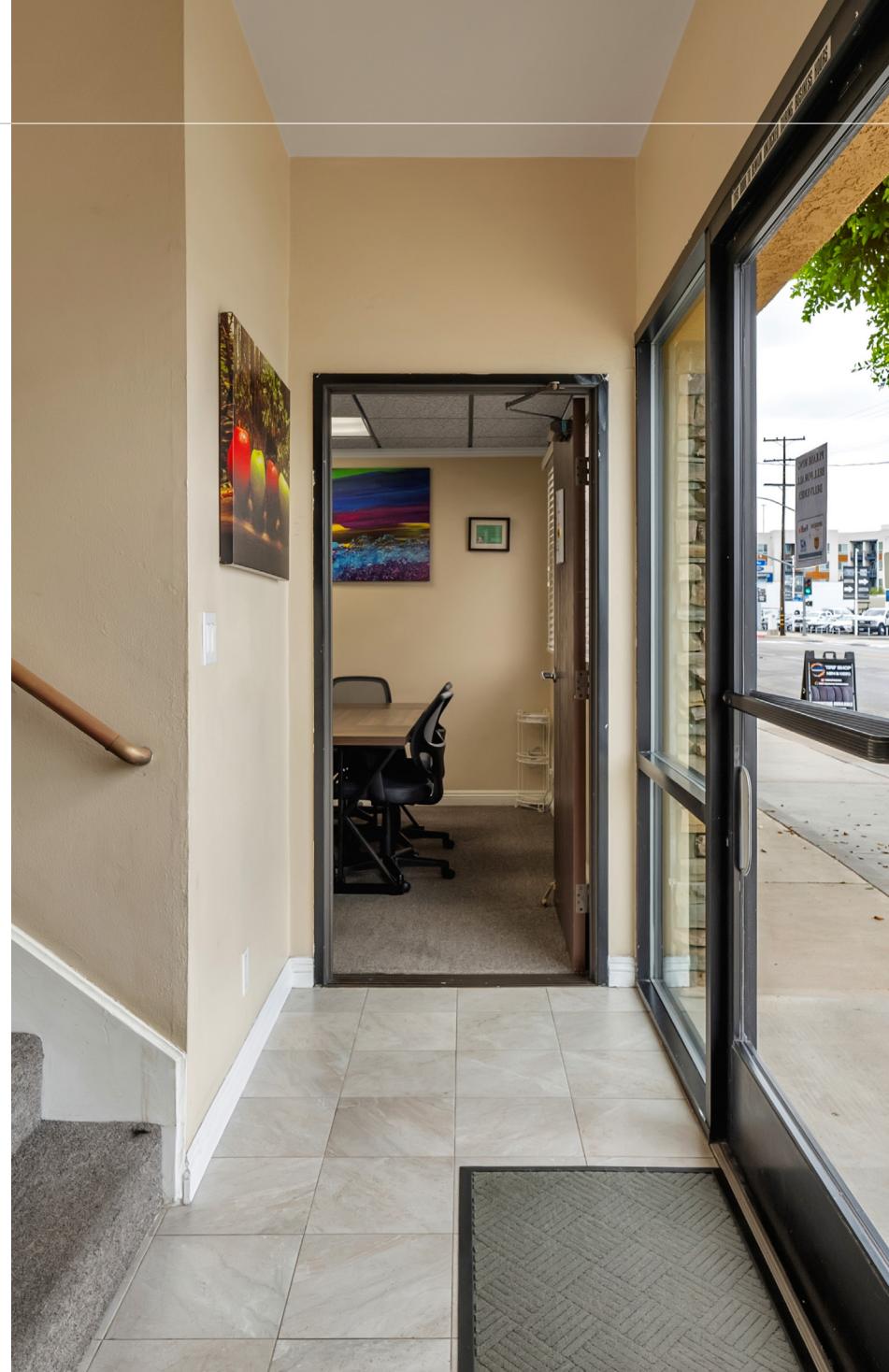
CARS PER DAY

±3,500

SF OFFICE BUILDING

±\$111K

AVG. HH INCOME



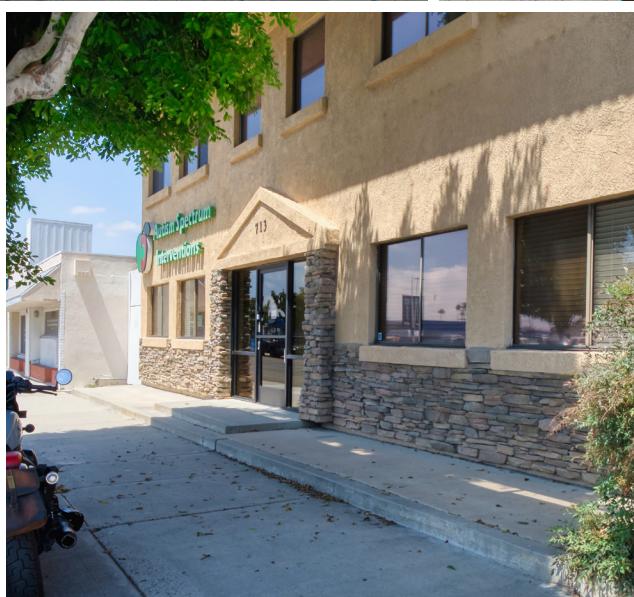
EXECUTIVE SUMMARY



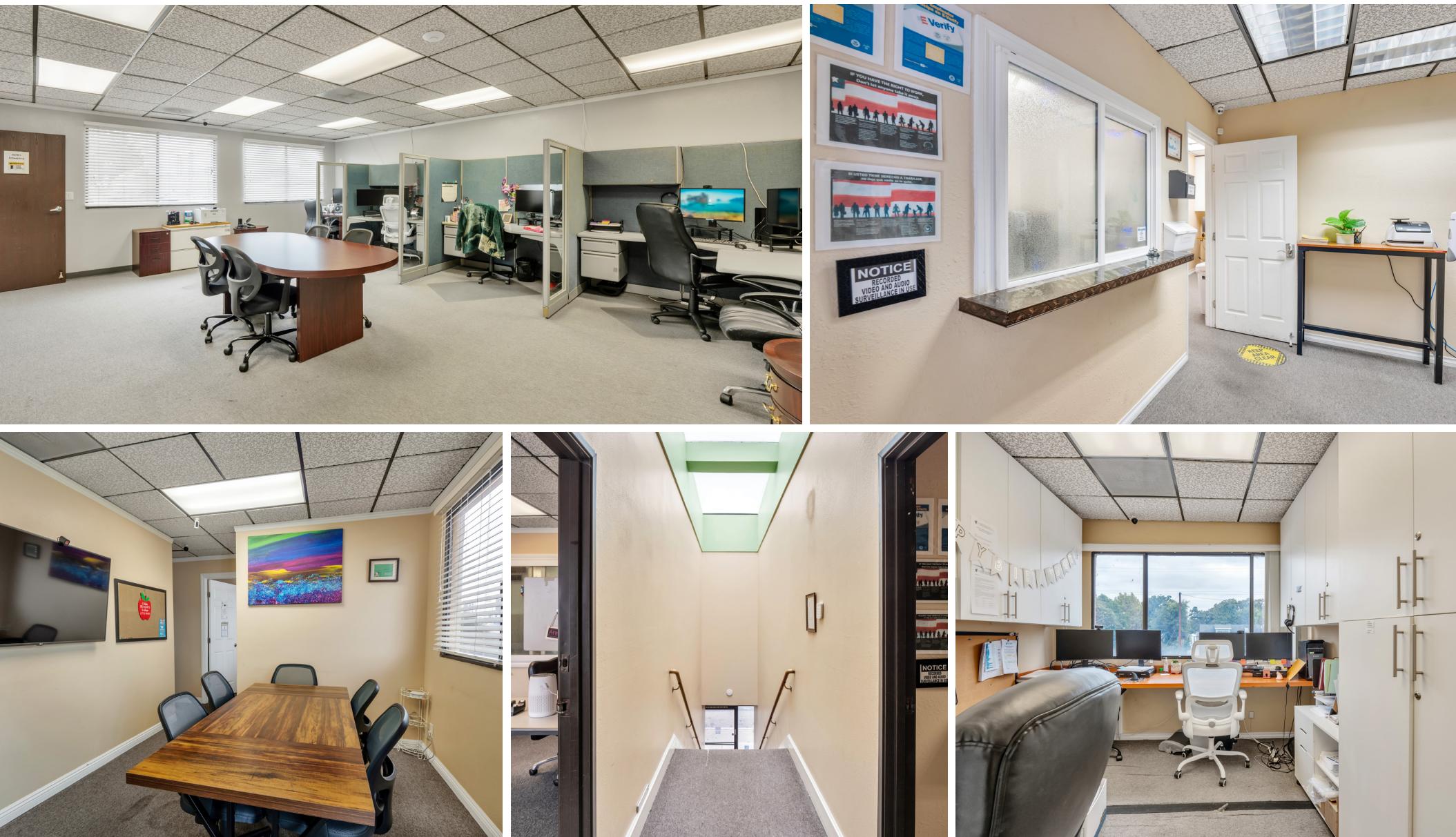
EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



FLOOR PLANS

Explore the Property Virtually

TWO

FLOORS

FOUR

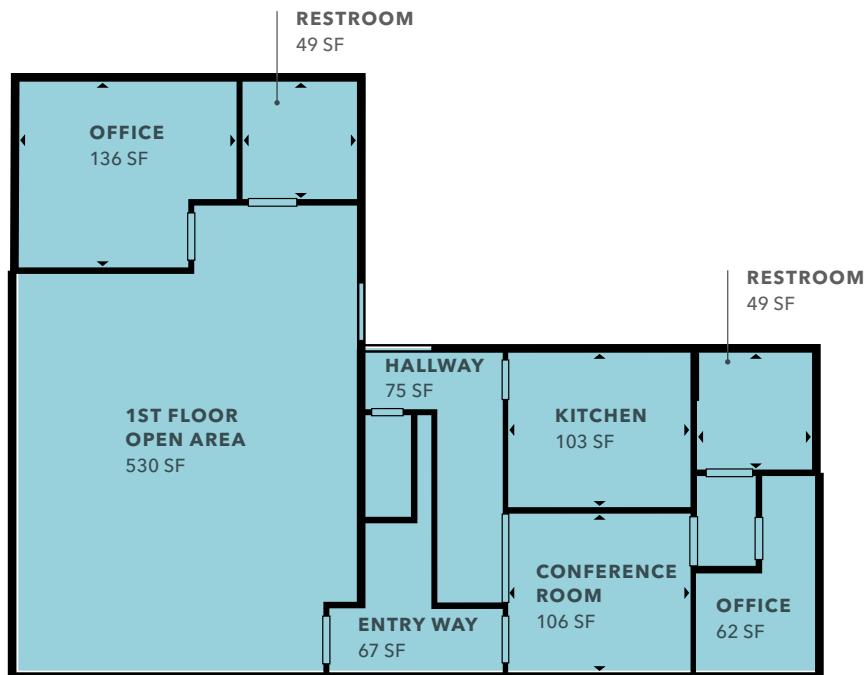
OFFICE SUITES

±3,500

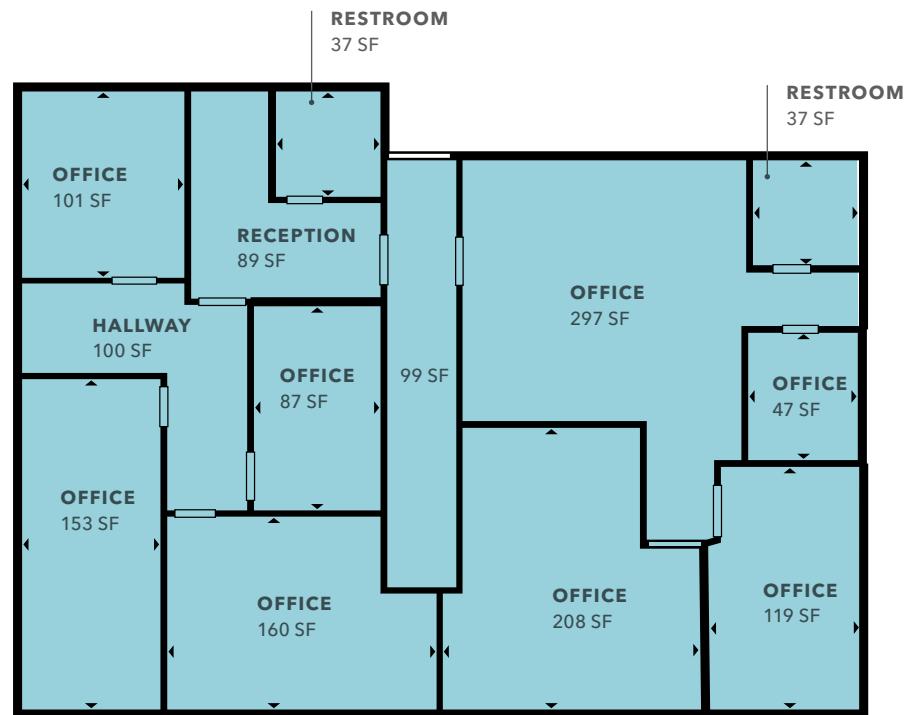
SF GROSS LEASABLE AREA

→ 713 W COMMONWEALTH

FLOOR 1



FLOOR 2



MARKET OVERVIEW

612,538

POPULATION WITHIN
A 5 MILE RADIUS

192,756

HOUSEHOLDS WITHIN A
5 MILE RADIUS

\$124,258

AVERAGE HOUSEHOLD INCOME
WITHIN A 5 MILE RADIUS



KIDDER MATHEWS

FULLERTON MARKET OVERVIEW

Fullerton is a city in northern Orange County, California, and was founded in 1887.

Historically, Fullerton was a center of agriculture, notably groves of Valencia oranges and other citrus crops; petroleum extraction; transportation; and manufacturing. It is home to numerous higher educational institutions, particularly California State University, Fullerton and Fullerton College. From the mid-1940s through the late 1990s, Fullerton was home to a large industrial base made up of aerospace contractors, canneries, paper products manufacturers, and is considered to be the birthplace of the electric guitar. The headquarters of Vons, which is owned by Albertsons, is located in Fullerton near the Fullerton-Anaheim line.

Fullerton is home to a vibrant music scene and is home to the Fullerton Public Library. The Main Library is located on Commonwealth Avenue in Downtown Fullerton and adjacent to the City Hall. There are several storefront theaters, including the Maverick Theater and Stages Theater.

Source: https://en.wikipedia.org/wiki/Fullerton,_California

DEMOGRAPHICS

POPULATION

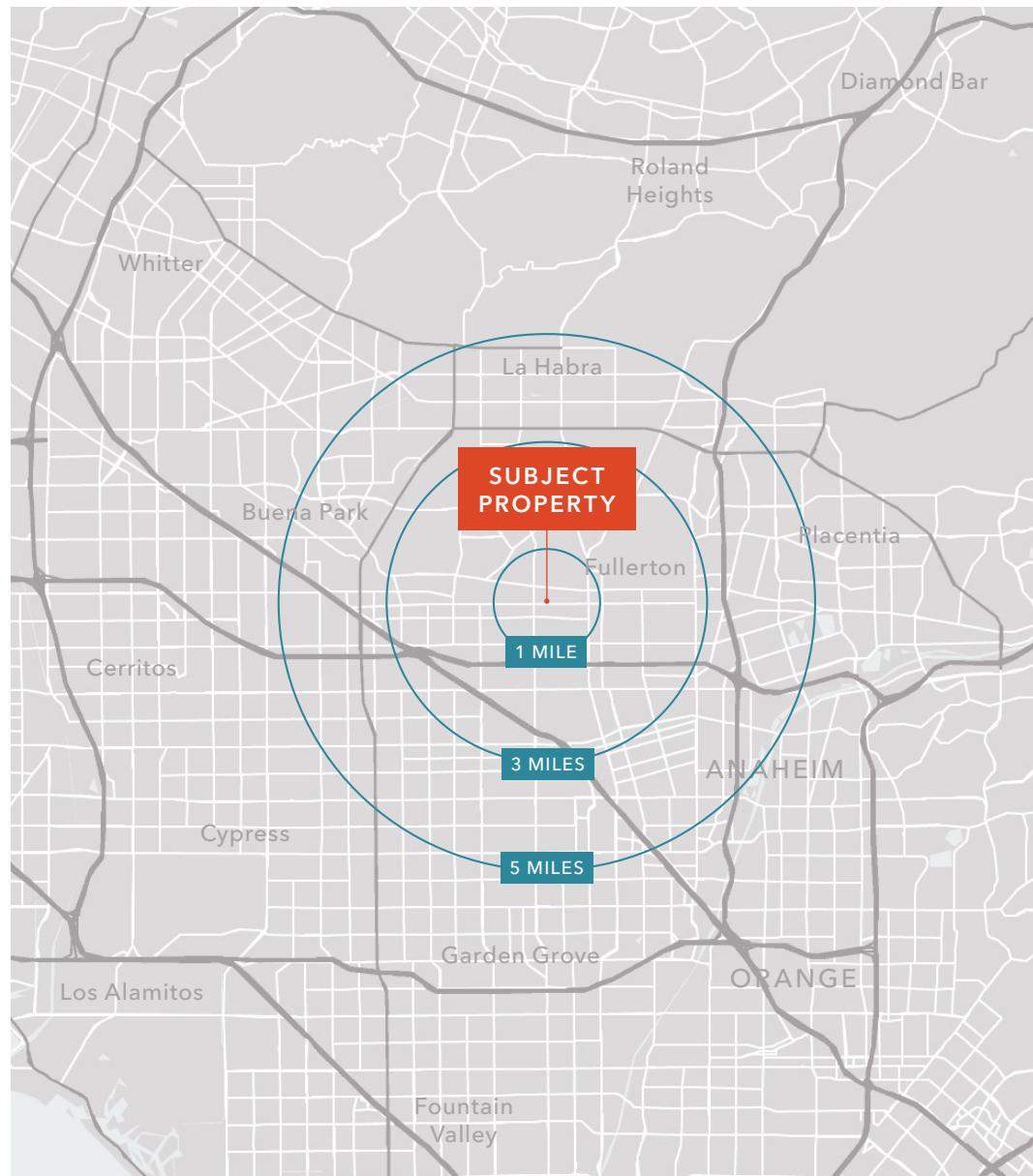
| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| 2025 ESTIMATED POPULATION | 27,502 | 206,465 | 612,538 |
| 2030 PROJECTED POPULATION | 26,508 | 199,922 | 595,264 |
| 2020 CENSUS | 29,320 | 211,200 | 622,274 |

2025 POPULATION BY RACE

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| WHITE | 41.7 | 35.4% | 35.6 |
| BLACK | 2.6% | 2.9% | 3.1% |
| NATIVE AMERICAN | 1.4% | 1.3% | 1.3% |
| ASIAN | 18.9% | 23.5% | 23.1% |
| HAWAIIAN & PACIFIC ISLAND | 0.2% | 0.2% | 0.3% |
| HISPANIC ORIGIN | 53.5% | 55.0% | 55.0% |

HOUSEHOLD

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|-----------|-----------|-----------|
| 2025 ESTIMATED HOUSEHOLDS | 9,464 | 65,042 | 192,756 |
| 2030 PROJECTION | 9,291 | 64,303 | 191,234 |
| 2020 CENSUS | 9,662 | 64,472 | 191,688 |
| GROWTH 2025-2030 | -0.4% | -0.2% | -0.2% |
| 2025 AVG HOUSEHOLD INCOME | \$141,938 | \$130,678 | \$124,258 |
| 2025 MEDIAN HOUSEHOLD INCOME | \$110,306 | \$108,285 | \$103,942 |



THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

510+

NUMBER OF BROKERS

36.7M+

ANNUAL SF OF LEASES

26.2M+

ANNUAL SF OF SALES

ASSET SERVICES

58M+ SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,400+

AVERAGE ASSIGNMENTS

39/24

TOTAL NO. OF APPRAISERS/MAI'S

OUR SERVICES

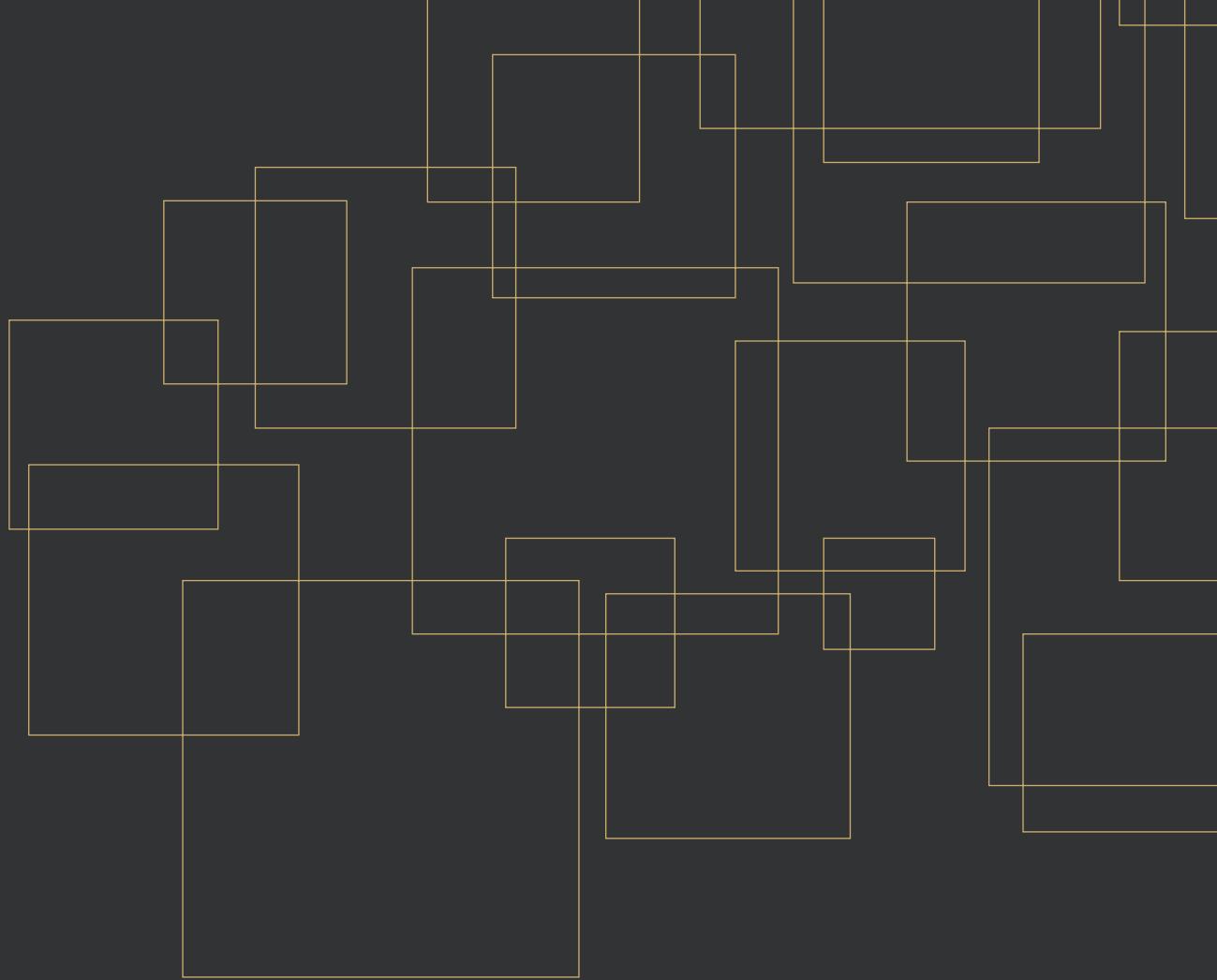
Commercial Brokerage

Asset Services

Valuation Advisory

Debt & Equity Finance





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