

**SALE**

**1110-1112 E Ash**

**FULLERTON, CA 92853**

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**PRESENTED BY:**

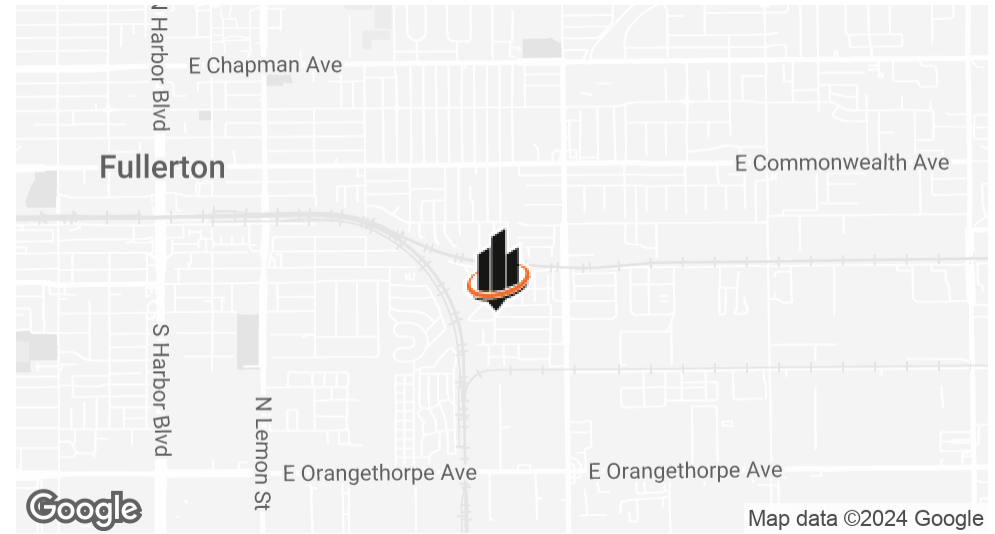
**SOPHIA MEHR**

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CalDRE #02024106

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,299,000.00
<b>AVAILABLE SF:</b>	7,102 SF
<b>BUILDING SIZE:</b>	7,102 SF

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## PROPERTY DESCRIPTION

SVN Vanguard is pleased to present 1110 E Ash Ave, a 7,102 SF industrial building (M-G zoning) ideal for a variety of business needs. Conveniently located on the corner, the property includes six dedicated parking spaces at the rear and open curb side parking. Additionally, three ground-level loading doors facilitate efficient loading and unloading. Easy access to 91 & 57 Freeways.

## PROPERTY HIGHLIGHTS

- 3 Ground Level Loading Doors
- 400 Amps, 277/480V, 3 Phase with Distribution (Expandable) - Please Verify
- 12' Minimum Warehouse Clearance
- Shop Restroom
- Sky Lights

## ADDITIONAL PHOTOS



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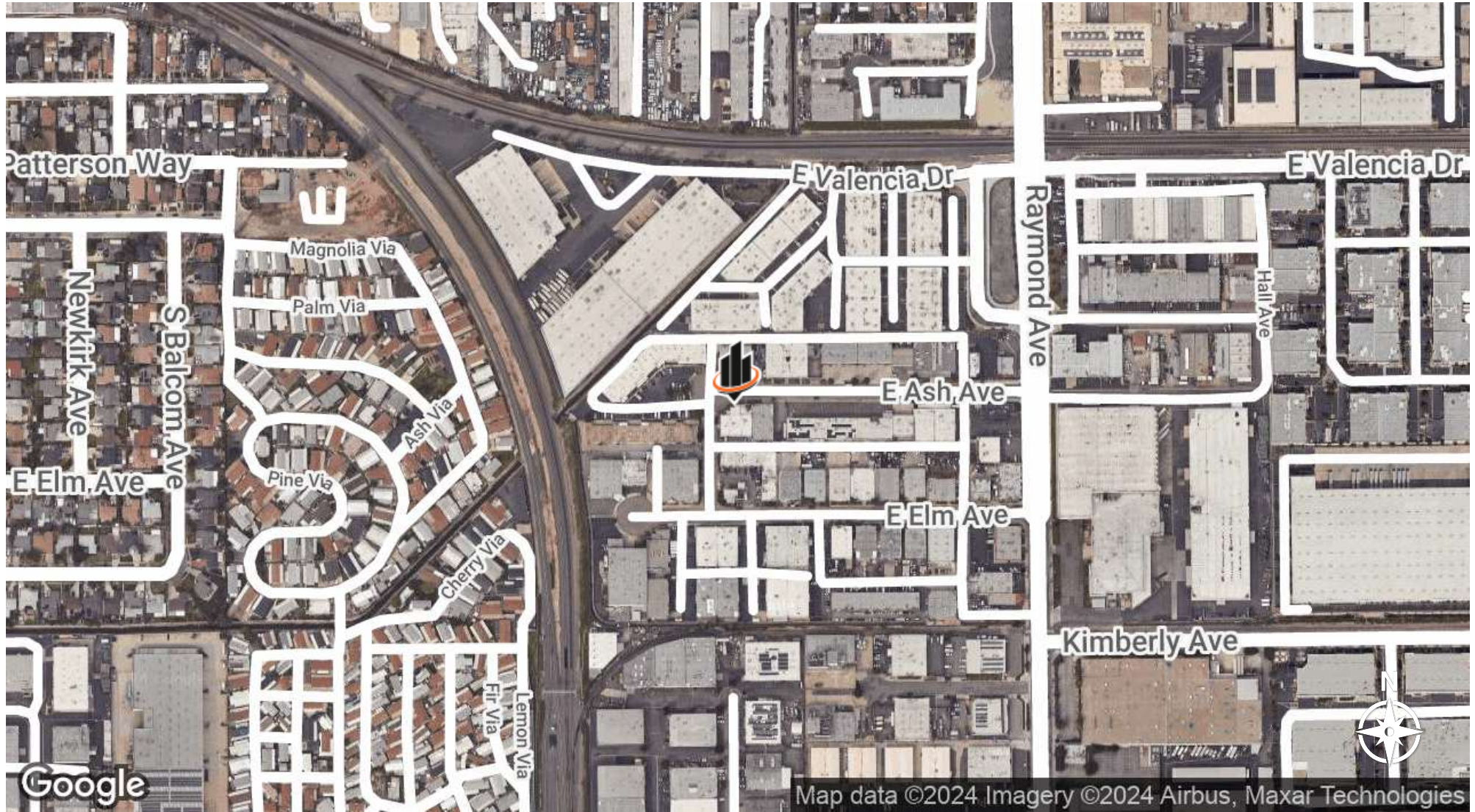
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

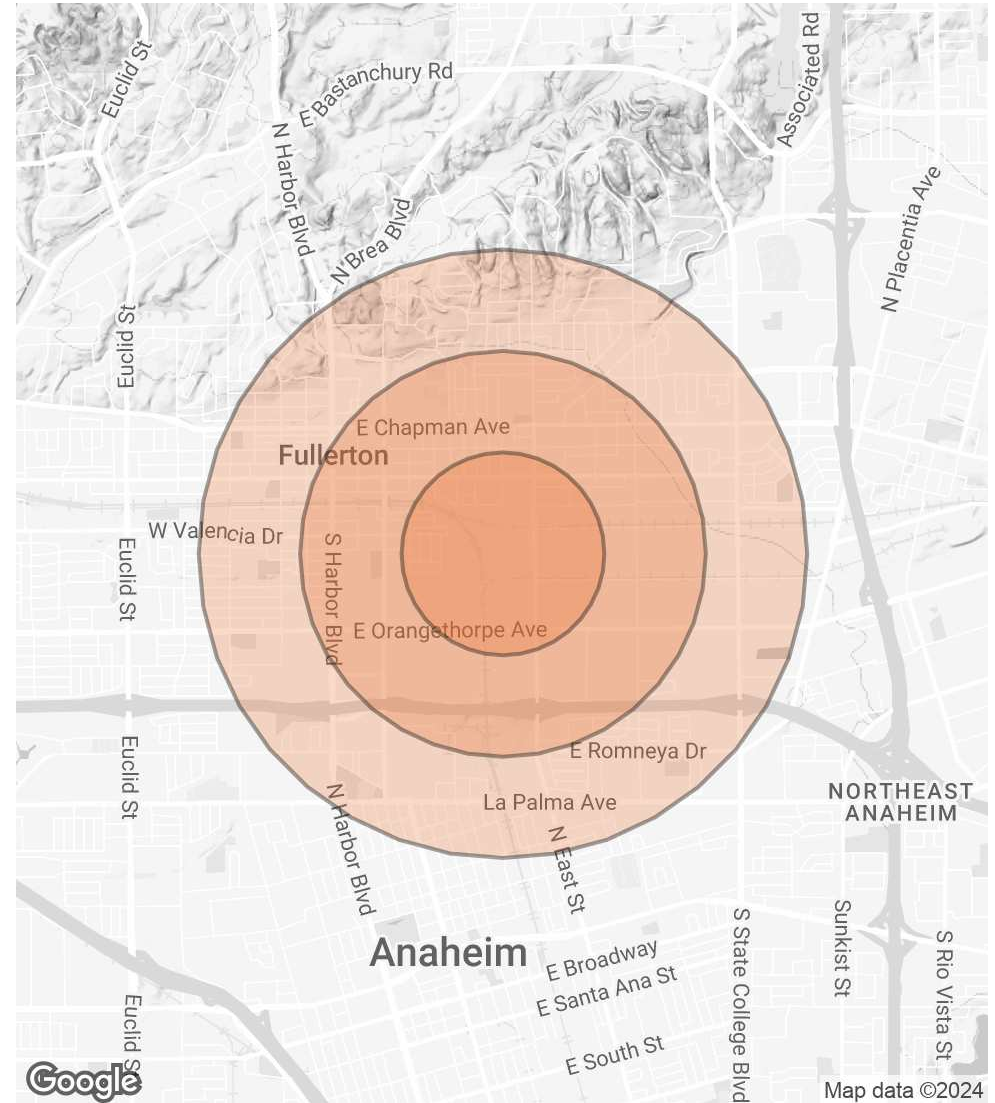
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	3,663	19,055	54,890
AVERAGE AGE	32.3	34.6	33.8
AVERAGE AGE (MALE)	32.8	34.2	33.2
AVERAGE AGE (FEMALE)	32.0	34.9	34.0

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,171	6,422	16,830
# OF PERSONS PER HH	3.1	3.0	3.3
AVERAGE HH INCOME	\$78,767	\$80,692	\$83,585
AVERAGE HOUSE VALUE	\$511,392	\$498,679	\$468,298

2020 American Community Survey (ACS)



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