

FOR LEASE



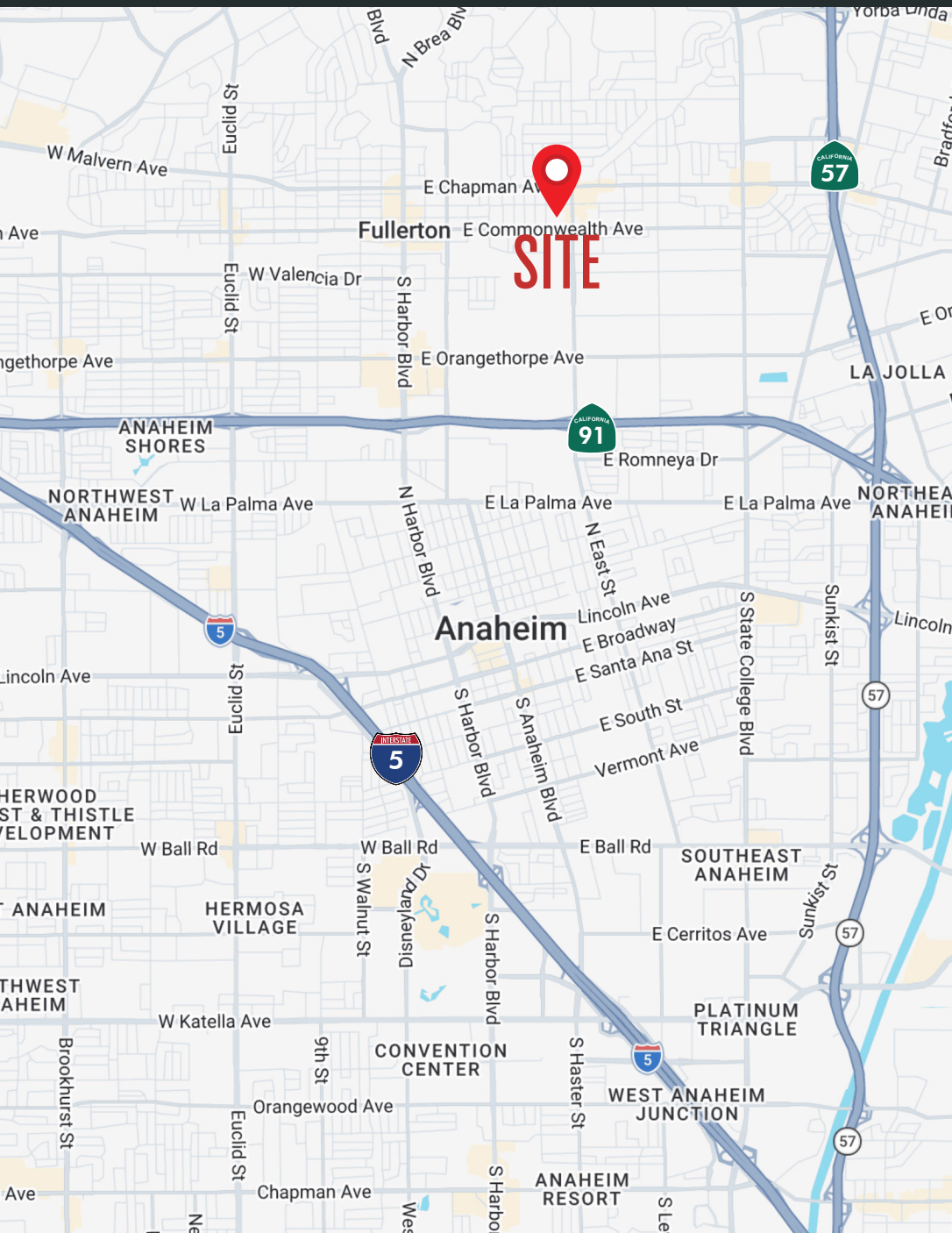
139 W SANTA FE AVE
FULLERTON, CA 92832

FULLY FIXTURIZED RESTAURANT
±9,500 SF RESTAURANT
WITH FULL LIQUOR LICENSE AND ENTERTAINMENT PERMIT

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

RANDALL DALBY
SENIOR VICE PRESIDENT
CALDRE 01259576
949.790.3165
RDALBY@LEEIRVINE.COM

139 W SANTA FE AVE, FULLERTON



PROPERTY HIGHLIGHTS

- ±9,500 SF Restaurant
- Potential to Purchase all FF&E Liquor License and Entertainment Permit
- Fullerton Train Station Directly Across the Street
- Excellent Downtown Fullerton Location
- Good Corner Location
- Excellent Parking in Area
- Close Proximity to Fullerton College
- 91 & 57 Freeways Nearby
- Located in Downtown Fullerton
- Restaurant District
- Strong Demographics
- \$119,971 Average Household Income in 3 Mile Radius

AERIAL



THE OLD SPAGHETTI FACTORY

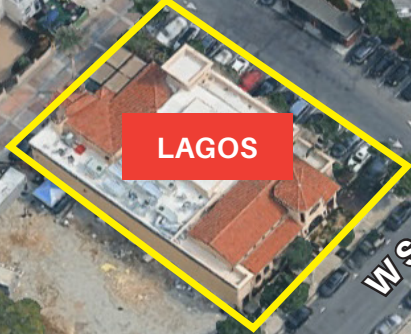
HARBOR BLVD

ROScoe'S

MAMA MIA

SPICE SOCIAL

HEROES BAR & GRILL



LAGOS

SMALDEN AVE

W SANTA FE AVE

FULLERTON TRAIN STATION

MAJOR TENANTS



Fullerton College

Fullerton Train
Station



COSTCO
WHOLESALE

IN-N-OUT
BURGER

AMC
THEATRES

Chick-fil-A

SITE

S HARBOR BLVD

W CHAPMAN AVE

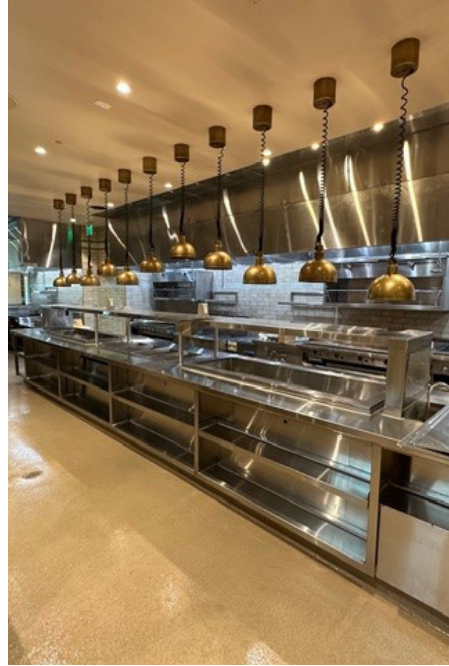
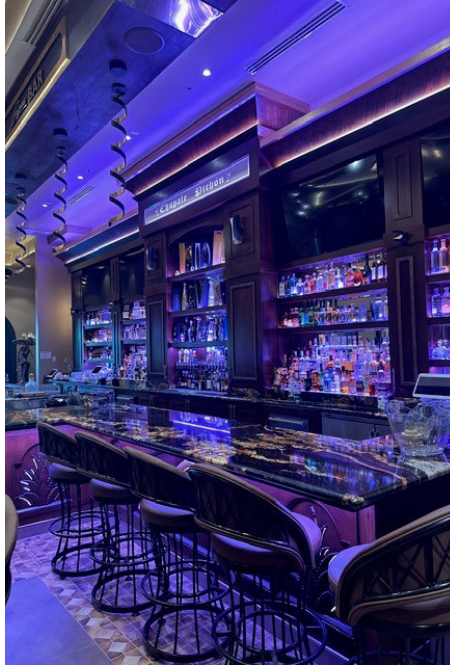
TARGET

jamba

SPROUTS
FARMERS MARKET

Yogurtland

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CONTACT FOR MORE INFO



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DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate	26,872	221,093	603,241
2030 Projection	26,832	220,036	602,282



INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$111,975	\$119,971	\$119,900
Median Household Income	\$88,59	\$93,902	\$94,388