



OFFICE SPACE AVAILABLE FOR LEASE

1501 N. Harbor Blvd. Fullerton, CA 92835



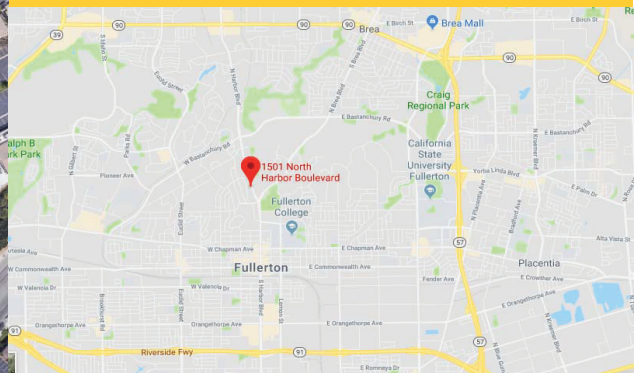
Building Size: approx. 10,026 sq ft
Lot Size: approx. 29,335 +/- sq ft
Built in 1978
Class B Building
Zoning: C1
Parking: 43 - Ratio of 4.00/1,000 SF

Available Unit: Approx. 1,200 +/- SF
Asking Rent: \$2.75/ SF per month

Located on Upper Level with easy parking access

Fullerton is highly positioned in Orange County, Cal State Fullerton's presence provides a pipeline of educated employees with nearby Raytheon, St. Jude Medical Group, and Beckman Coulter are among the largest. Fullerton has dense population with steady annual growth.

Demographics	1 mile	3 mile
2018 Total Pop:	12,595	180,532
2018 Median Income:	\$92,371	\$71,090
Pop. Growth 2018-23	2.6%	2.4%
Traffic Count:		
N Brea Blvd @ N Harbor	16,000 CPD	
N Harbor @ N Brea Blvd	31,000 CPD	



Nick H. Kim, MBA
Managing Partner
DRE # 01410036
(562) 631-9000
nickkimbroker@gmail.com

Stella K. Grey
Managing Partner
BRE # 02003532
(213) 274-6770
stellakgrey@gmail.com

WEST REALTY INVESTMENT GROUP
1501 N. Harbor Blvd. Suite 105, Fullerton, CA 92835
www.WRIGCA.com