

FOR LEASE

1,740 SF AVAILABLE

UNIVERSITY PLAZA

2720 – 2736 NUTWOOD AVE., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVE.
ACROSS FROM **CSFU** CAMPUS | AMPLE OUTDOOR SEATING



Investment Concepts, Inc.



1667 E. Lincoln Avenue
Orange, CA 92865



(714) 283-5800 x500



Denisse Sandoval

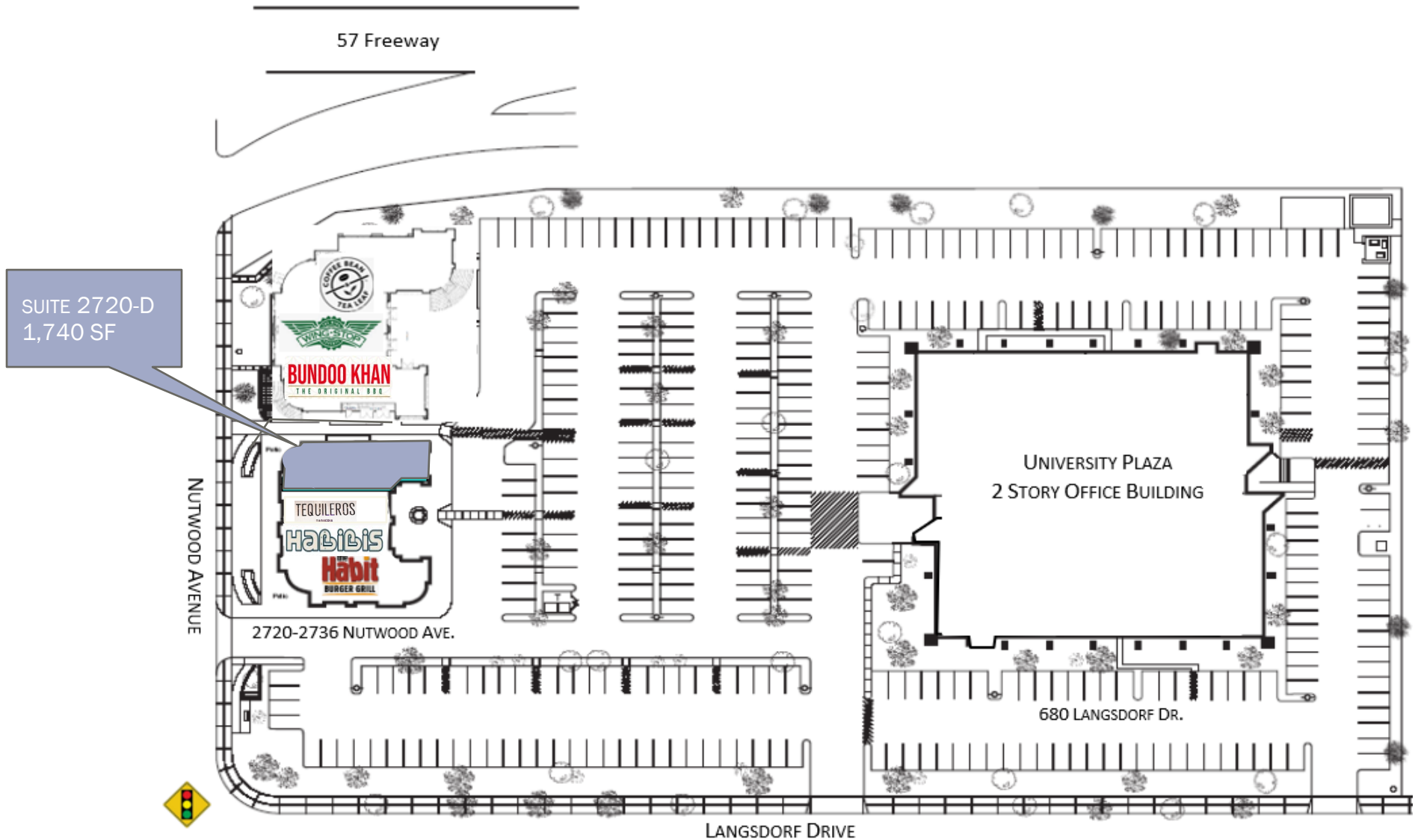
DenisseS@icicorporate.com

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AVAILABLE 9/1/2026

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- IMMEDIATELY OFF THE 57 FWY AT NUTWOOD
- ACROSS FROM CAL STATE FULLERTON
- AMPLE OUTDOOR SEATING
- EXCELLENT STREET VISIBILITY
- HIGH DAYTIME POPULATION & STUDENT ACTIVITY
- MONUMENT SIGNAGE AVAILABLE
- MONITORED FREE SURFACE PARKING

AVAILABLE

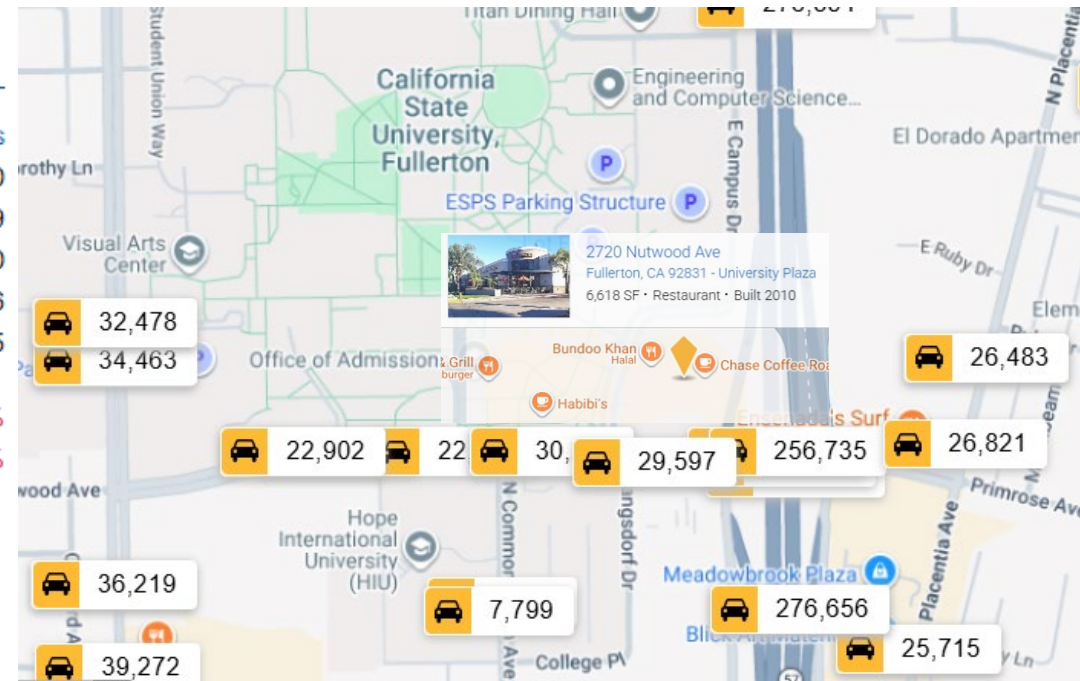
SUITE: 2720#D

SIZE 1,740 SF

NNN: 1.49 SF/MO

Demographics >>

	1 mile	3 miles
Population	32,083	187,980
Households	10,649	61,139
Median Age	32.80	37.70
Median HH Income	\$78,114	\$96,036
Daytime Employees	13,580	116,725
Population Growth '25 - '30	▼ -0.45%	▼ -0.33%
Household Growth '25 - '30	▼ -0.53%	▼ -0.44%



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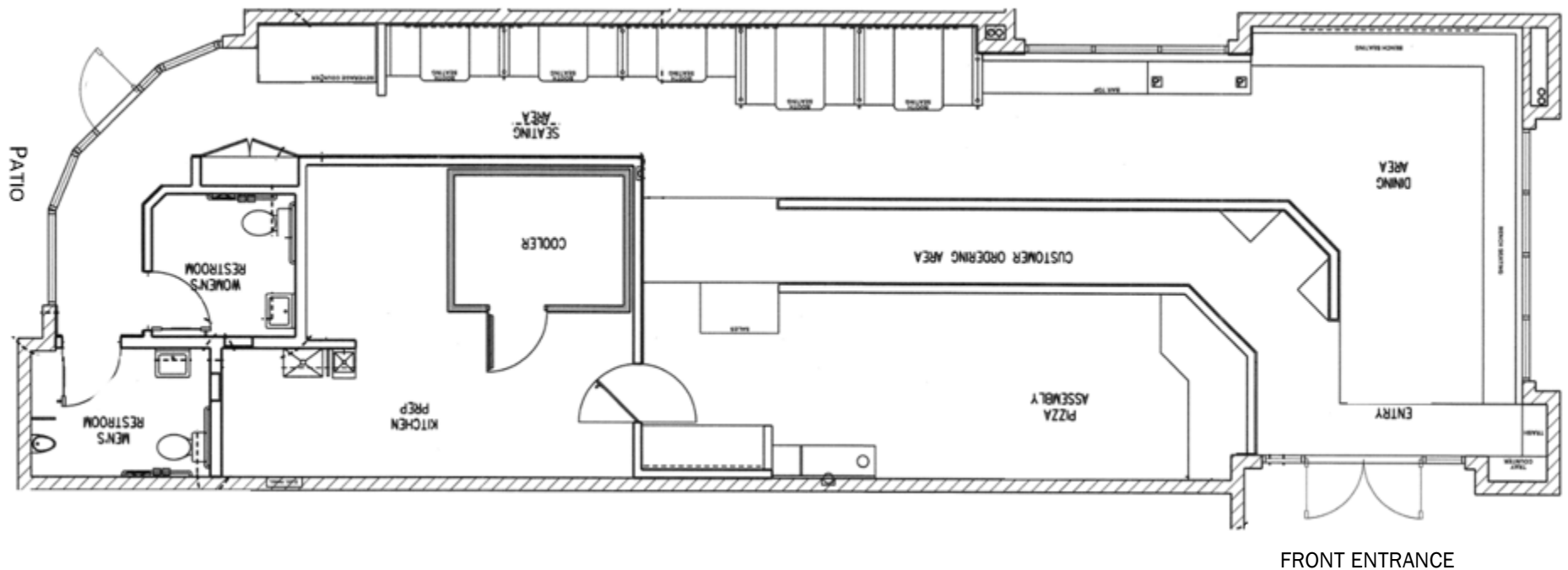
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