

Imperial Marketplace ■ Harbor Place Shopping Center

FULLERTON, CA 92835



SHORT TERM LEASES AVAILABLE ON BIG BOX SPACE

NEW CONSTRUCTION SPACES AVAILABLE 986 TO 1,007 SF



G & S GROUP

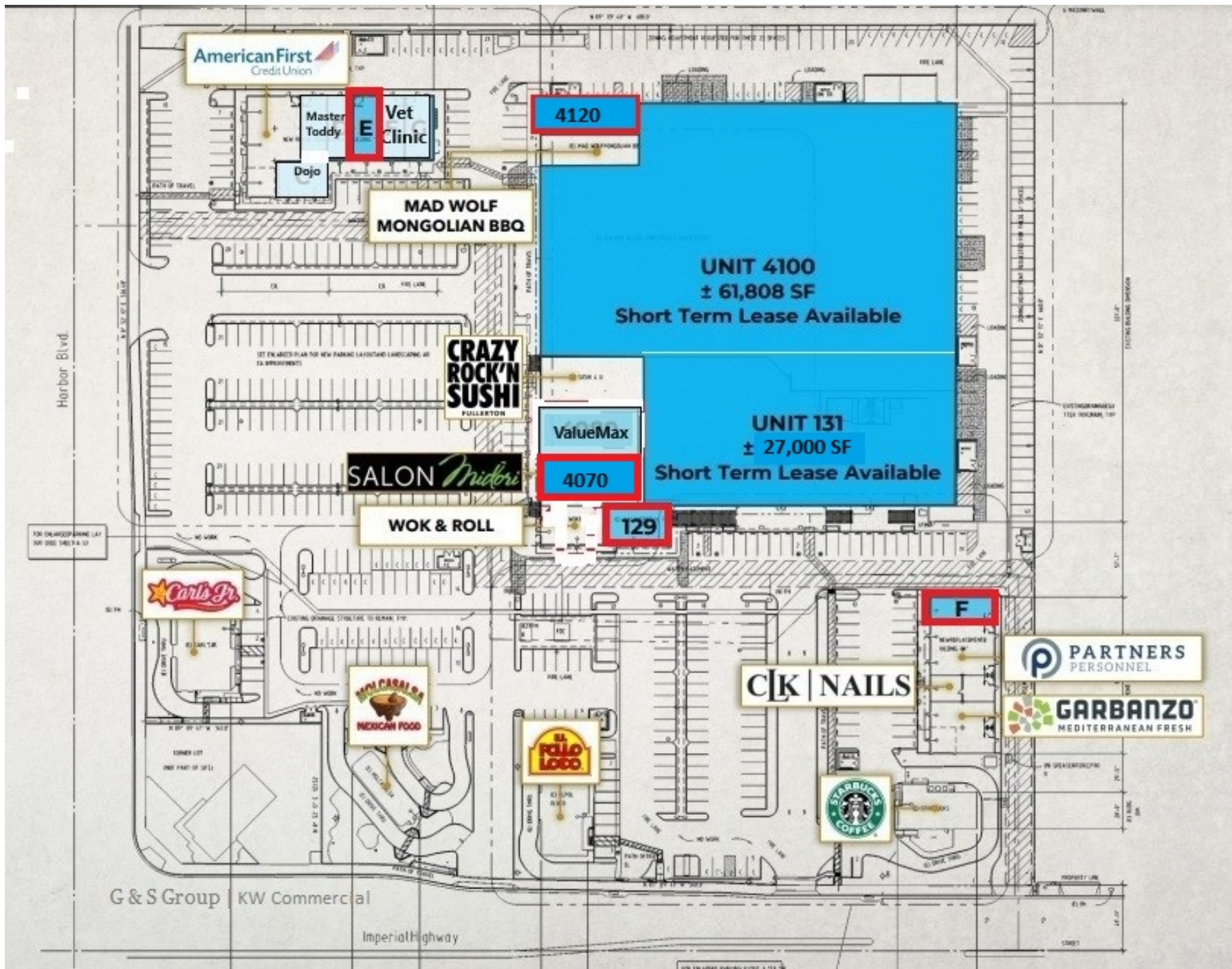


KW COMMERCIAL™

TENANT ROSTER

BUILDING	UNIT	SHOP NAME	AREA SQ. FT.
INDIVIDUAL	115	Molca Salsa	1,040
INDIVIDUAL	125	El Pollo Loco	2,500
MAIN BUILDING	129	Available	1,350
MAIN BUILDING	131	Available	27,000
GOODYEAR REPLACEMENT BUILDING ("BUILDING A")	141-A/B	The Simple Greek	1,967
	141-C	CLK Nail Bar	967
	141-D	Partner Personnel	967
	141-E	Partners Personnel	967
	141-F	Available	986
INDIVIDUAL	147	Starbucks	1,800
INDIVIDUAL	4010	Carl's Jr	3,228
MAIN BUILDING	4030	Wok & Roll	1,600
	4070	Available	3,327
	4080	ValueMax	2,244
	4090	Crazy Rock'n Sushi	2,926
	4100	Available	61,808
	4110	Mad Wolf BBQ	1,979
	4120	Available	1,524
NEW NORTHWEST RETAIL BUILDING ("BUILDING B")	4180-A&B	America First Credit Union	2,716
	4180-C	Master Toddy LA Training Center	2,130
	4180-D	Master Toddy LA Training Center	992
	4180-E	Available	1,007
	4180-F	Vet Clinic	1,007
	4180-G	Vet Clinic	1,107
	24	Total	125,456

SITE PLAN



LOCATION SYNERGY

ANCHOR SYNERGY

SURROUNDING RETAILERS

EMPLOYMENT HUBS



PROPERTY SUMMARY



▪ **PROPERTY** Imperial Marketplace
Harbor Place Shopping Center

▪ **CITY** Fullerton, CA 92835

▪ **UNITS** 24

▪ **GROSS SF** 125,456

▪ **LAND AREA** Imperial Marketplace
Harbor Place Shopping Center

▪ **PARKING** Open

▪ **BUILT** 1968 / Renovated 2019

▪ **ZONING** G-C

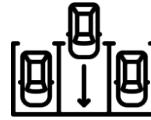
Excellent visibility from Imperial Highway and Harbor Blvd



Located on a signalized corner



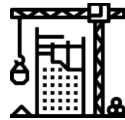
Easy ingress and egress



Abundance of free surface parking



Short Term leases available on big box space



New construction spaces available 950 to 3,000 SF



Median HH Income (3 miles) \$99,784
Population within (15 min drive) 700,032



LOCATION (3 BUILDINGS IN THE PLAZA)

BUILDING	ADDRESS	LANDLORD'S PLANNING
INDIVIDUAL PAD - BUILDING A	- 141 East Imperial Highway, Fullerton, California, 92835	Execute Standard Lease.
MAIN BUILDING	- 4100 North Harbor Boulevard, Fullerton, California, 92835	Execute Temporary Lease
INDIVIDUAL PAD - BUILDING B	- 4180 North Harbor Boulevard, Fullerton, California, 92835	Execute Standard Lease.

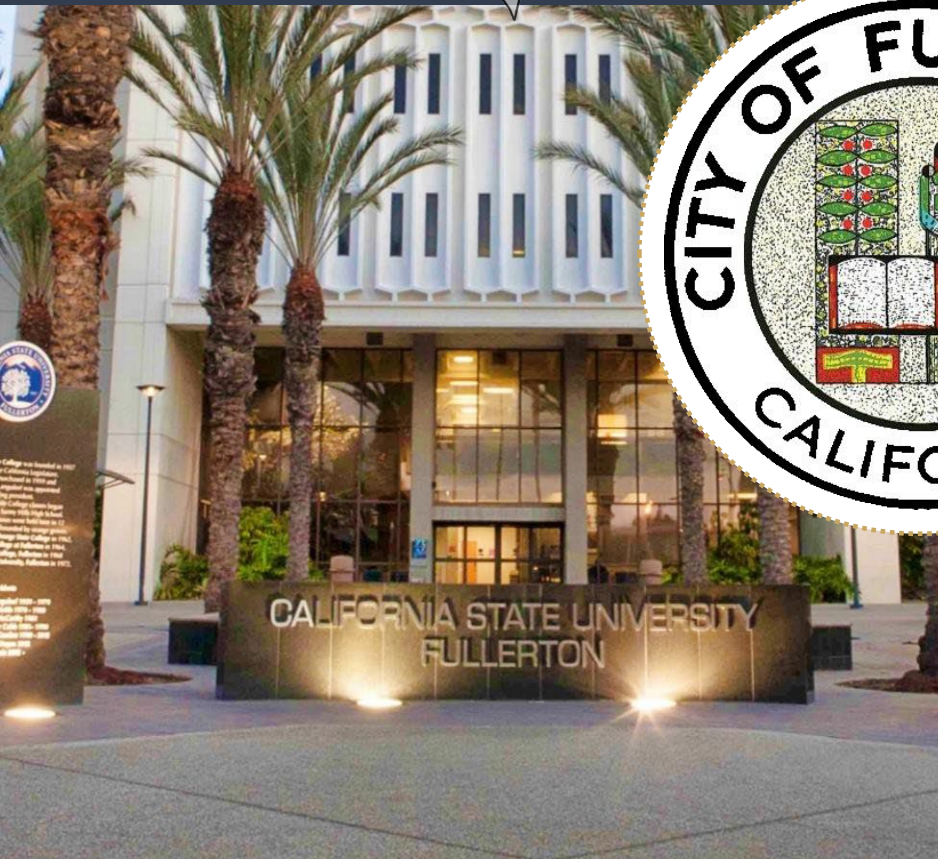
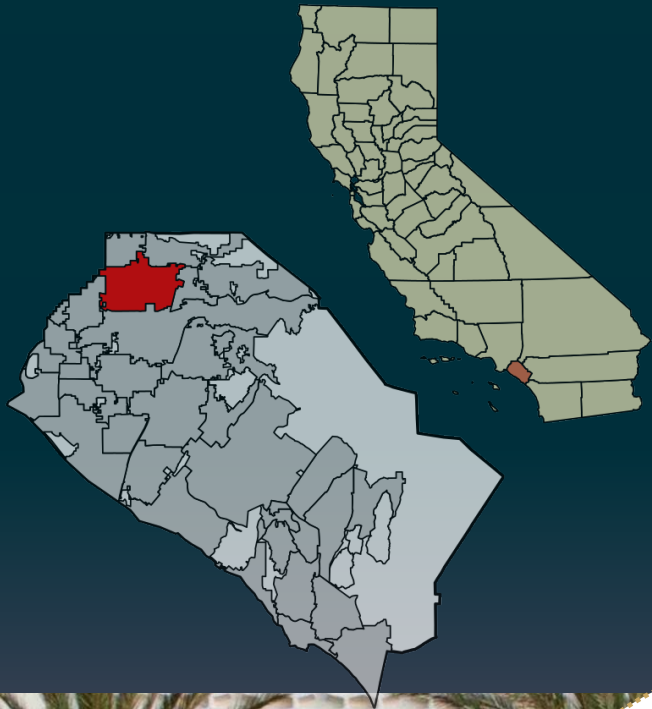


NEW CONSTRUCTION SPACES AVAILABLE 950 TO 3,000 SF



LOCATION OVERVIEW

Located in North Orange County, Fullerton is approximately 25 miles southeast of downtown Los Angeles and less than 20 minutes away from Disneyland. Fullerton has over 280+ days of sunshine and a diverse blend of amenities with abundant cultural, educational and entertainment resources. Today, Fullerton is home to award-winning elementary and secondary school systems, plus five universities and colleges, including California State University, Fullerton (CSUF).



FULLERTON IS RENOWNED FOR ITS UNIQUE MIX OF RESIDENTIAL, BUSINESS.

Boasting a population of approximately 140,000 citizens, Fullerton is a community with a strong sense of tradition, and takes pride in providing an atmosphere that allows both for preservation of its historic past and opportunities to meet the challenges of the future.



LA HABRA MARKETPLACE

Smart & Final | Sprouts | ROSS DRESS FOR LESS | petco | REGAL CINEMAS | Party City

IMPERIAL MARKETPLACE
HARBOR PLACE SHOPPING CENTER

BREA MALL

macy's | NORDSTROM | lululemon | athletica | JCPenney | TESLA

BREA MARKETPLACE

SPROUTS | Banfield PET HOSPITAL | Stone Fire Grill | FITNESS

BREA UNION PLAZA

NORDSTROM | Michaels | Walmart | PET SMART | TILLYS | ROSS DRESS FOR LESS

WESTRIDGE PLAZA

Sam's Club | Lowe's | five BELOW BED BATH & BEYOND | Walmart

Target

TJ-maxx | Michaels | chilis | KOHL'S

BEST BUY | FITNESS

BREA GATEWAY

RITE AID | HomeGoods | Ralphs

Panera | Total Wine & More | Chick-fil-A

TRADER JOE'S

petco | Albertsons | TJ-maxx

AMERIGE HEIGHTS

Target | ROSS DRESS FOR LESS | ISLANDS | Albertsons

HEROES | The Continental Room | JPB3

THE CELLAR | REVOLUCION GANTINA | POUR // CO

Fullerton College

Troy High School

Target

KOHL'S | JO-ANN | Ralphs

AMTRAK

DOLLAR TREE | Office DEPOT | OfficeMax | Panera | Smart & Final | Starbucks

NORTHGATE MARKET | SONIC | IN-N-OUT

AMTRAK

AMTRAK

Costco WHOLESALE | amazon fresh | AMC THEATRES

FULLERTON METROCENTER

Target | Sprouts | Michaels | TILLYS | PET SMART | MELT DOWN

HISTORIC DOWNTOWN

Fullerton's historic Downtown District hosts numerous restaurants and clubs ranging from fast-food favorites to five-star gourmet establishments. The Downtown, which has won several awards, also hosts a variety of unique stores, such as gift and antique shops, clothing stores and more. Fullerton's offerings are not just confined to the Downtown. Other popular destinations are the award-winning Fullerton Museum Center, home of the Leo Fender Gallery; the Muckenthaler Cultural Center, which offers fine art exhibitions; the Fullerton Arboretum, on campus of California State University at Fullerton, which presents a stunning array of plant and garden ideas, plus is home to Heritage House, a beautifully restored Victorian residence; two championship golf courses and a driving range; an Olympic-sized swim complex; and more than 40 parks, plus recreation and equestrian trails.

TOP EMPLOYERS

1	California State University, Fullerton	3,821
2	St. Jude Medical Center	2,928
3	Raytheon	1,446
4	Fullerton School District	1,286
5	Fullerton College	1,094
6	Fullerton Joint Union High School District	1,078
7	Alcoa Fastening Systems	975
8	Albertsons	800
9	City of Fullerton	631
10	Kraft Foods	550

FULLERTON TOP EMPLOYERS



**California State University,
Fullerton**

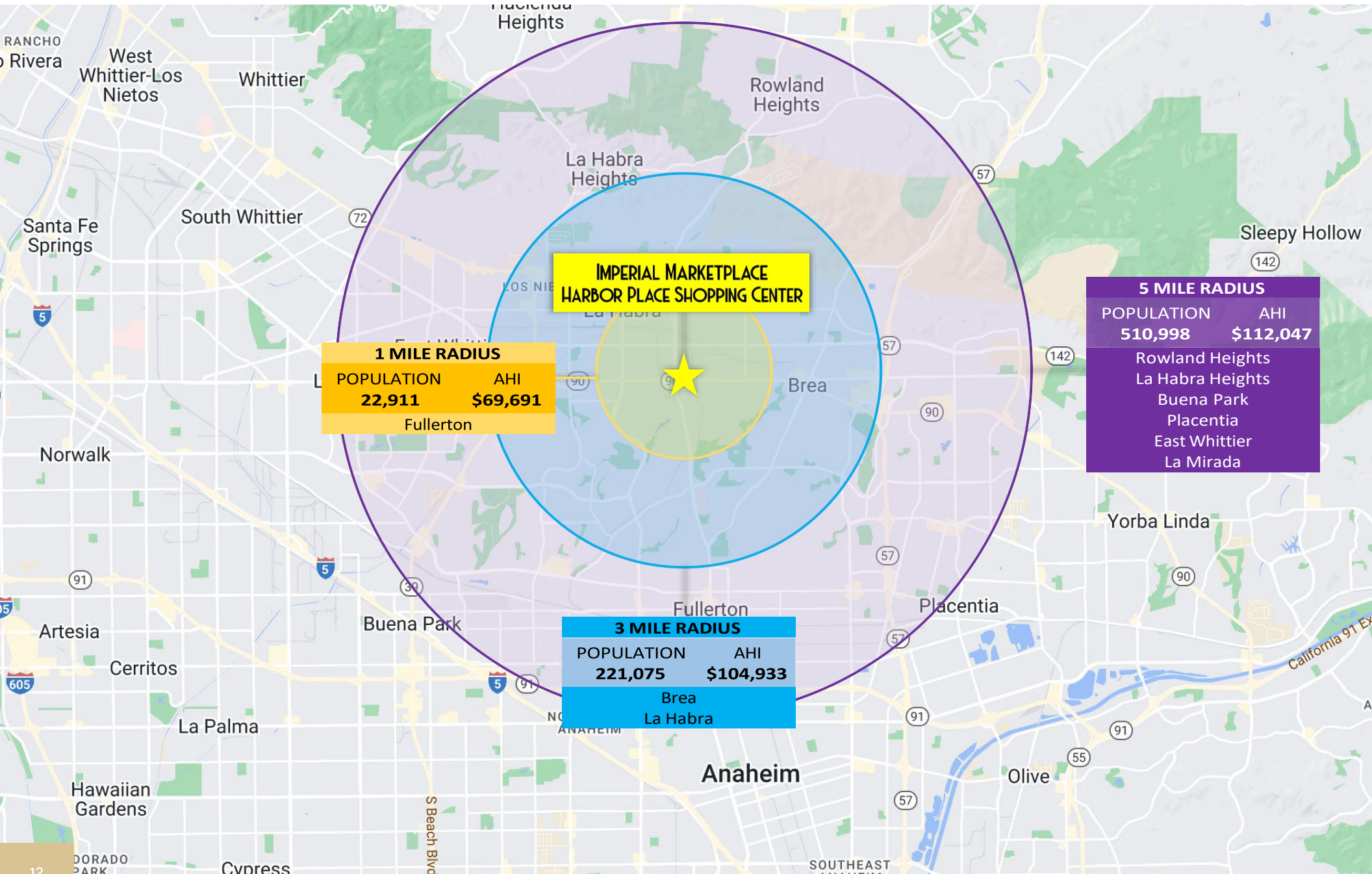


**St. Jude Medical Center,
Fullerton**



**Raytheon,
Fullerton**

LOCAL MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2021 Total Population	22,911	221,075	510,998
2026 Total Population	31,248	228,560	560,134
Total Businesses	2,000	11,051	24,921
Total Employees	14,529	80,640	198,850
Total Daytime Population	29,184	210,948	511,834
2021 Median Age	37.8	41.1	39.6
HOUSEHOLDS			
2021 Households	10,313	72,052	173,818
2021 Average Household Size	2.92	3.10	3.16
2021 Housing Units	10,852	76,018	183,877
2021 Median Home Value	\$667,430	\$725,666	\$704,691
INCOME			
2021 Median Household Income	\$69,691	\$104,933	\$112,047
2021 Per Capita Income	\$35,056	\$52,466	\$56,023
2021 Average Household Income	\$103,479	\$111,036	\$123,907

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Keller Williams

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Corporate ID # 01947193 (LA) and 01898399 (OC)

Offices in DTLA and OC