

Harley-Davidson Industrial Showroom For Sale

\$5,100,000.00 (\$338/SF)

2635 W. Orangethorpe Ave., Fullerton, CA

FEATURES

- › Hard to Find Freestanding Building
- › Design Can Accommodate Multiple Uses
- › Secured, Gated Property
- › Close Proximity to Santa Ana (I-5) and Riverside (91) Freeways

2635 W ORANGETHORPE
±15,064 SF

FOR SALE: ±15,064 SF ON ±22,307 SF OF LAND

CBRE

property features & pricing

target price: \$5,100,000 (\$338/SF)



2635 W ORANGETHORPE AVE

Size Available	±15,064 SF
Warehouse SF	±5,584 SF
Retail SF	First Floor: ±5,400 SF
	Second Floor: ±1,488 SF
	Third Floor: ±2,592 SF
Loading	Two (2) Grade Level Doors
Power	600 Amps
Warehouse Clear Height	12'
Sprinkler System	Fire Sprinklered
Yard	Fully Secured Yard & Parking
Solar	Installed
Year Built	1970



2635 W ORANGETHORPE AVE

EXCELLENT STREET FRONTAGE



CLASS A EXTERIOR DESIGN





DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2023 Population	28,835	112,441	247,467
DAYTIME EMPLOYMENT			
2023 Daytime Population	21,397	92,380	205,789
HOUSEHOLD INCOME			
2023 Average Household Income	\$102,199	\$112,700	\$112,775
2023 Median Household Income	\$80,820	\$87,592	\$85,497
EDUCATION			
2023 Population 25 and Over	18,464	73,674	164,346
HOUSEHOLDS			
2023 Households	8,521	33,876	76,518



This map displays the Southern California region, including Los Angeles, Long Beach, Anaheim, and Santa Ana. Major highways such as I-5, I-10, I-405, and SR-60 are shown. Key airports like LAX, Long Beach, and John Wayne are marked. A red location pin is positioned in the Los Angeles area, near the city of La Habra. An inset map in the bottom left corner provides a more detailed view of the area around the pin, showing a dense urban grid and a major highway interchange.

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CONTACT US

Keith Greer

Senior Vice President
+1714 371 9209
keith.greer@cbre.com
Lic. 01899022

Joe Miller

First Vice President
+1714 614 3444
joe.miller@cbre.com
Lic. 00902422

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W ORANGETHORPE AVE

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