



**LEASE**

# 101 East Commonwealth Avenue

Fullerton, CA 92832



**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2.25 SF/month (MG)
<b>AVAILABLE SF:</b>	2,760 SF

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101 EAST COMMONWEALTH AVENUE | Fullerton, CA 92832



### PROPERTY DESCRIPTION

SVN Vanguard is pleased to present 101 N. Harbor Blvd which is a 2,760 SF creative office space located on the second floor featuring ample parking. Improvements include recently renovated spacious private offices, conference room, private men's and women's restrooms and kitchen area.

Prime location in the heart of Downtown Fullerton, walking distance to many amenities such as cafes, gyms, bars, shopping and a variety of restaurants.

### PROPERTY HIGHLIGHTS

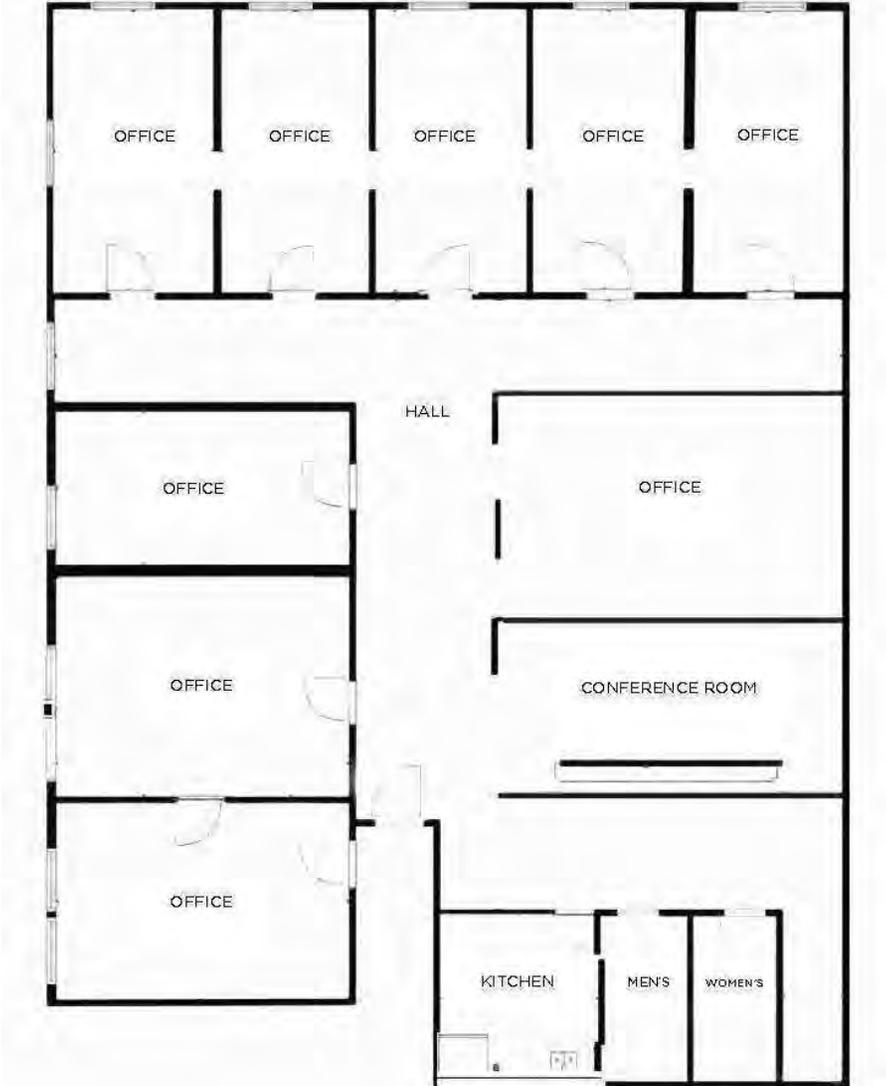
- Recently Renovated
- Window-Lined Offices with Views of Downtown Fullerton
- Ample Storage
- Private Restrooms and Kitchen

**ADDITIONAL PHOTOS**



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**FLOOR PLAN**



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# LOCATION MAP



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# AREA ANALYTICS

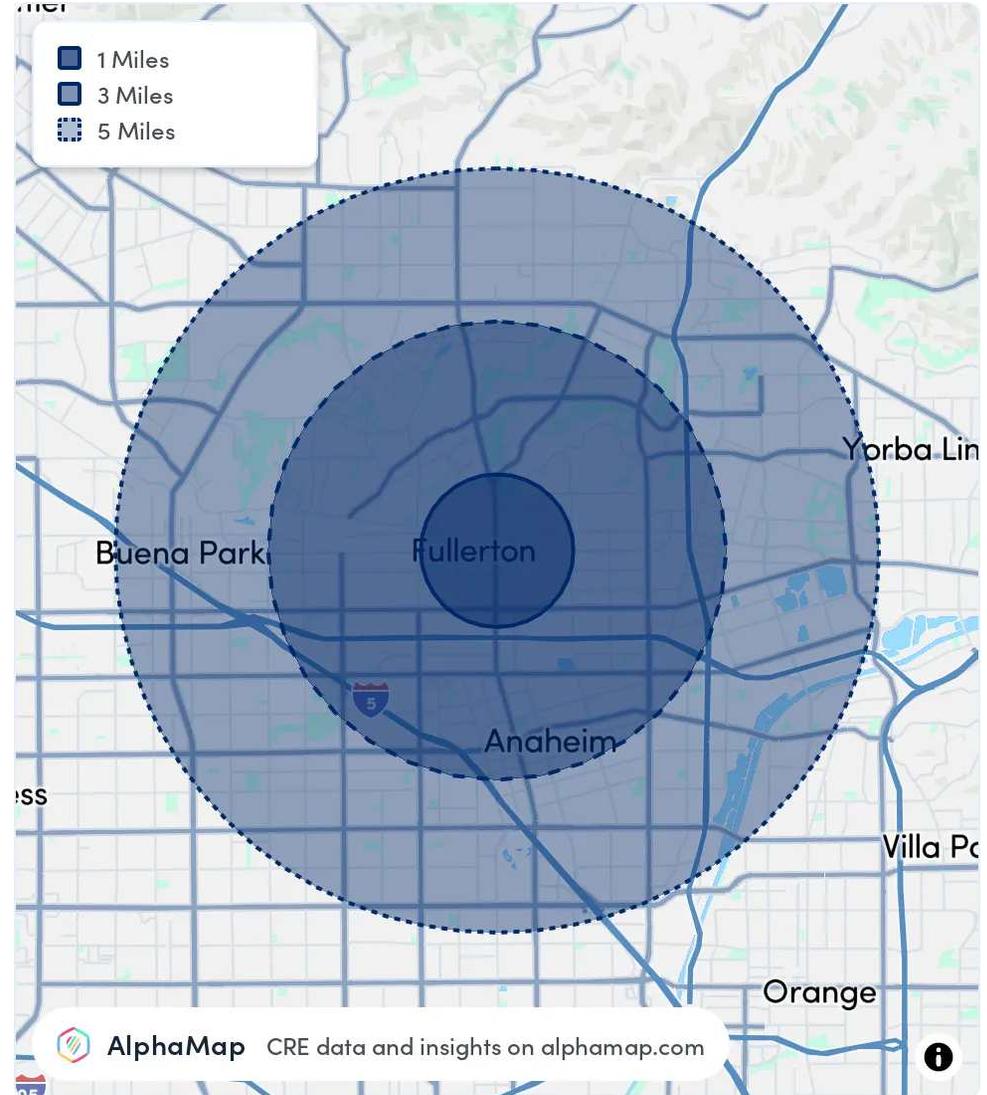
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,370	214,889	574,801
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	38	37	38
AVERAGE AGE (FEMALE)	40	39	40

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,108	66,132	181,392
PERSONS PER HH	2.8	3.2	3.2
AVERAGE HH INCOME	\$116,418	\$120,893	\$123,531
AVERAGE HOUSE VALUE	\$813,418	\$811,549	\$825,480
PER CAPITA INCOME	\$41,577	\$37,779	\$38,603

Map and demographics data derived from AlphaMap



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