

Fullerton Court  
2,700 SF 2<sup>nd</sup> Gen Restaurant

444 North Harbor Boulevard  
Fullerton, CA 92832



CALIFORNIA STATE UNIVERSITY  
**FULLERTON**

Fullerton College



2,700 SF  
2<sup>ND</sup> GEN RESTAURANT  
AVAILABLE

Fullerton  
Transportation Center

**HARBOR BOULEVARD 36,648 CPD**

**CHAPMAN AVENUE 30,626 CPD**

Covered  
Public Parking

 **AXIOM**  
Retail Advisors

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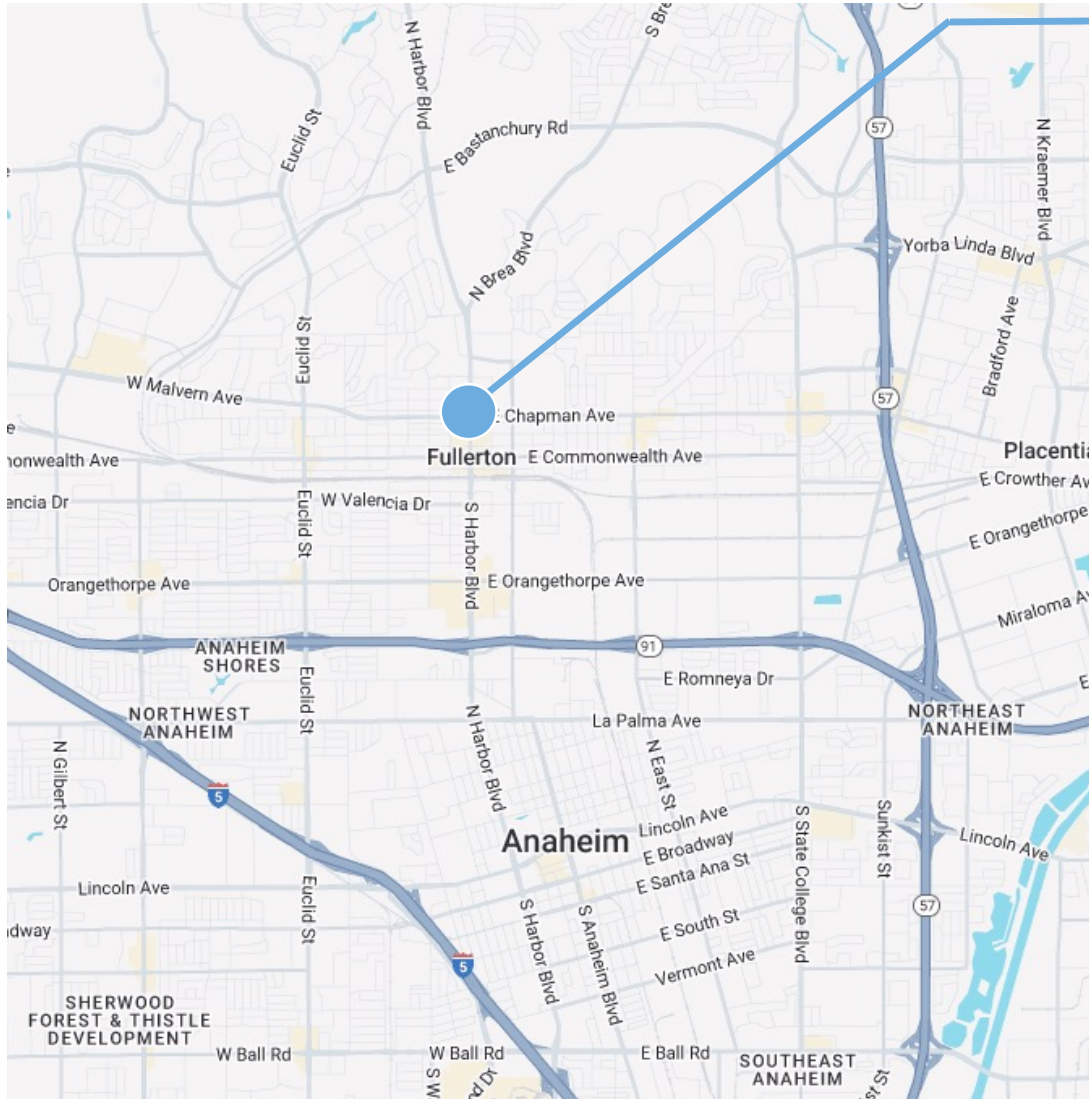
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## Property Highlights:

- 2,700 SF 2<sup>nd</sup> generation restaurant space available at the SEC of Harbor Blvd. and Chapman Ave.
- Signalized intersection with 67,274 ADT
- Public parking with 150 on-site covered spaces directly adjacent
- Located in Downtown Fullerton immediately surrounded by Fullerton College (26,000+ students), Fullerton Union High School (1,880 students), over 2,000 apartment units, and popular restaurants, entertainment, and retail
- Within walking distance to Fullerton Transportation Center, which is the busiest stop along Metrolink's Orange County route averaging 3,000 passengers on any given workday
- Less than 3 miles from CSU Fullerton with 43,662 students

## Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	24,188	221,459	587,811
AHH Income	\$125,462	\$129,415	\$128,087



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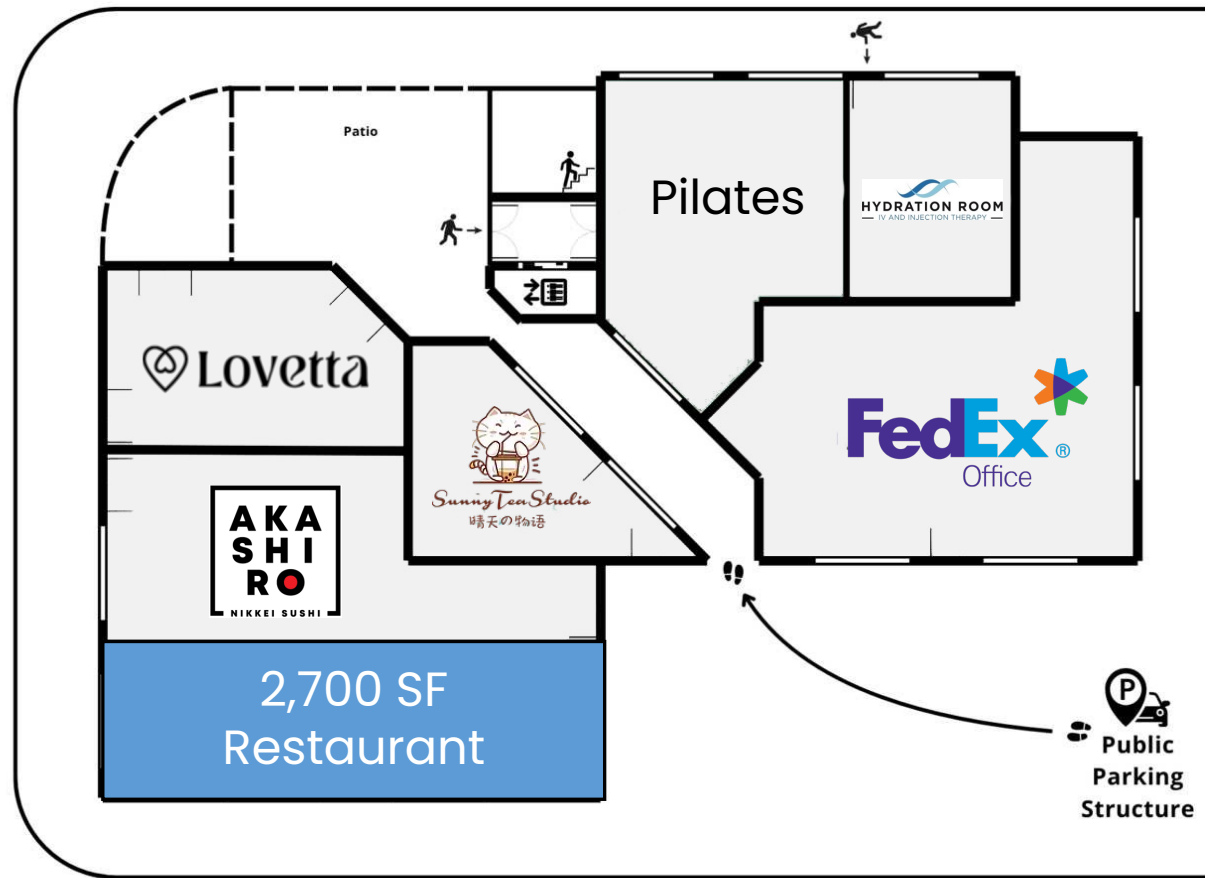
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Harbor Blvd

Chapman Ave



Whiting Ave

MONUMENT SIGNAGE  
AVAILABLE



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