

OFFICE SPACES FOR LEASE

201 N. HARBOR

PARKER BUILDING

Fullerton, CA 92832

PRESENTED BY:

NOAH BROWN

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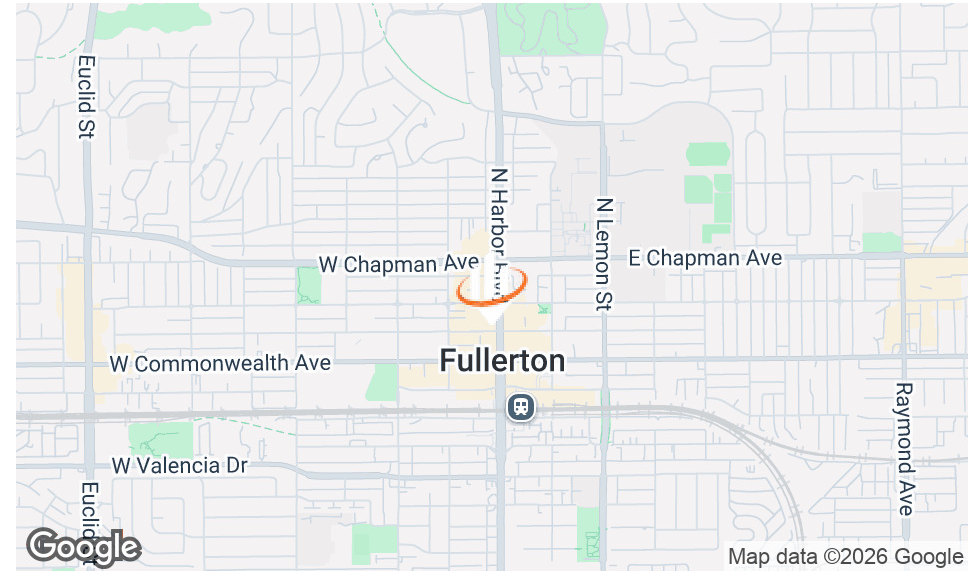
noah.brown@svn.com

CalDRE #02259737



**PRIVATE OFFICES/CREATIVE
SPACES FOR LEASE
114 - 122 SF AVAILABLE**





OFFERING SUMMARY

LEASE RATE:	\$650/month
BUILDING SIZE:	13,000 SF
AVAILABLE SF:	114-122 SF
YEAR BUILT:	1928
RENOVATED:	2020
ZONING:	C3
MARKET:	Fullerton
SUBMARKET:	Downtown Fullerton Historic District

PROPERTY OVERVIEW

Ground-floor, new construction creative office building featuring seven (7) individual private office suites, each ranging from approximately 114–122 SF, with direct street-level access. The property features exposed brick accents and a modern, functional layout.

Located in the high-traffic heart of Downtown Fullerton, the property offers excellent visibility along North Harbor Blvd and is within walking distance to restaurants, shopping, and public transportation. On-site amenities include Made Coffee and Hapa Cupcakes, adding convenience and energy to the building.

PROPERTY HIGHLIGHTS

- Ground level office spaces for maximum visibility
- Versatile creative office lofts for dynamic work environments
- Exceptionally high traffic counts guaranteeing exposure
- Abundant foot traffic for increased customer engagement
- Proximity to diverse dining options for tenant convenience

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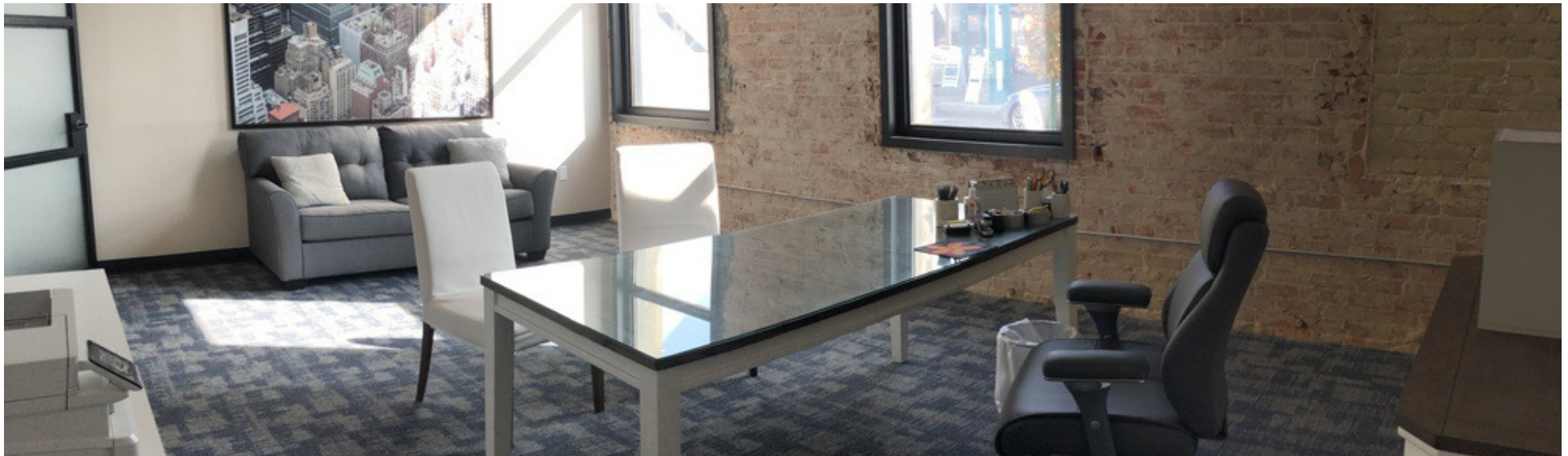
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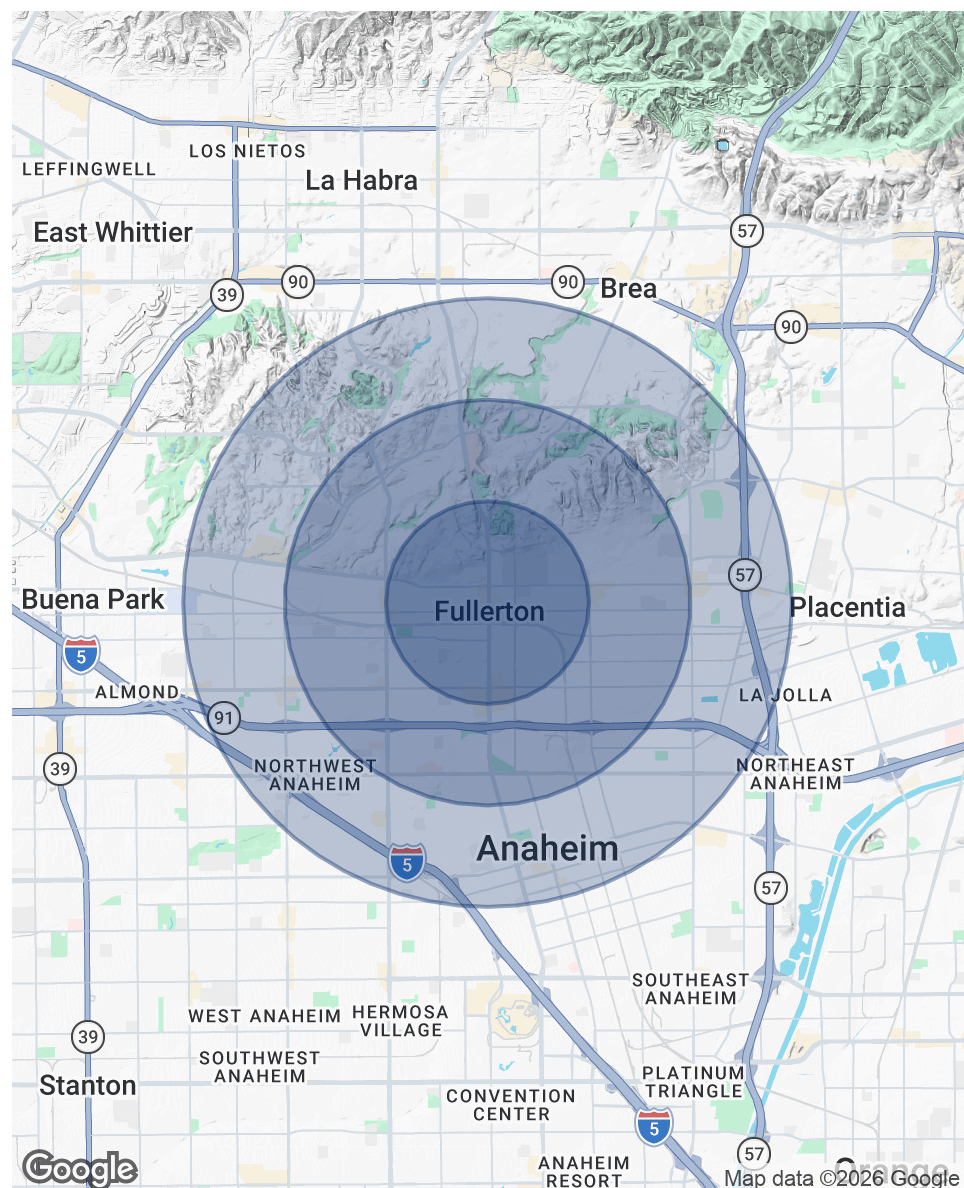
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,843	84,822	201,325
AVERAGE AGE	32.9	33.2	33.2
AVERAGE AGE (MALE)	32.0	32.1	32.4
AVERAGE AGE (FEMALE)	33.6	34.4	34.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,405	26,720	61,703
# OF PERSONS PER HH	2.8	3.2	3.3
AVERAGE HH INCOME	\$76,653	\$78,315	\$78,669
AVERAGE HOUSE VALUE	\$605,788	\$616,115	\$596,279

* Demographic data derived from 2020 ACS - US Census



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