



**FOR SALE**

**1304 W Commonwealth Ave**

**1304 W COMMONWEALTH AVE**

Fullerton, CA 92833

**PRESENTED BY:**

**JON DAVIS**

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CalDRE #1885959

**SOPHIA MEHR**

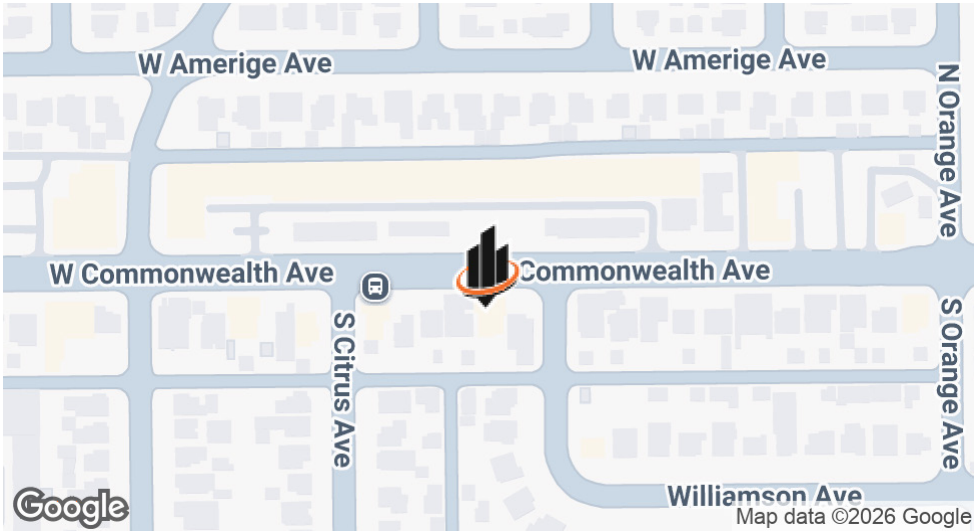
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,300,000
LOT SIZE:	6,162 SF
BUILDING SIZE:	2,900 SF

PROPERTY DESCRIPTION

SVN Vanguard is pleased to present a rare owner-user opportunity in the heart of Fullerton, an affluent Orange County submarket with strong residential and commercial density.

1304 Commonwealth Boulevard will be delivered free and clear of existing financing and qualifies for SBA financing, allowing an owner-occupant to take advantage of favorable loan terms. The property features a highly flexible and cohesive layout with strong street-front presence and a connected rear suite that can function as additional offices, live/work space, or private professional use.

The building features high ceilings and has been upgraded with modern, high-end interior improvements, including glass-walled offices that create a bright, open, and contemporary professional environment. The property also benefits from a private on-site parking lot with convenient customer and employee access from both the front and rear of the building, enhancing functionality and ease of use. The rear portion of the building is well-suited for professional use, with the kitchen easily functioning as a staff break room and the private rooms adaptable as executive offices, consultation rooms, or treatment spaces. The layout is ideal for attorneys, CPAs, medical or dental professionals, chiropractors, financial advisors, or boutique professional firms seeking a polished, client-forward workspace.

Situated along busy Commonwealth Boulevard, the property offers excellent visibility and prominent signage opportunities. The property is strategically located near the signalized intersection of Commonwealth Boulevard (20,900 vehicles per day) and Euclid Street (35,100 vehicles per day), providing exposure to over 56,000 vehicles per day.

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## AERIAL PHOTOS



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## INTERIOR PHOTOS



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## ADDITIONAL PHOTOS



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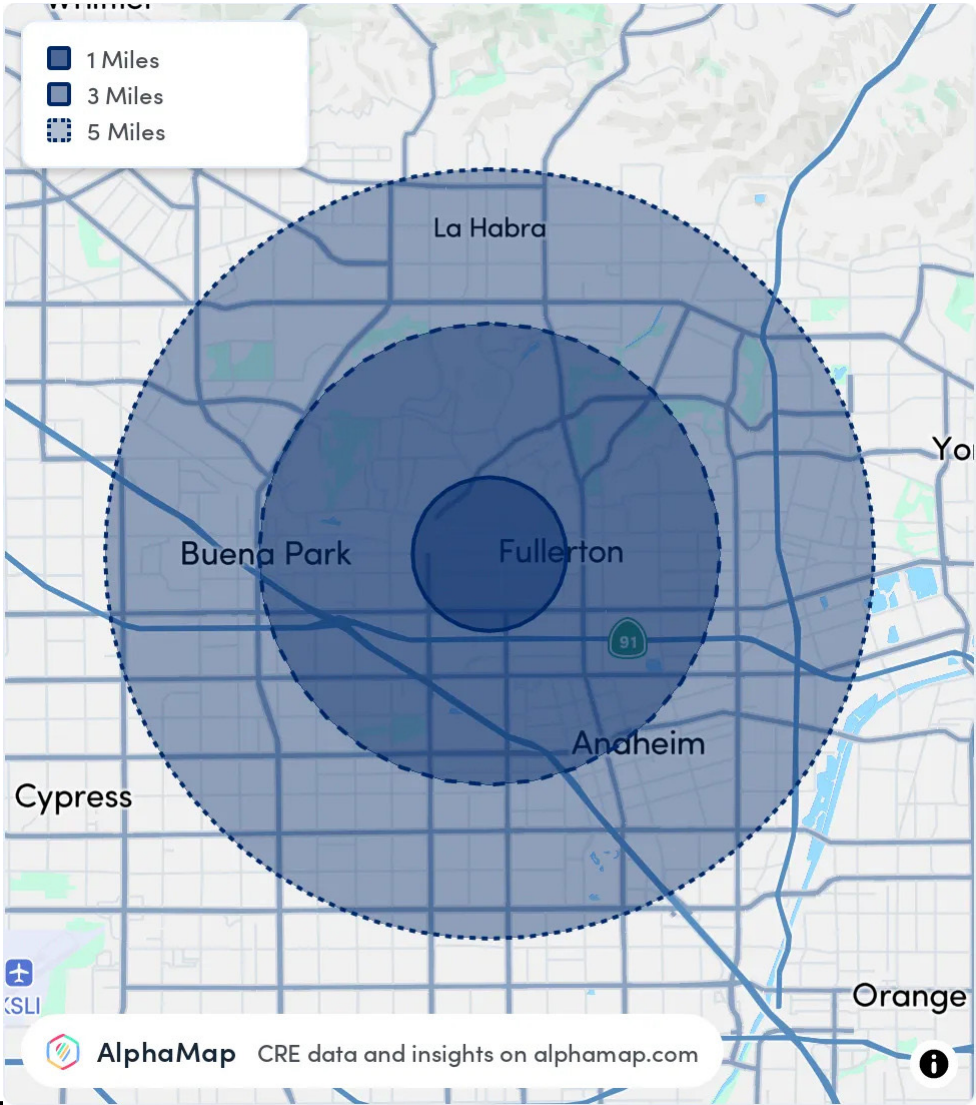
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,906	212,803	630,458
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	41	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,863	66,643	193,620
PERSONS PER HH	3	3.2	3.3
AVERAGE HH INCOME	\$135,811	\$126,123	\$118,330
AVERAGE HOUSE VALUE	\$832,909	\$829,591	\$801,124
PER CAPITA INCOME	\$45,270	\$39,413	\$35,857

Map and demographics data derived from AlphaMap



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