

# SALE BROCHURE

**DOWNTOWN FULLERTON**DEVELOPMENT OPPORTUNITY

242 E COMMONWEALTH • FULLERTON, CA 92832

# **CAMERON IRONS**

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# SOPHIA MEHR

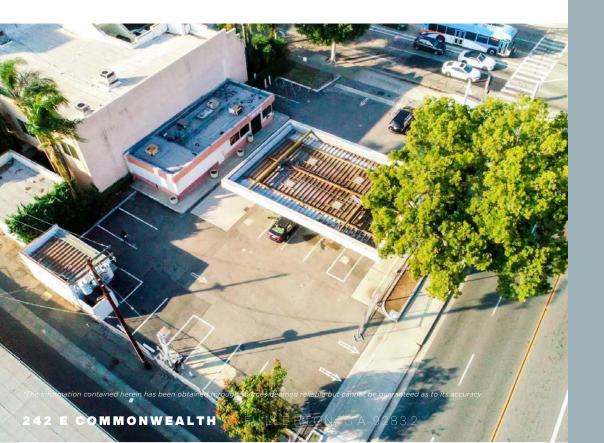
sophia.mehr@svn.com 949.303.7865 DRE 012024106



### INVESTMENT SUMMARY

# INVESTMENT **OVERVIEW**

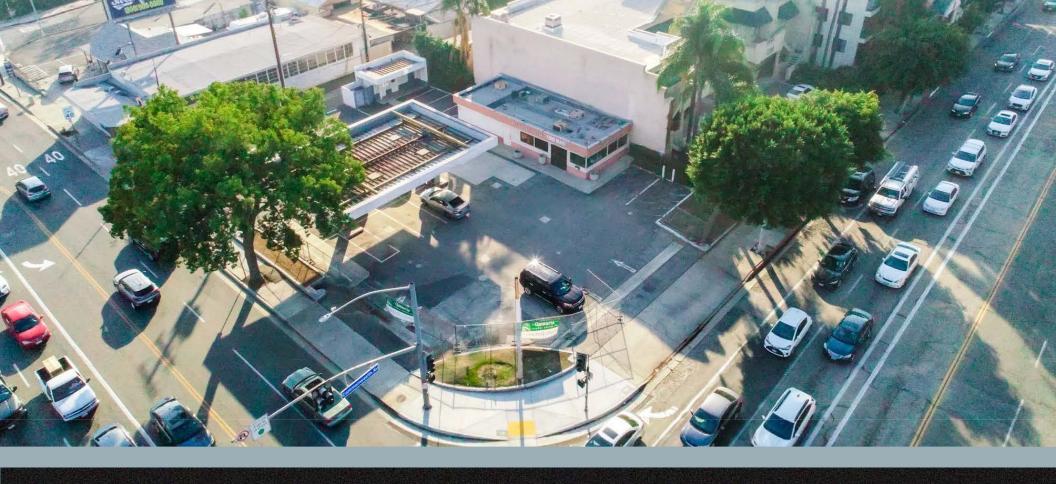
SVN Vanguard is pleased to present the opportunity to purchase 242 E Commonwealth Avenue in Fullerton, CA. This property is a former C-store / gas station located at the hard corner of Commonwealth and Lemon Street. Ideal development opportunity for drive-thru businesses.



ASKING PRICE	\$1,950,000
LOT SIZE (SF)	8,104 SF
LOT SIZE (ACRES)	.31 AC
APN	033-032-26
YEAR BUILT	1973
ZONING	SPD
LAND USE	Fullerton Transportation Center Specifc Plan

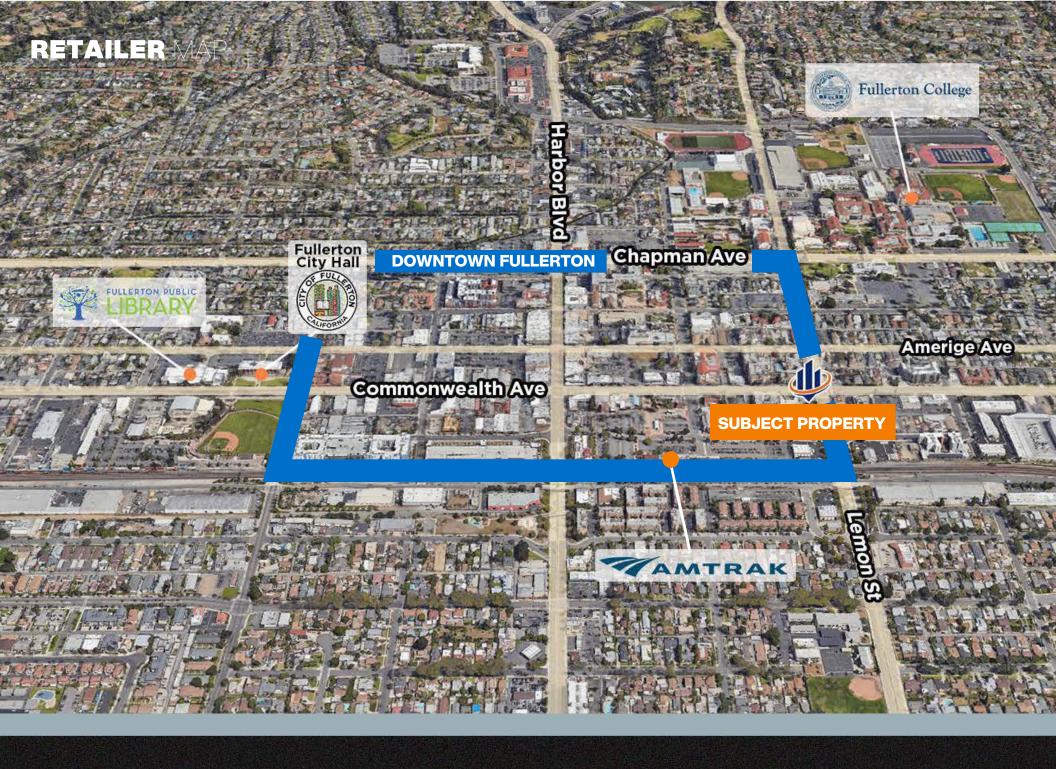
### INVESTMENT HIGHLIGHTS

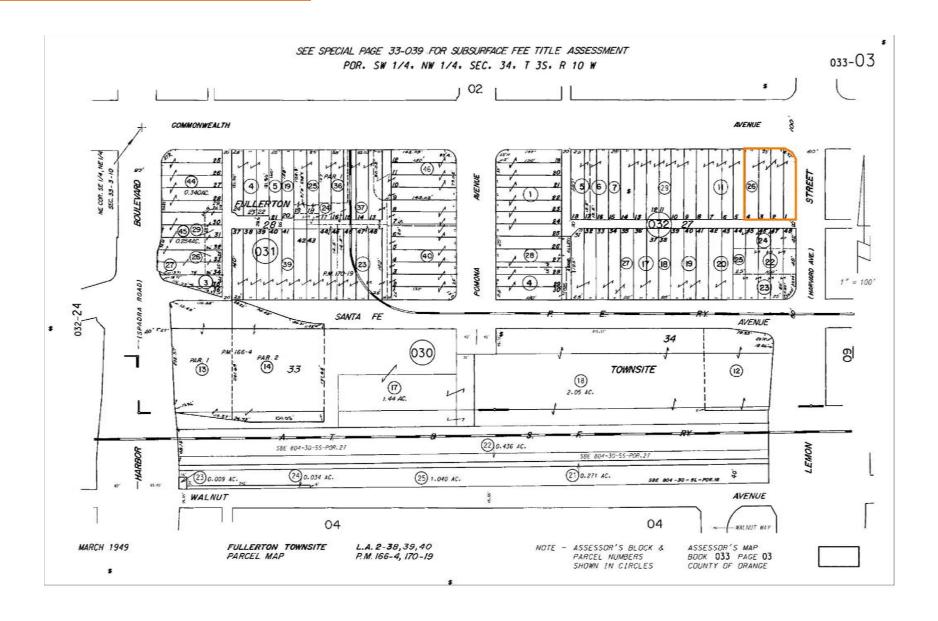
- Prime drive-thru development opportunity
- Excellent location on major Fullerton thoroughfare
- Great visibility at the signalized intersection at Commonwealth and Lemon
- Walking distance to Fullerton Transportation Center & Downtown Fullerton's amenities



# PROPERTY PHOTOS









# Fullerton, California

Downtown Fullerton is a vibrant and historic area famous for its lively entertainment, dining, and cultural attractions. The downtown area is home to the Fullerton Transportation Center, a major trans-portation hub that serves as an Amtrak and Metrolink train station. This makes it a convenient location for both residents and visitors using public transportation. The downtown area is also in close proximity to Fullerton College, contributing to a lively and atmosphere with frequenting the shops and cafes. Downtown Fullerton is an exciting and welcoming destination offer-ing something of interest for everybody.

# CITY **DEMOGRAPHIC DATA**

Population	144,769
Housing Units	47,885
Median Disposable Income	\$60,669
Per Capita Income	\$34,389
Median Net Worth	\$101,385

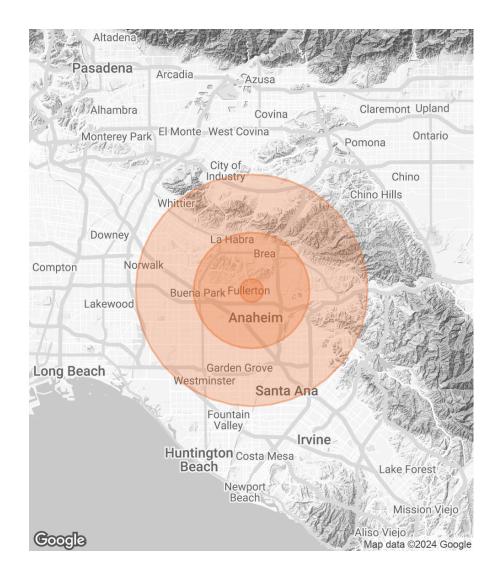
# MAP + REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	22,800	586,723	2,034,699
AVERAGE AGE	35.5	36.5	38.0
AVERAGE AGE (MALE)	34.0	35.8	37.0
AVERAGE AGE (FEMALE)	36.5	37.2	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,027	184,744	616,301
# OF PERSONS PER HH	2.8	3.2	3.3
# OF PERSONS PER HH  AVERAGE HH INCOME	2.8 \$83,774	3.2 \$96,582	3.3 \$101,624

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

### **TRAFFIC COUNTS**

COMMONWEALTH AVENUE	19,800
LEMON STREET	22,400



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