

\$4,800,000 - OWNER EXTREMELY MOTIVATED!

Showroom / Multi-Purpose Building For Sale

2635 W. Orangethorpe Ave., Fullerton, CA - Available



±31,160 SF SOLD! ±15,064 SF REMAINING!

CBRE

property features & pricing

target price: \$4,800,000 - Owner Extremely Motivated!



2635 W ORANGETHORPE AVE

Total Size Available	±15,064 SF
	Total SF: ±10,984 SF
1st Floor	Retail / Showroom: ±5,400 SF Warehouse: ±5,584 SF
2nd Floor	Office / Storage: ±4,080 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



EXCELLENT EXPOSURE &
SIGN IDENTITY



PARTS & ACCESSORIES
CLOTHING



CLASS A EXTERIOR DESIGN



SELF-CONTAINED PARCEL



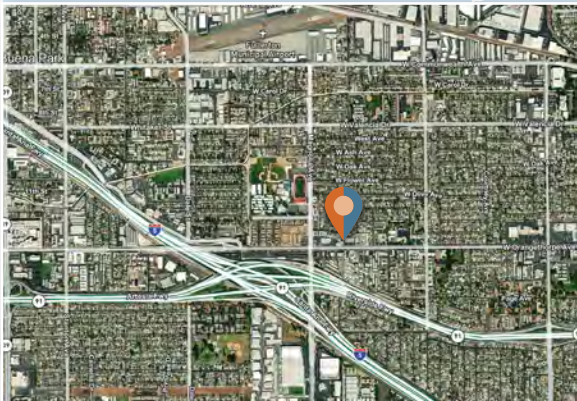
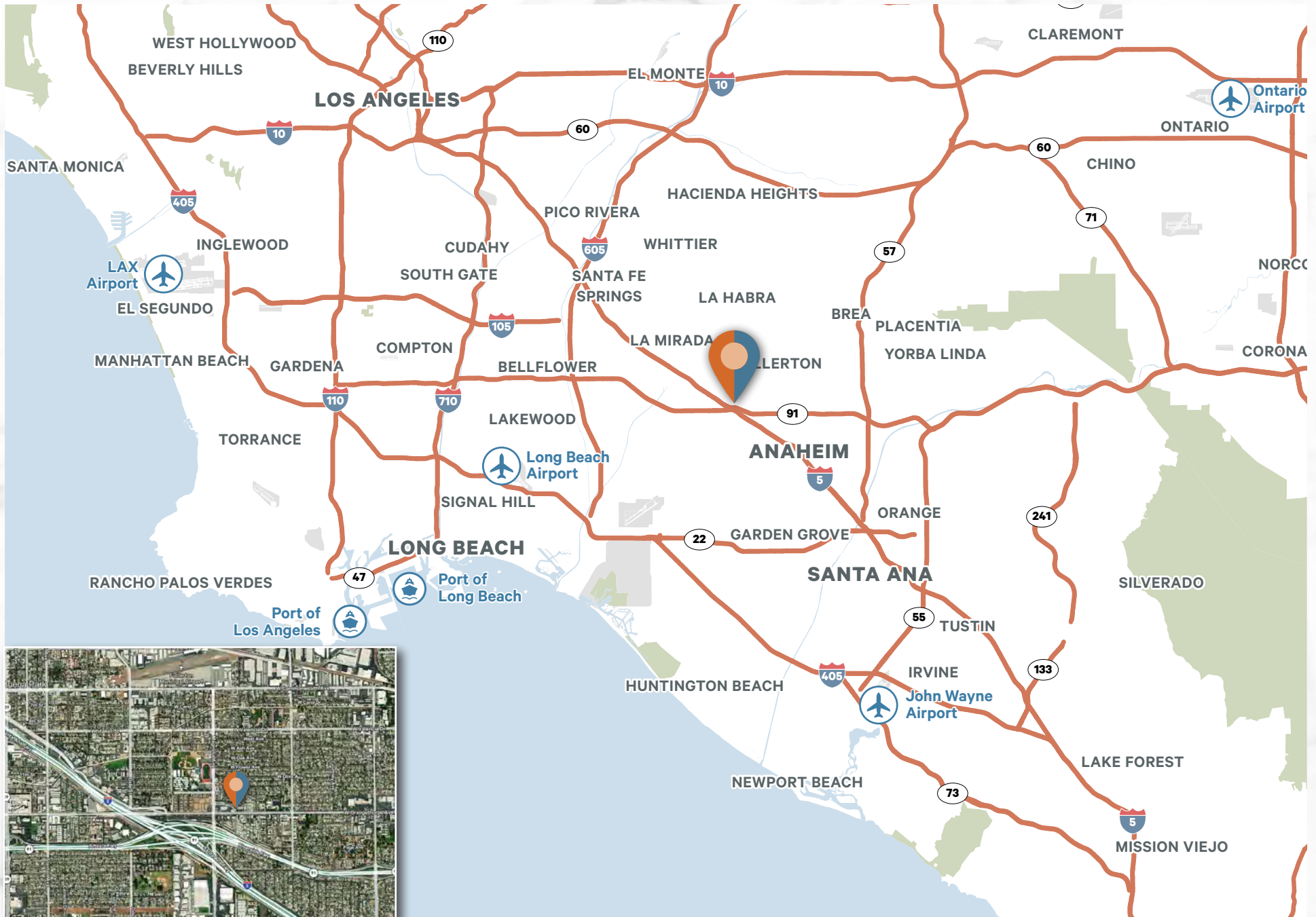


DEMOGRAPHICS

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



REGIONAL MAP



2635 W ORANGETHORPE AVE

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2635
W. Orangethorpe Ave
Fullerton, CA

CONTACT US

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W ORANGETHORPE AVE

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