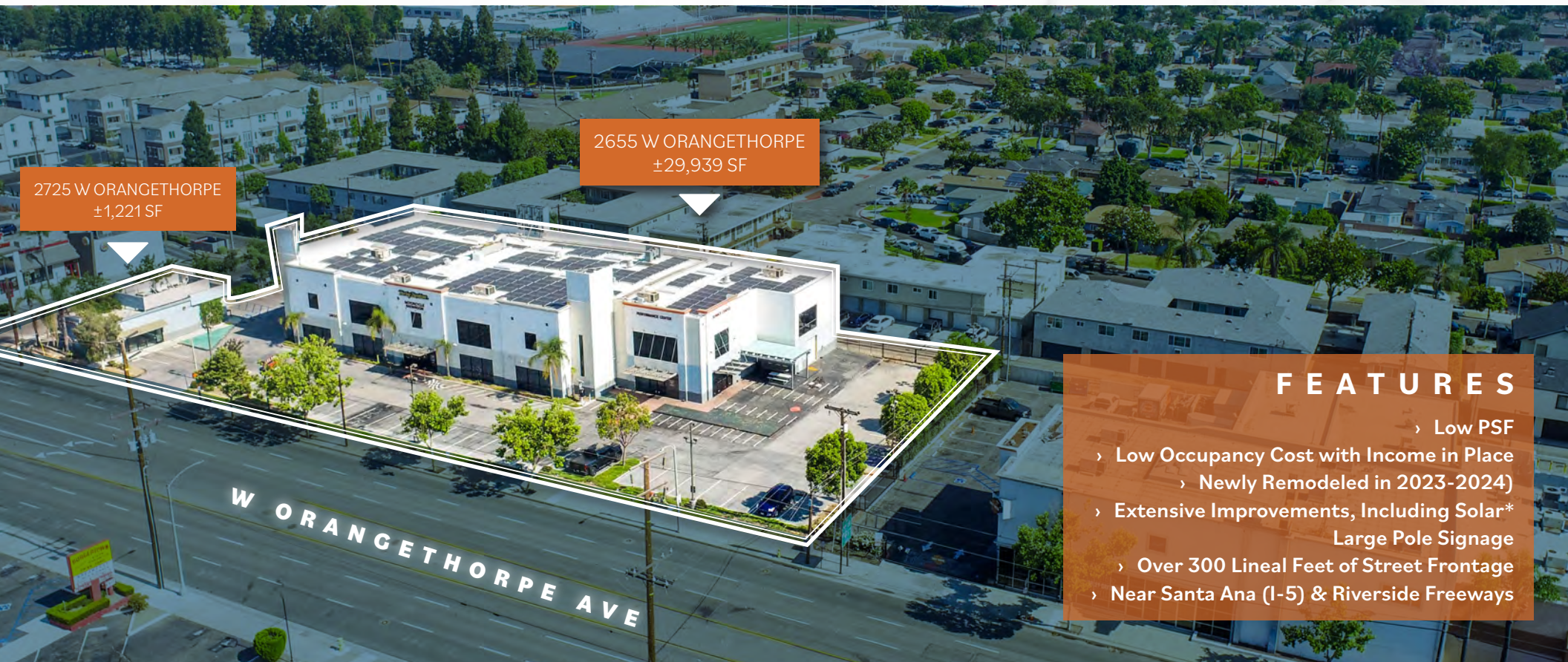


**Huge Price Reduction!**

# Former Harley-Davidson Showroom Building with Income

## For Sale: Only \$274.00 PSF - \$7,800,000

2655 & 2725 W. Orangethorpe Ave., Fullerton, CA



### FEATURES

- › Low PSF
- › Low Occupancy Cost with Income in Place
  - › Newly Remodeled in 2023-2024)
- › Extensive Improvements, Including Solar\*
  - › Large Pole Signage
  - › Over 300 Lineal Feet of Street Frontage
  - › Near Santa Ana (I-5) & Riverside Freeways

**FOR SALE: ±31,160 SF WITH INCOME!**

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**CBRE**

\*Over \$600,000 Solar Power Upgrades



# property features & pricing

target price: \$7,800,000 (\$274/SF)



2655 W ORANGETHORPE AVE

Building Size	±29,939 SF
First Floor SF	±17,081 SF
Second Floor SF	±12,858 SF
Loading	Three (3) Grade Level Doors
Power	1,000 Amps
Warehouse Clear Height	28'
Sprinkler System	Fire Sprinklered
Solar	Installed
Year Built	2002
Remodeled	2023-2024

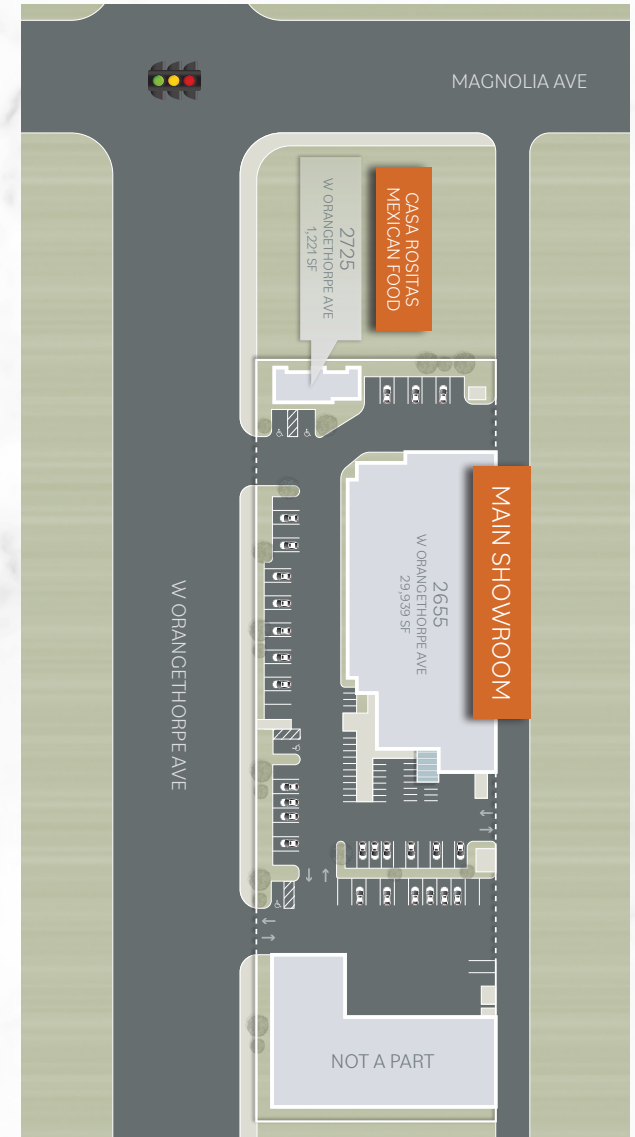


2725 W ORANGETHORPE AVE

Size	±1,221 SF
Use	Mexican Food
Power	100 Amps
Solar	Installed
Sprinkler System	Fire Sprinklered
Year Built	2002

## CURRENT LEASE TERM - CASA ROSITAS MEXICAN FOOD

Current Lease Rate	\$27,000 Annual / \$2,300 Month NNN
Remaining Term	Expires May 31, 2029
Annual Increases	3.5% Per Annum





2655 W ORANGETHORPE  
±29,939 SF



2655 W ORANGETHORPE  
±29,939 SF



2725 W ORANGETHORPE  
MEXICAN FOOD  
\$27,000 ANNUAL INCOME



2725 W ORANGETHORPE  
±1,221 SF





# 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 border of Los Angeles and Orange counties. An inset map in the bottom left corner provides a closer view of the area around the pin.

2635, 2655 & 2725 W ORANGETHORPE AVE



# Harley-Davidson Showroom Building(s) For Sale

2655 & 2725  
W. Orangethorpe Ave  
Fullerton, CA

## CONTACT US

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