

# For Sale

# Retail Building

2850 Brea Blvd., Fullerton, CA 92835



## Available

Size:	±2,400 SF
Lot Size:	±17,597 SF
APN:	284-041-32
Zoning:	Buyer to verify
Property Restrictions:	No gas or convenience store
Sale Price:	\$1,200,000

## Features

- ▶ Signalized corner of Rolling Hills Drive and Brea Blvd. Easy access to the 57 Freeway and the 90 Freeway/Imperial Highway
- ▶ Premises is vacant
- ▶ Ample surface parking with 15 spaces
- ▶ Excellent signage opportunity
- ▶ Surrounded by significant residential and mixed-use residential

Prospective tenants are hereby advised that all uses are subject to City approval

## Trade Area



Jaimie Marchand  
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Donna Clark  
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DRE #01134266

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## Area Demographics

	0.5 Mile	1 Mile	2 Mile
<b>Population</b>			
2025 Estimated Population	6,122	16,740	61,628
2030 Projected Population	5,922	16,226	60,002
2020 Census Population	6,030	16,896	59,967
2010 Census Population	5,963	16,537	56,506
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	0.2%	-	0.6%
2025 Median Age	41.0	42.4	40.5
<b>Households</b>			
2025 Estimated Households	2,117	5,931	22,316
2030 Projected Households	2,081	5,854	22,136
2020 Census Households	2,160	6,064	21,985
2010 Census Households	2,125	5,963	20,803
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	0.5%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	48.4%	49.2%	46.5%
2025 Estimated Black or African American	1.8%	2.1%	2.7%
2025 Estimated Asian or Pacific Islander	25.9%	23.7%	24.2%
2025 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2025 Estimated Other Races	23.2%	24.3%	25.8%
2025 Estimated Hispanic	27.6%	28.9%	30.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$159,214	\$161,733	\$156,498
2025 Estimated Median Household Income	\$135,614	\$137,609	\$130,772
2025 Estimated Per Capita Income	\$55,143	\$57,608	\$57,050
<b>Education</b>			
2025 Estimated High School Graduate	14.1%	15.2%	13.9%
2025 Estimated Some College	21.5%	18.6%	19.1%
2025 Estimated Associates Degree Only	7.0%	6.8%	9.3%
2025 Estimated Bachelors Degree Only	34.3%	33.5%	31.7%
2025 Estimated Graduate Degree	17.7%	18.9%	18.7%
<b>Business</b>			
2025 Estimated Total Businesses	217	545	4,341
2025 Estimated Total Employees	1,416	4,016	42,341
2025 Estimated Employee Population per Business	6.5	7.4	9.8
2025 Estimated Residential Population per Business	28.2	30.7	14.2