

FOR LEASE

UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

1,016 SF – 2,800 SF

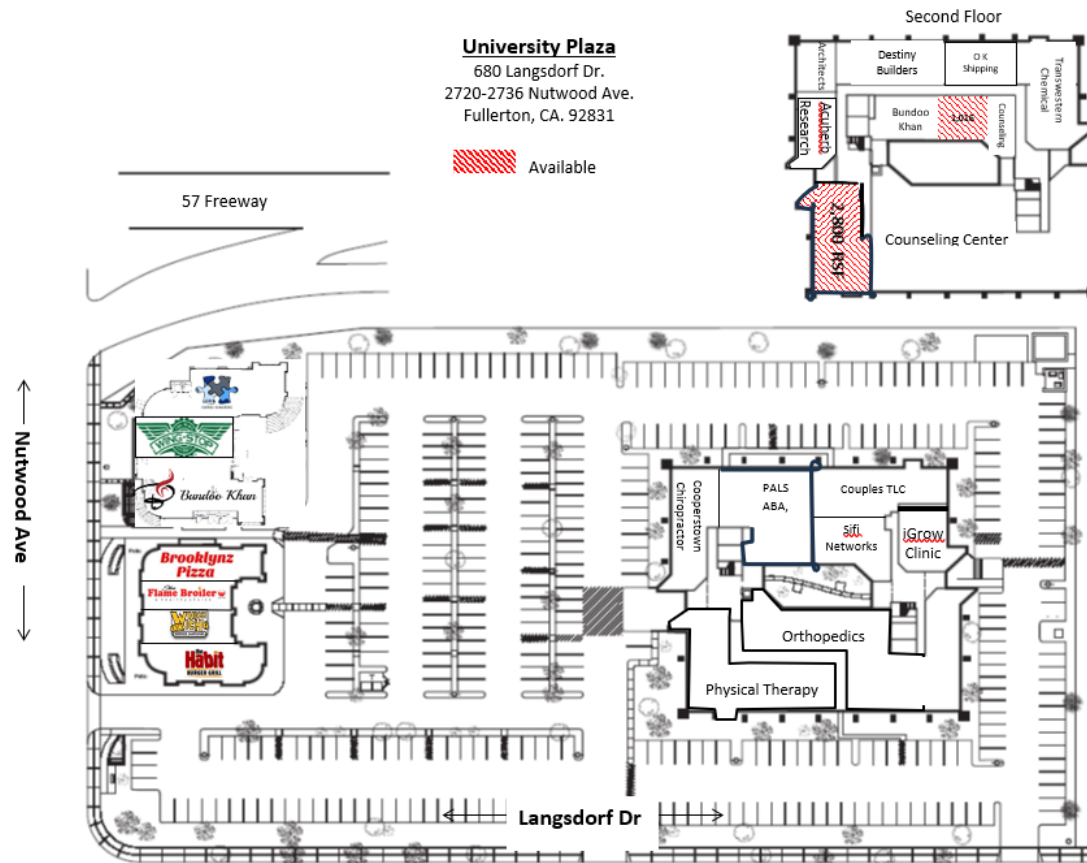


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SITE PLAN



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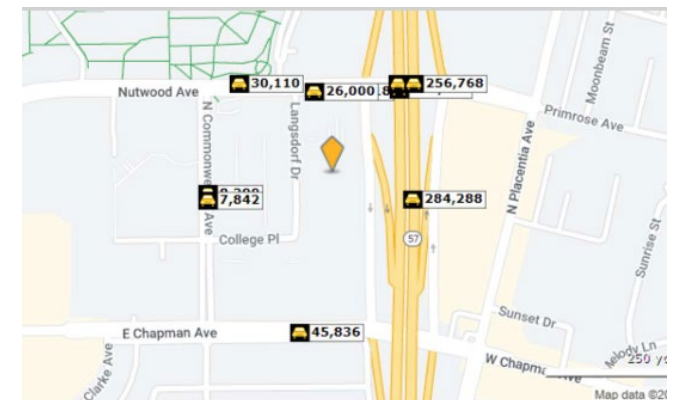
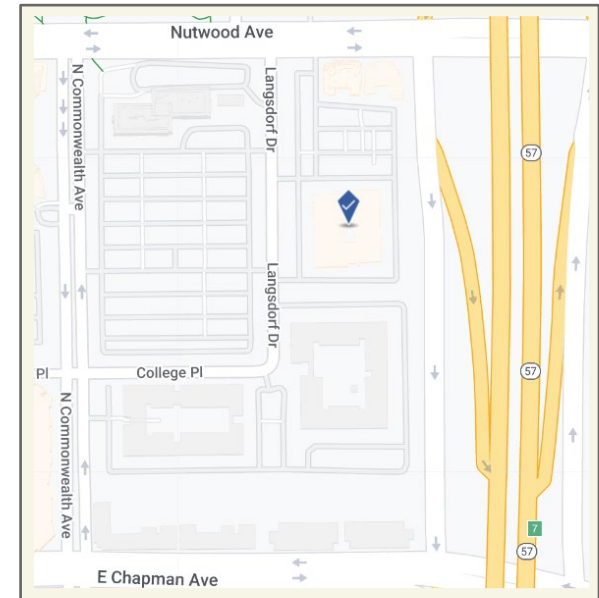
PROPERTY INFO

\$2.00 - \$2.35 PSF/MO FULL-SERVICE GROSS
LANDLORD CONSTRUCTED IMPROVEMENTS AVAILABLE

- TWO STORY OFFICE BUILDING
- IMMEDIATELY OFF THE 57 FWY AT NUTWOOD
- ACROSS FROM CAL STATE FULLERTON & MARRIOTT
- ON-SITE FOOD COURT
- ONE ELEVATOR, TWO STAIRWAYS
- MONUMENT SIGNAGE FOR OFFICE TENANTS
- MONITORED FREE SURFACE PARKING
- INTERIOR AND EXTERIOR SECURITY CAMERAS
- 24/7 BUILDING ACCESS TO TENANTS VIA KEY CARD
- GARDEN STYLE ATRIUM

Demographics >>

	1 mile	3 miles	5 miles
Population	28,774	191,393	455,933
Households	9,858	61,600	142,796
Average Age	35.10	38.90	39.30
Average HH Income	\$84,745	\$114,283	\$117,339
Daytime Employees	26,709	181,272	436,073



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AERIAL PHOTO

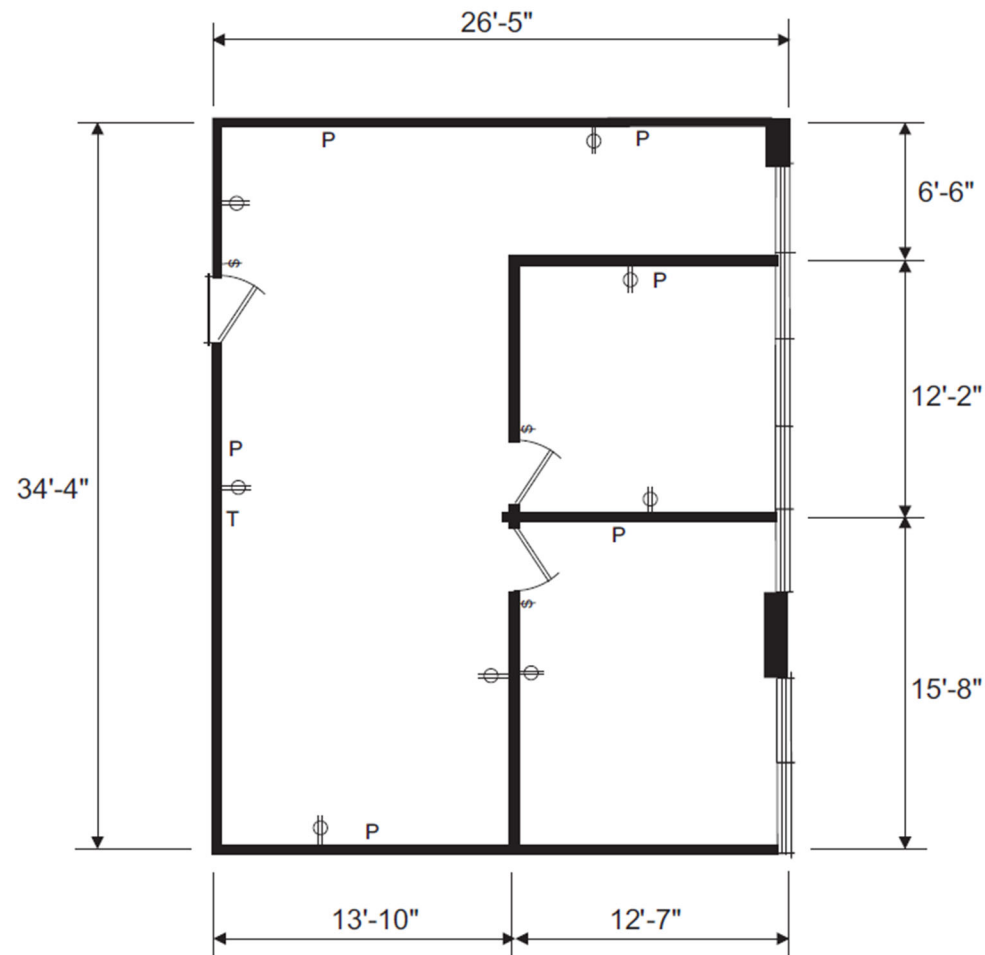


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IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

#210 – 1,016 rsf



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680 LANGSDORF DR., FULLERTON CA 92831
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

#219 – 2,800 rsf

