

3,482 SF Endcap Non-Food (Divisible)
& 3,000 SF Endcap 2nd Gen Restaurant

AMERIGE HEIGHTS TOWN CENTER

1899 - 1997 W. MALVERN AVENUE, FULLERTON, CALIFORNIA 92833



PROJECT HIGHLIGHTS



Premier shopping center featuring a vibrant mix of national brands, dining, and service-oriented retailers



Located in the affluent Orange County neighborhood of Fullerton and serves as the retail core for the 293-acre Amerige Heights Master Planned Community with \pm 1,365 homes



Tenants include **Target**, **Albertsons**, **Ross**, **Gold's Gym**, **Barnes and Noble**, **Islands**, and **Starbucks**



Excellent exposure and access with two signalized intersections along Malvern Avenue (35,000 CPD) and one signalized intersection on Gilbert Street (22,000 CPD)

3,000 SF



3,482 SF

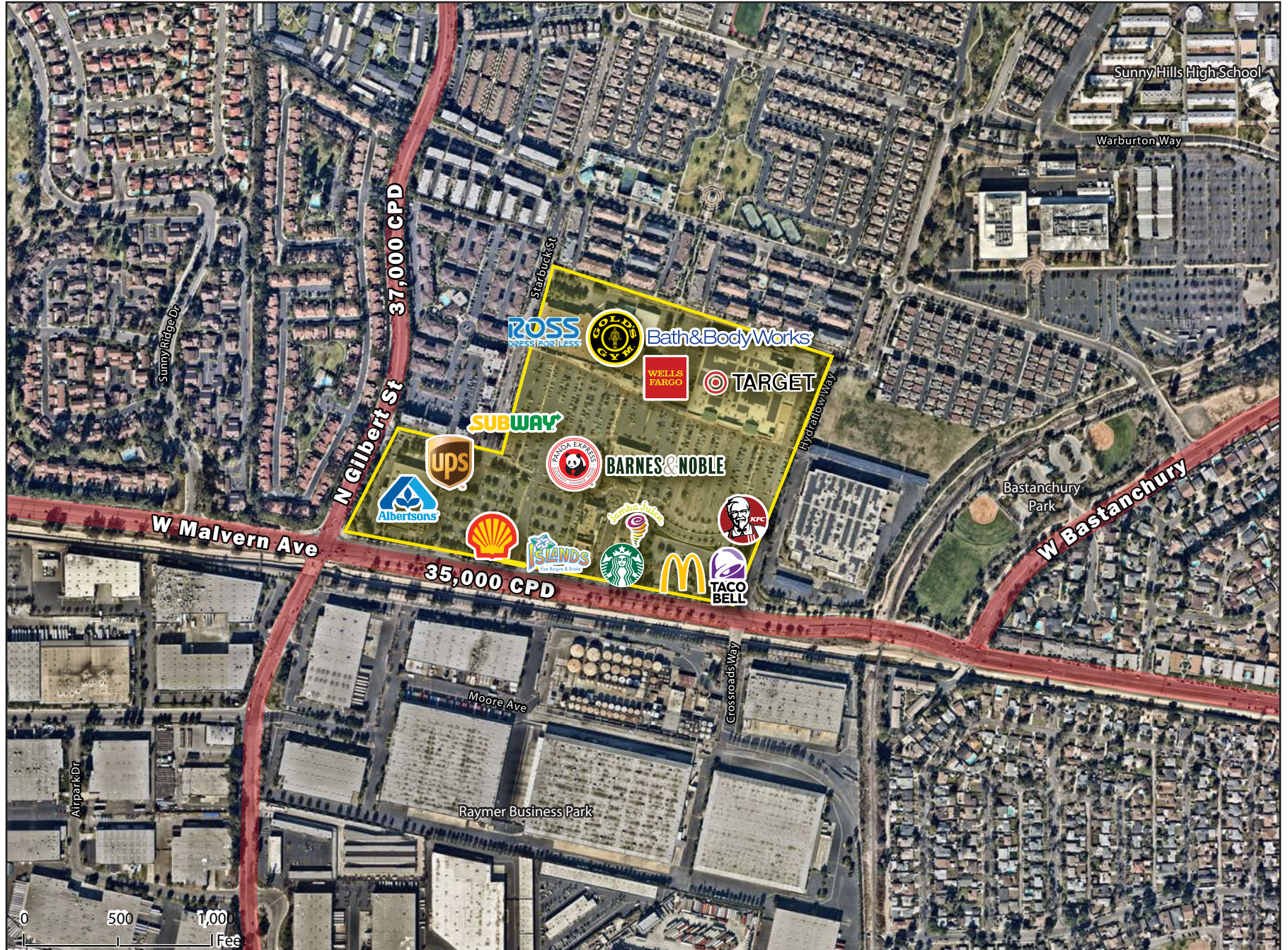


SITE PLAN

SUITE	TENANT	SF
1889	Taco Bell/ KFC/ Pizza Hut	3,026
1891	McDonalds	3,100
1893	Target	142,600
1895	Four Seasons Spa	2,400
1897	Bath & Body Works	2,360
1899-A	Phenix Salon Suites	3,700
1899-C	Wells Fargo Bank	4,000
1901	dPlace Restaurant	7,500
1909	Optometrist	1,305
1911	Jersey Mikes	1,305
1913	Dentist	1,305
1915	Professional Nails	1,105
1917	Salon Bona	1,550
1919	Sound Chicken	1,800
1923	Barnes and Noble	24,000
1925	AVAILABLE (2nd Gen Restaurant)	3,000
1927	LEASED	2,000
1931	Panda Express	3,000
1935	Rubio's Baja Grill	2,035
1937	Tang Korean	1,700
1939	Saeng Green Skin Care	1,900
1941	Ramen + Katsu	1,970
1943	Orthodontics	1,430
1945	Pho Zip	2,002
1947	Mathnasium	1,200
1949	Jamba Juice	1,200
1951	Starbucks	1,600
1961	Gold Coast Dental	9,600
1967	Olympic Golf	10,000
1971	Allure Nail & Spa	1,274
1973	Gold's Gym	37,500
1979	Kid's Empire	20,043
1985	Ross	30,187
1993	Tous Les Jours	2,135
1993-B	California Tofu Grill	2,375
1993-C	Subway	1,242
1995-A	Center Medical Group	1,633
1995	C2 Education	1,745
1997	AVAILABLE (Non-Food)	3,482
2201	Islands Restaurant	6,000
2221	Verizon Wireless	1,312
2231	Coldstone	1,200
2241	Katsubo Tea	1,000
2251	Ceragem	2,000
2261	Dry Cleaner	1,400
2271	The UPS Store	1,300
2291	Albertson's	57,560
	Albertson's Fuel Center	1,989



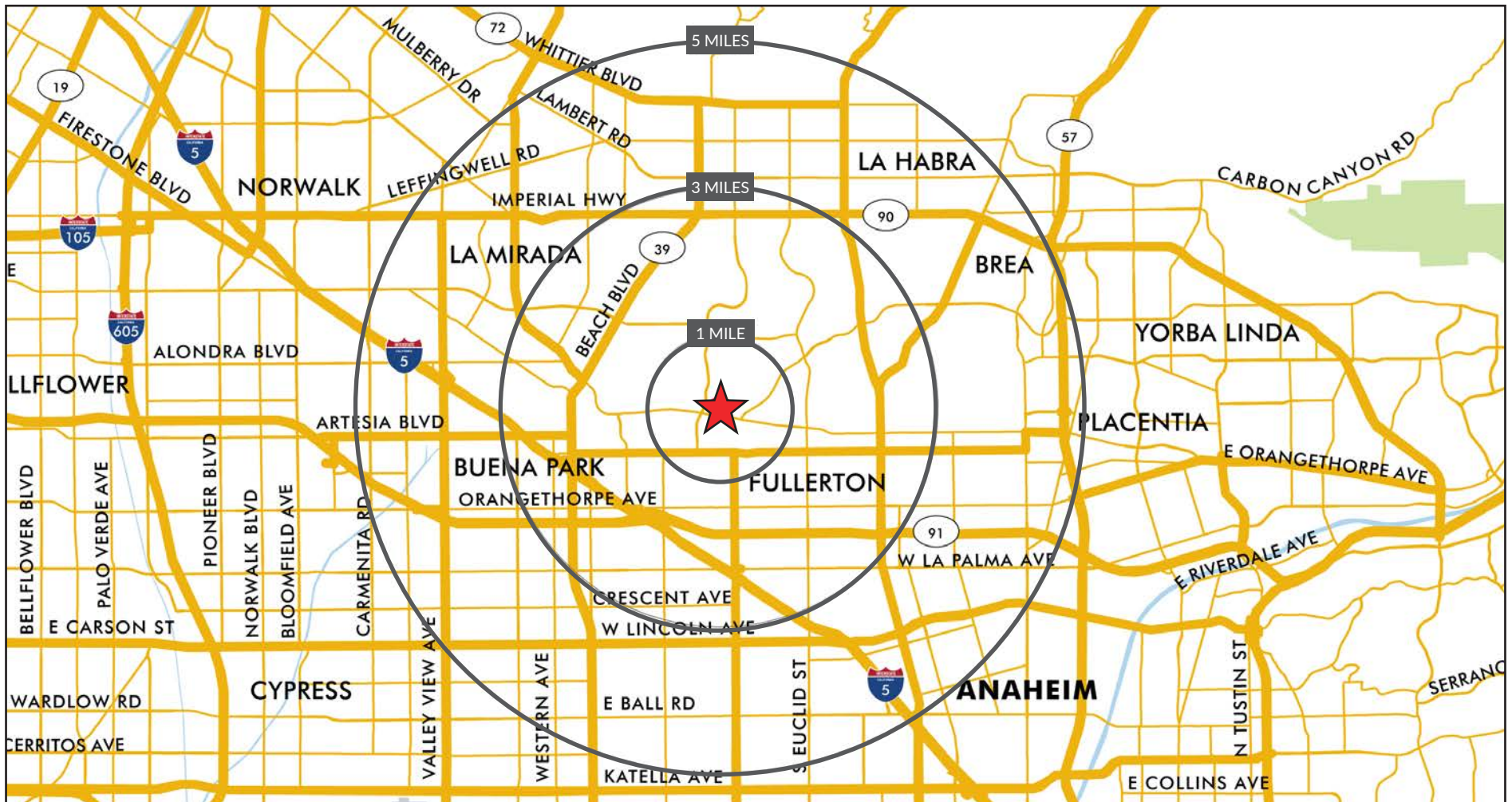
AERIAL MAP



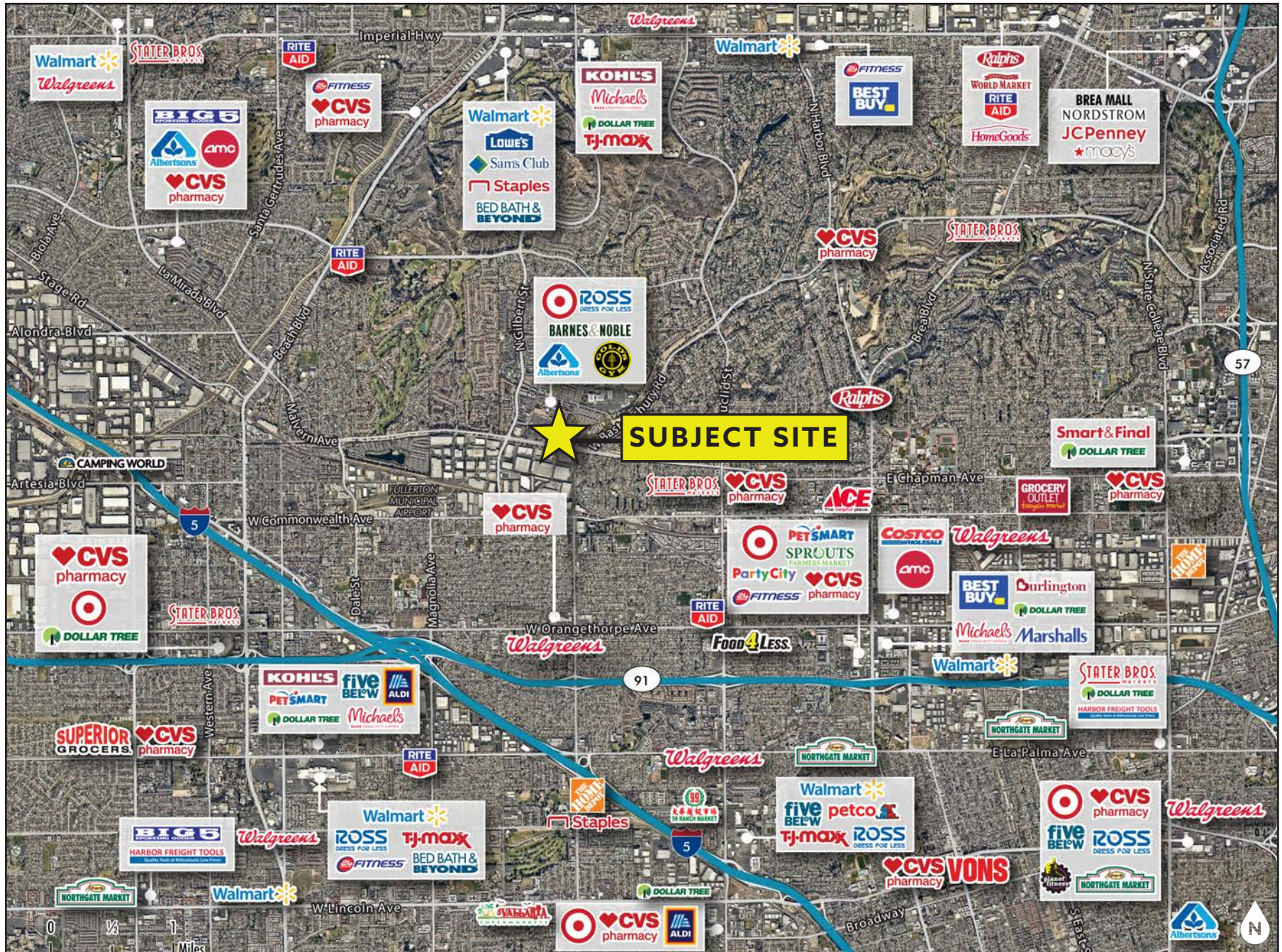
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	21,070	207,662	615,471
Daytime Population	18,656	178,474	581,676
2024 Avg. Household Income	\$155,370	\$132,164	\$124,561
No. of Households	6,890	67,518	194,180

Located in North Orange County, Fullerton is a full-service city renowned for its unique mix of residential, commercial and industrial, educational and cultural environments that provide an outstanding quality of life for its residents. Fullerton is one of the largest and oldest cities in Orange County, boasting a population of approximately 141,000. Fullerton is home to award-winning education, a thriving Downtown District, and many other popular destinations.



RETAILER MAP





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