

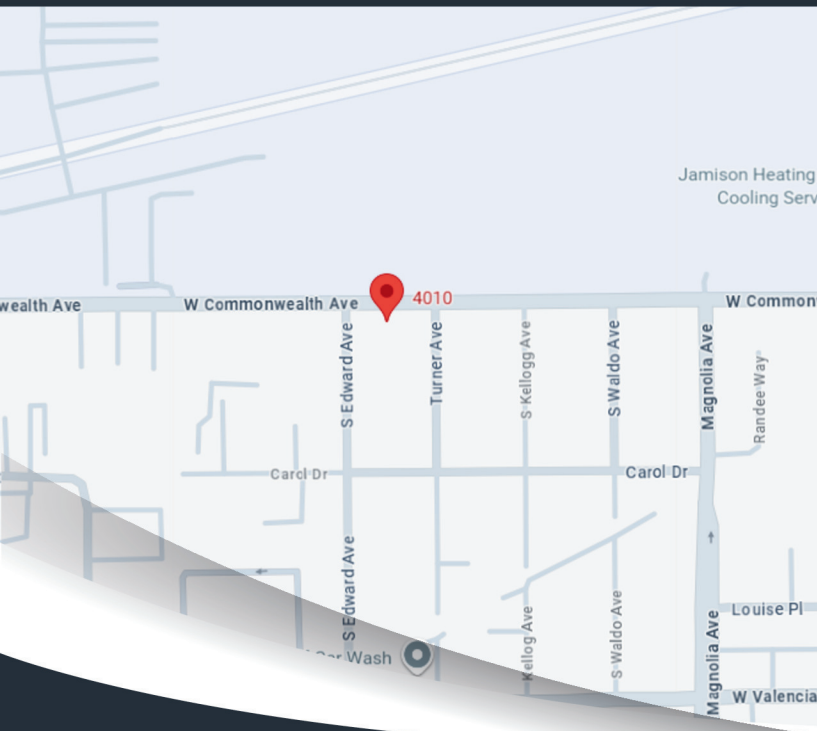
# FOR SALE | \$3,500,000

## MIXED USE RESIDENTIAL/RETAIL PROPERTY

±5,246 Sq Ft, 2 Stories | Zoned GC | Opportunity Zone



**4010-4018 W COMMONWEALTH AVE, FULLERTON, CA 92833**



### PROPERTY FEATURES

- Building SF: ±5,246 SF GLA
- Strong Financial Performance (5.66 CAP)
- Located in an Opportunity Zone with Numerous Tax Benefits
- Located in a High-traffic Commercial Street Directly Across from the Fullerton Airport
- Residential Tenants Upstairs
- Commercial Tenants Downstairs
- Owner User or Investment Opportunity
- Flexible Spaces with Multiple Options
- Desirable Upside Potential

**CARLOS BARRON**

COMMERCIAL REAL ESTATE ADVISOR

(714)222-7100

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# PROPERTY PHOTOS

720 W LA HABRA BLVD, LA HABRA, CA 90631



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