



SALE

1524 W Commonwealth Ave

Fullerton, CA 92833

PRESENTED BY:

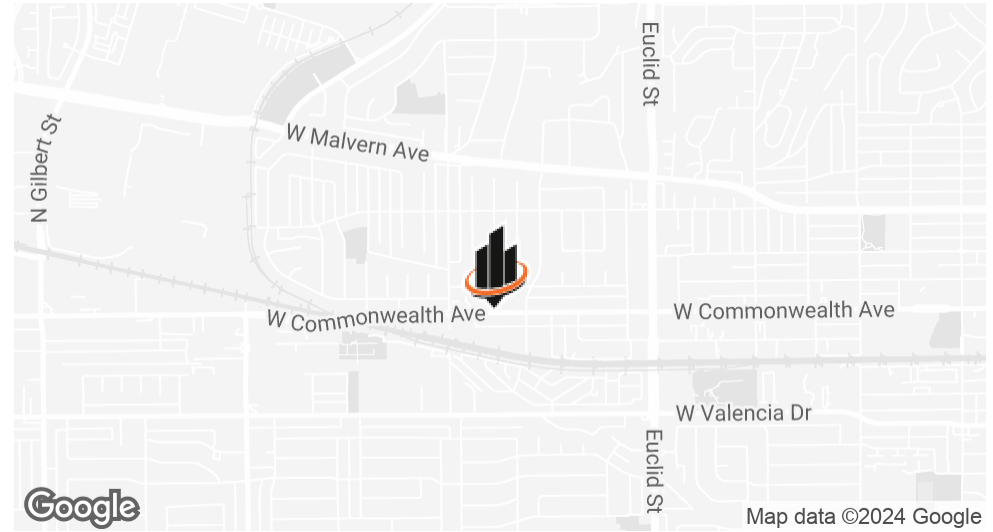
SOPHIA MEHR

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CalDRE #02024106

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,190,000
NUMBER OF UNITS:	1
LOT SIZE:	6,746 SF
BUILDING SIZE:	2,808 SF

PROPERTY DESCRIPTION

SVN Vanguard is pleased to present 1524 W Commonwealth Ave Fullerton. A single level commercial property with a gated parking lot in the back. Vacant, perfect for an Owner User . Zoning is G-C which can accommodate a variety of business needs. Located on a busy street there is great signage and visibility for your business.

PROPERTY HIGHLIGHTS

- - Single unit
- - Private Gated Parking Lot
- - Prime location in Fullerton for high visibility

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ADDITIONAL PHOTOS

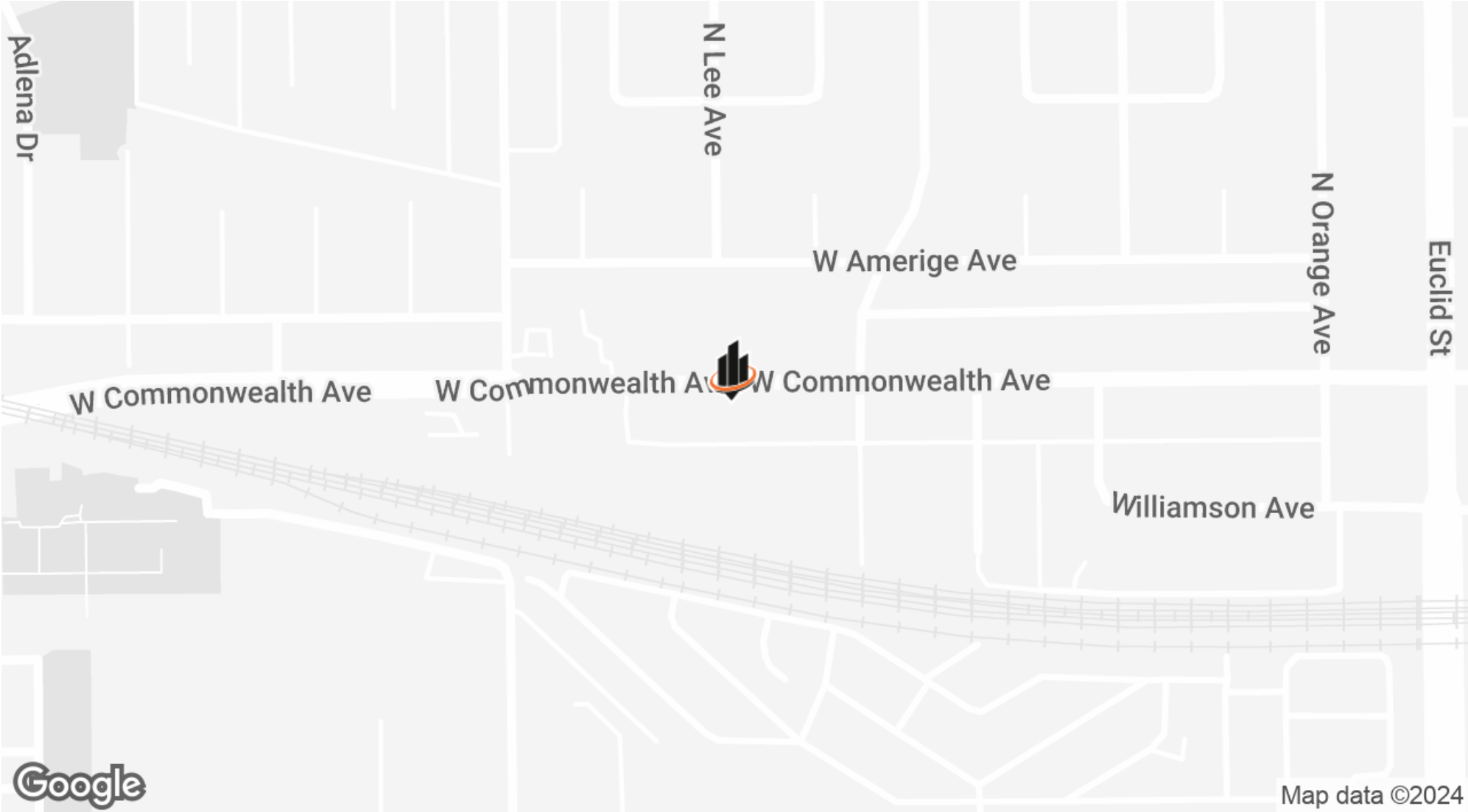


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1524 W COMMONWEALTH AVE | Fullerton, CA 92833

SVN | VANGUARD 3

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

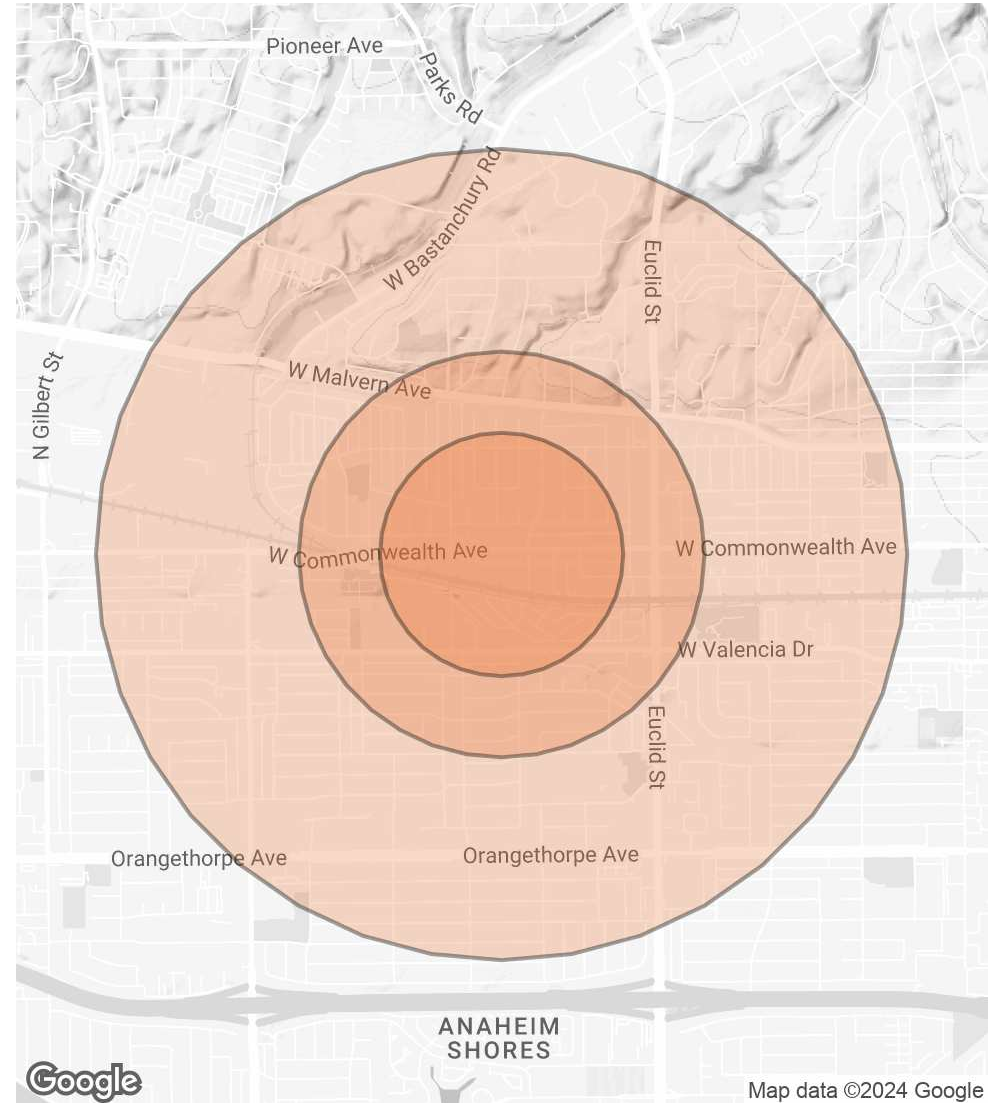
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,161	5,485	22,146
AVERAGE AGE	42	41	40
AVERAGE AGE (MALE)	42	40	39
AVERAGE AGE (FEMALE)	43	42	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	783	1,884	7,256
# OF PERSONS PER HH	2.8	2.9	3.1
AVERAGE HH INCOME	\$138,984	\$141,891	\$137,663
AVERAGE HOUSE VALUE	\$813,211	\$812,465	\$819,005

Demographics data derived from AlphaMap



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