



333

N EUCLID STREET

Fullerton, CA 92832

FOR LEASE — ANCHOR SPACE

22,534 SF

COMMERCIAL REAL ESTATE

LIFT

COMMERCIAL GROUP

Los Angeles · Orange County · Pacific Rim Advisory

Property Overview

22,534 SF

ANCHOR SPACE AVAILABLE

1,600 A

ELECTRICAL SERVICE Heavy-use capable

220

SURFACE PARKING STALLS

PROPERTY DETAILS

BUILDING SIZE

±22,534 SF

ZONING

GC — General Commercial

APN

031-100-07

PARKING

220 Stalls

FRONTAGE

Euclid Street

SIGNAGE

Pylon + Monument

LOADING

Ground Loading

JURISDICTION

City of Fullerton

ELECTRICAL

1,600 Amps



Interior — Main Floor



MAIN FLOOR

Interior — REAR DELI SECTION



REAR DELI SECTION



MAIN FLOOR

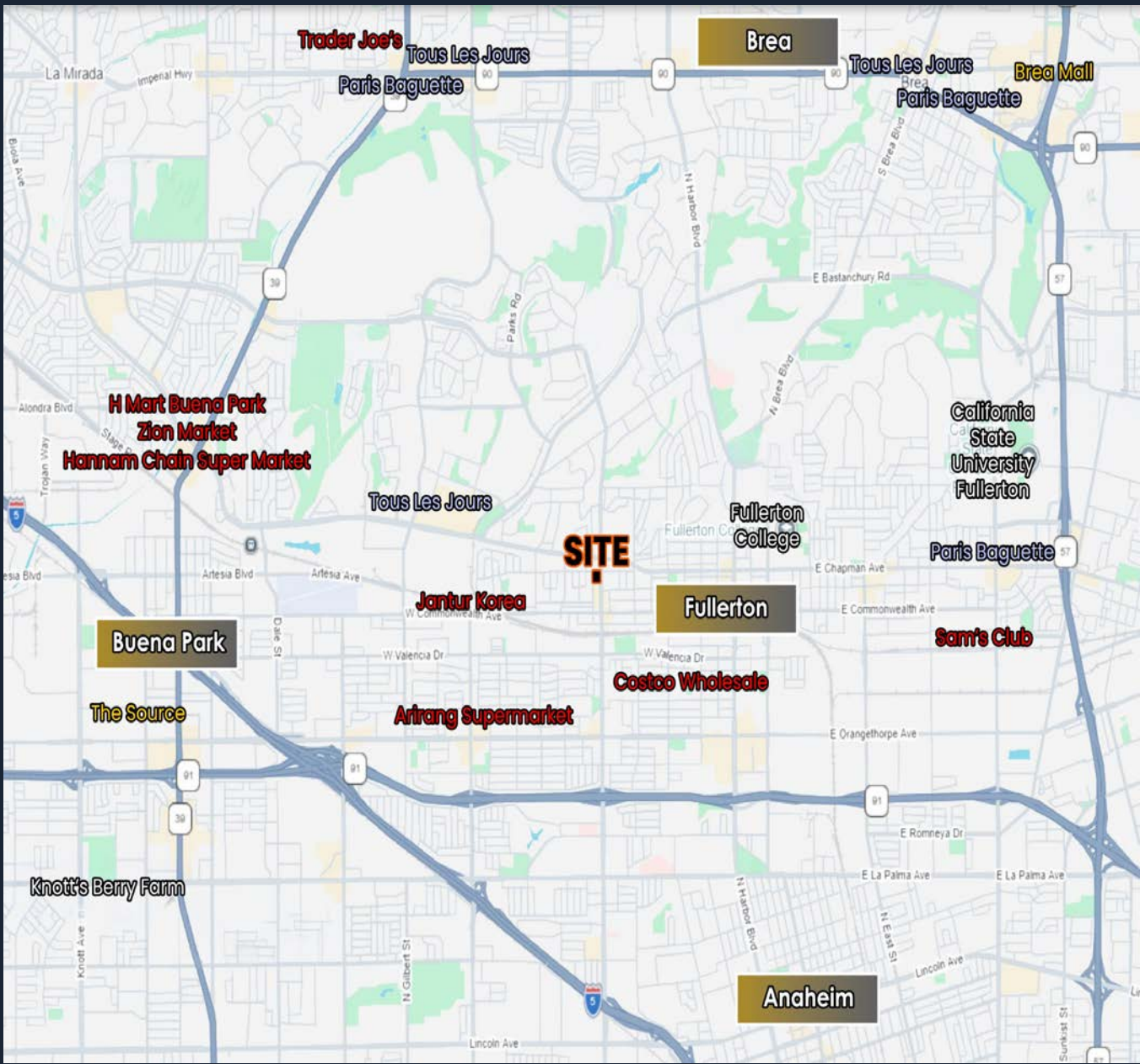
REAR DELI SECTION



Floor Plan



Location Highlights



LOCATION HIGHLIGHTS

- Premier anchor position within a high-density Orange County trade area with strong household formation
- Freeway-adjacent to CA-91, I-5, and SR-57 — four-corners access via Euclid St, Imperial Hwy & Beach Blvd
- Pylon signage on Euclid Street corridor with over 35,000 vehicles passing daily
- Surrounded by established national and regional retail, medical, and food-service operators
- Dense residential base with strong daytime population bolstered by nearby university and medical campus
- Ample surface parking at 220+ stalls with clean ingress/egress — well-suited for high-frequency tenants

EXISTING CO-TENANTS

Giant Ramen

FOOD & BEVERAGE

Duck Who Workshop

SPECIALTY RETAIL

Fish Daddy Grill

FOOD & BEVERAGE

Nick's Bagels & Espresso

CAFÉ / QUICK SERVICE

	1 MI	3 MI	5 MI
RESIDENTIAL POPULATION			
2025 Population	22,178	199,495	613,448
2030 Estimate	22,387	199,209	613,171
Median Age	40.0	38.2	32.7
Avg. Family	3.33	3.69	3.75
Daytime Pop.	22,549	178,200	595,703
Workers	10,691	76,497	284,723
Residents	11,858	101,703	310,980
2025 HOUSEHOLD INCOME (3-MILE)			
Median Household Income			\$103,714
Average Household Income			\$133,686
Median Disposable Income			\$84,271
Per Capita Income			\$43,249
COMMUNITY COMPOSITION (3-MILE)			
Hispanic / Latino Origin			49.3%
White			28.2%
Asian			25.0%
Black / African American			2.3%
Pacific Islander			0.3%
TRAFFIC VOLUME			
Euclid Street (frontage)			±35,100 CPD
I-5 Freeway (nearby)			±310,400 CPD
CA-91 Freeway (nearby)			±283,400 CPD

*Source: Esri 2025 estimates · 1, 3 & 5-mile radii

Trade Area Overview





COMMERCIAL REAL ESTATE

LISTING BROKER — EXCLUSIVE REPRESENTATION

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SUBJECT PROPERTY

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