

FOR LEASE

FREESTANDING MEDICAL OFFICE BUILDING

125 N EUCLID ST, FULLERTON, CA 92832

**For Lease
Medical Office**
Tricia McCarroll
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Complete. Unmatched. Custom. Solutions.

SVN
VANGUARD

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CA DRE # 01840569

PROPERTY SUMMARY

PROPERTY TYPE	Medical/Office	LEASE RATE	\$2.50 PSF
RBA	±2,350 SF	LEASE TYPE	NNN (\$0.50 PSF)
STORIES	1	SIGNAGE	Building Signage
TENANCY	Single	PARKING	Dedicated Lot

PROPERTY SUMMARY

Fully improved for medical use, this freestanding building fronts Euclid and offers visible signage opportunities. Ideal for medical, dental, or office tenants, and no CUP is required for veterinary use. Located next to retail shops, the property provides excellent visibility, convenient access, and a strong professional presence. Perfect for tenants seeking a ready-to-use space in a high-traffic, well-connected location.

PROPERTY SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
125 N Euclid	±2,350 SF	Office / Medical	\$2.50 PSF NNN

PROPERTY HIGHLIGHTS

- ① 3-4 Exam Rooms
- ① Doctor's Office / Private Office
- ① Reception and Waiting Area, 2 Restrooms
- ① Breakroom / Staff Area with Outside Common Area

PROPERTY IMAGES

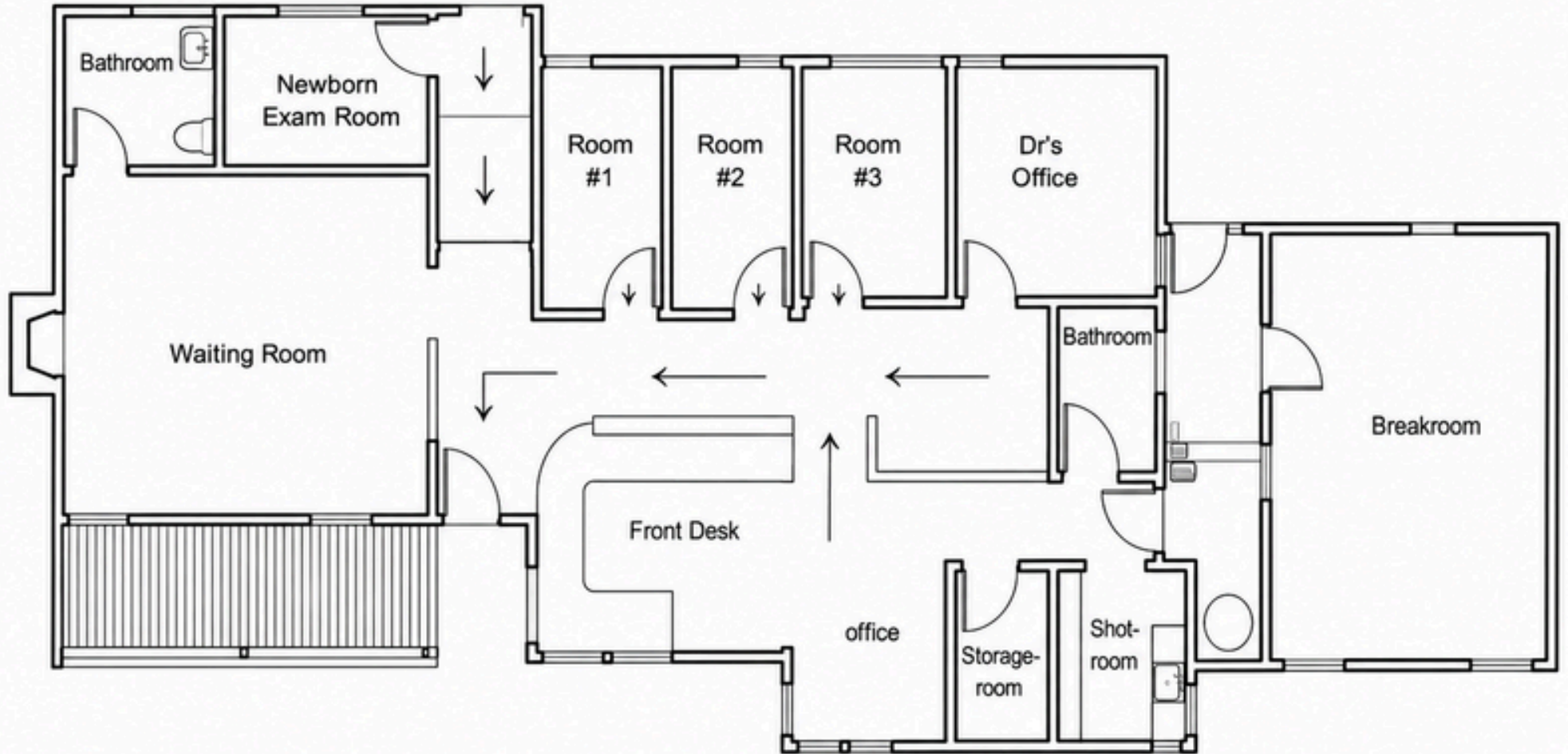


LOCATION SUMMARY



Located in the heart of Fullerton, this area offers excellent access and visibility for a variety of professional offices, including medical, legal, or financial practices. The downtown core provides convenient amenities such as public parking, nearby restaurants, and cafes for staff and visitors. California State University, Fullerton (CSUF) is approximately 1.5 miles away, adding nearby foot traffic and a dynamic community atmosphere. With a blend of historic charm and modern conveniences, including restaurants, cafes, and public parking, the area provides an ideal setting for professional offices, medical practices, or other service-oriented businesses seeking a central, well-connected location.

FLOOR PLAN



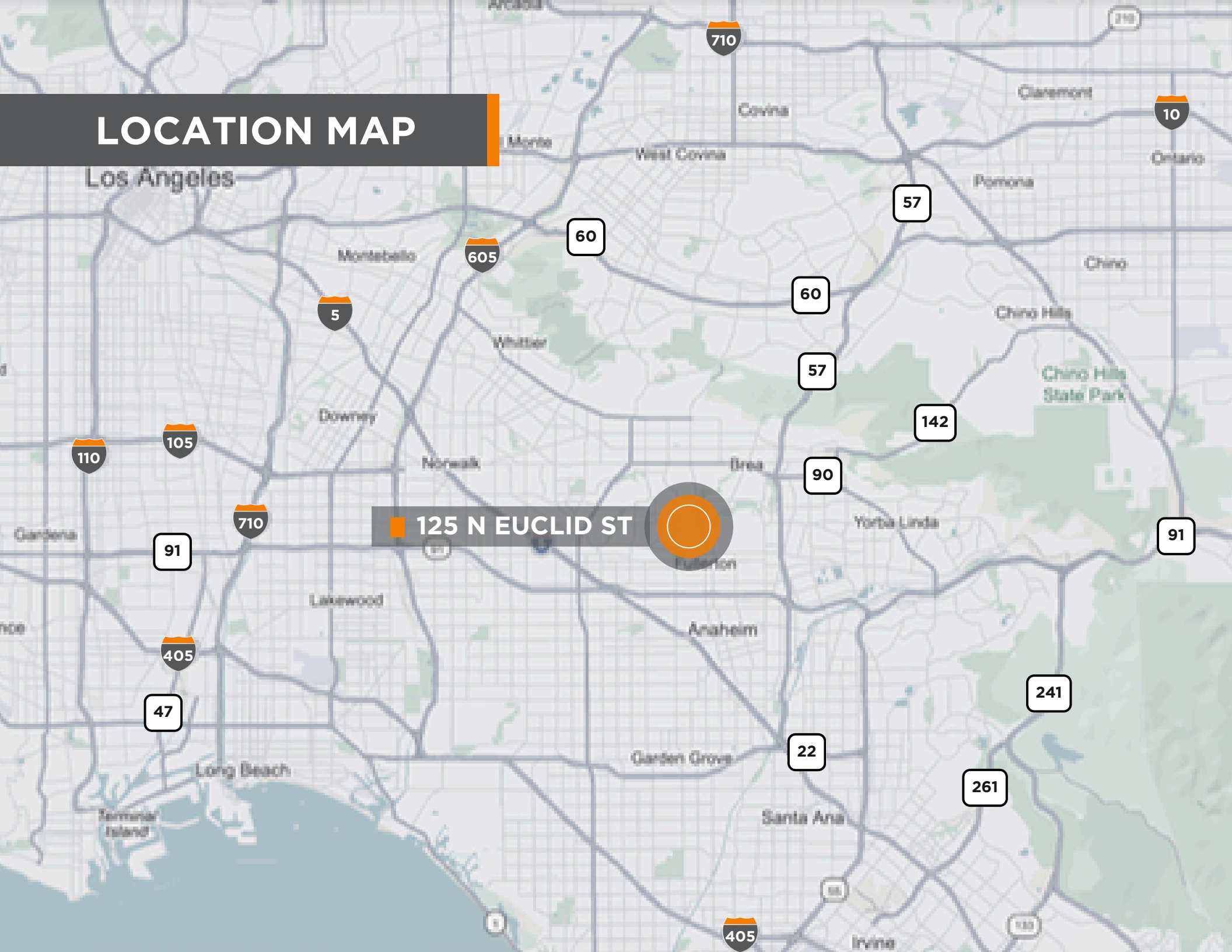
SITE LOCATION



LOCATION MAP

Los Angeles

125 N EUCLID ST



AERIAL MAP

PROVECHO MARKET

CARL'S JR

EL POLLO LOCO

SUBWAY AUTOZONE

UHAUL MOVING & STORAGE

H&R BLOCK

125 N EUCLID ST

FLAME BROILER

AMERICAN TIRE DEPOT



DEMOGRAPHICS

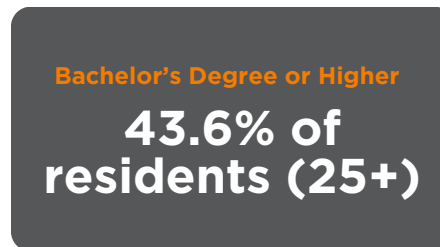
FULLERTON, CA

Fullerton offers a strong demographic base for professional office users, with an estimated **140,054 residents and 47,484 households**. The city reports a median household income of **\$104,219**, per capita income of **\$48,061**, and a well-educated population, with **43.6% of residents age 25+ holding a bachelor's degree or higher**. Fullerton also benefits from an active workforce, with **65.4% of the population age 16+ in the civilian labor force**, supporting demand for office, professional service, and client-facing business uses.

POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



Source: <https://www.census.gov/quickfacts/fact/table/fullertoncitycalifornia/PST045225>

DISCLAIMER

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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