



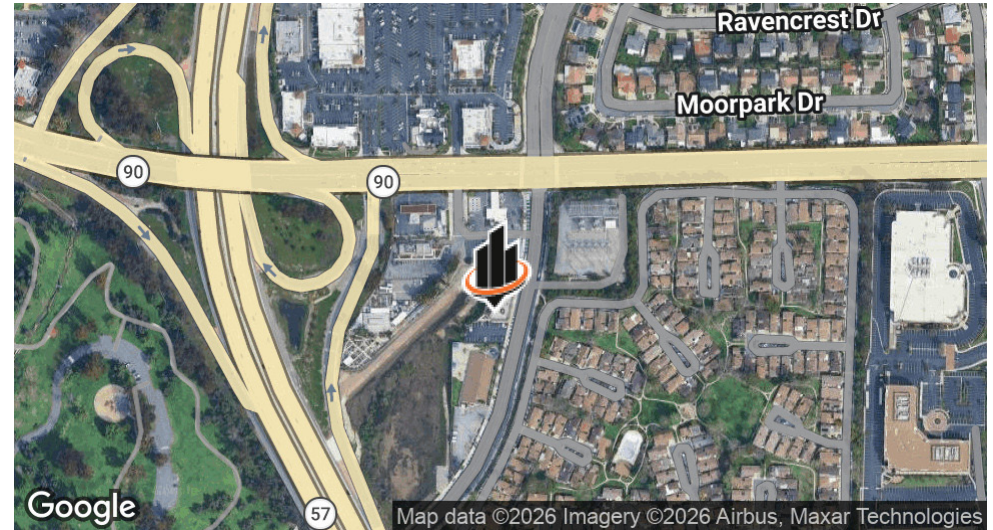
LEASE
3235 Associated Road

3235 ASSOCIATED ROAD
Fullerton, CA 92835

PRESENTED BY:

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CalDRE #02024106

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.99 SF/month (NNN)
AVAILABLE SF:	3,680 SF

PROPERTY DESCRIPTION

Located at 3235 Associated Road, this 3,680 square foot suite is currently a turnkey gym.

The space features an open floor plan allowing for a variety of retail uses. Large window lines provide plenty of natural light throughout the suite. The property offers strong street frontage along Associated Road, with great street visibility and signage opportunities including a pylon sign visible from the freeway.

The center provides ample on-site parking, supporting high customer traffic and ease of access.

PROPERTY HIGHLIGHTS

- Below-market operating expenses
- Freeway pylon signage available
- Open layout for variety of uses

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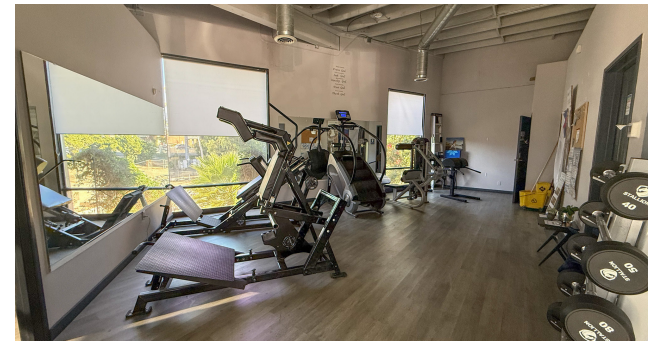
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SVN | VANGUARD

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ADDITIONAL PHOTOS



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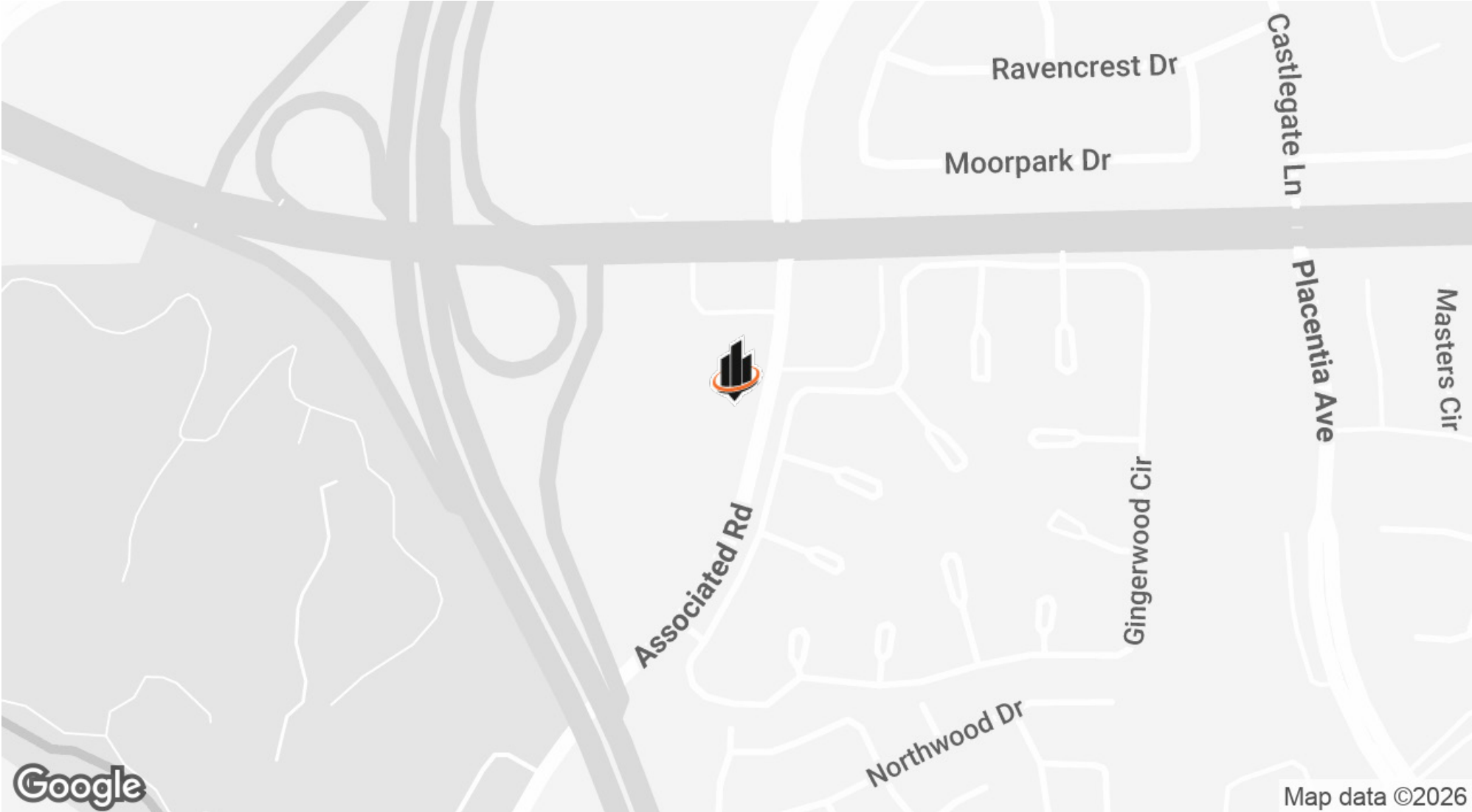
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SVN | VANGUARD 3

LOCATION MAP



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