

Located in Placentia's Transit Oriented Development Packing House District, this 1.40 acre, approximately 23,667 SF office and warehouse property is waiting for the right project to capitalize on location and revitalization.

Adjacent to the new Jefferson Genza and the nearby Herald apartment complexes, the Fullerton Hub student housing units and, soon to be, approximately 530 hotel rooms in Placentia alone, over 1,000 housing units are in place. This customer base is in need of services.

Over 62,000 households and HH Income in excess of \$91,000 are within a three mile radius of this property. Investors and redevelopers might want to look at this site. Even though In-N-Out and McDonald's are within a mile of the property, opportunities do still exist.