

# FOR LEASE

## UNIVERSITY PLAZA

680 LANGSDORF DR., FULLERTON CA 92831  
IMMEDIATELY OFF 57 FWY AT NUTWOOD AVENUE

### PROPERTY INFO

\$2.00 - \$2.35 PSF/MO FULL-SERVICE GROSS  
LANDLORD CONSTRUCTED IMPROVEMENTS AVAILABLE

- TWO STORY OFFICE BUILDING
- IMMEDIATELY OFF THE 57 FWY AT NUTWOOD
- ACROSS FROM CAL STATE FULLERTON & MARRIOTT
- ON-SITE FOOD COURT
- ONE ELEVATOR, TWO STAIRWAYS
- MONUMENT SIGNAGE FOR OFFICE TENANTS
- MONITORED FREE SURFACE PARKING
- INTERIOR AND EXTERIOR SECURITY CAMERAS
- 24/7 BUILDING ACCESS TO TENANTS VIA KEY CARD
- GARDEN STYLE ATRIUM

#### Demographics >>

	1 mile	3 miles	5 miles
Population	28,774	191,393	455,933
Households	9,858	61,600	142,796
Average Age	35.10	38.90	39.30
Average HH Income	\$84,745	\$114,283	\$117,339
Daytime Employees	26,709	181,272	436,073

