

FULLERTON PAD

AT FULLERTON CROSSINGS

629 S Placentia Avenue, Fullerton, CA



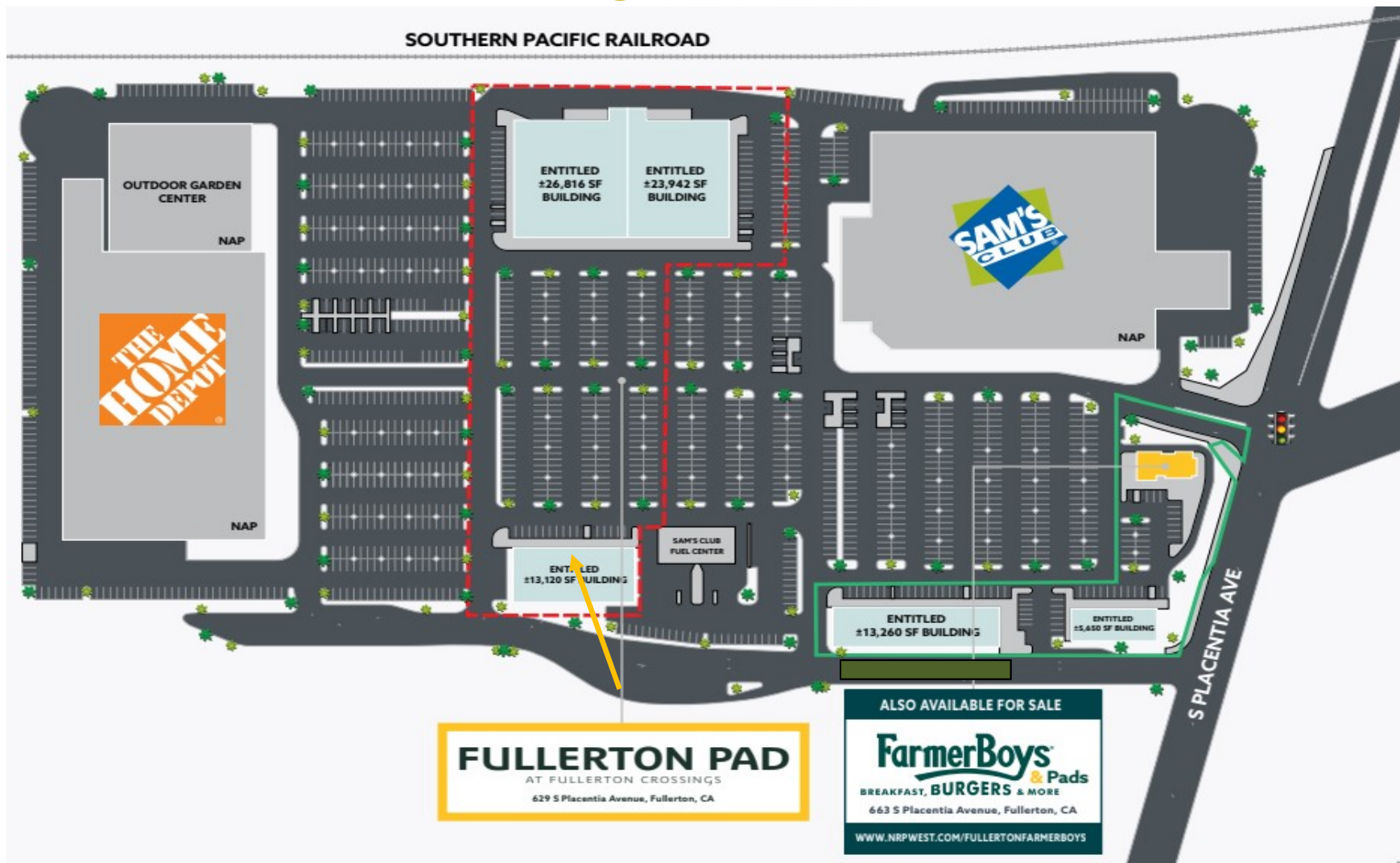
Land Lease or Build to Suit by Owner

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SITE PLAN



AERIAL PHOTO



FULLERTON CROSSINGS DEVELOPMENT OPPORTUNITY

SOUTHERN CALIFORNIA DEVELOPMENT OPPORTUNITY

- Opportunity to develop a **5.49-acre** parcel, APN 338-071-22
- Entitled for a **50,758 SF** multi-tenant building adjacent to Sam's Club (NAP), **BUILD TO SUIT**
- Entitled for a **13,120 SF** pad with existing infrastructure
- Parking lot improvements already completed, **1,617 parking spaces** approximate

DENSE AND AFFLUENT ORANGE COUNTY TRADE AREA

- More than 22,900 people within a 1-mile radius with an Average Household Income of \$69,600
- More than 221,000 people within a 3-mile radius with an Average Household Income of \$104,900
- More than 510,900 people within a 5-mile radius with an Average Household Income of \$112,000
- Strong daytime population of over 25,700 people within a 1-mile radius

HOME DEPOT and SAM'S CLUB ANCHORED CENTER

- Fullerton Crossings is shadow-anchored by a high-performing **Home Depot** and **Sam's Club (with fuel station)**, generating significant daily traffic from a larger regional draw.

HIGH TRAFFIC, HIGH IDENTITY FREEWAY LOCATION

- Fullerton Crossings benefits from over **930 feet** of frontage along S Placentia (**over +/- 15,400 CPD**) with immediate access to SR57 (**over +/- 299,500 CPD**), a primary north-south highway connecting the property to the Greater Los Angeles Area.

CAL STATE FULLERTON PROXIMITY

- Fullerton Crossings is located less than 2 miles from the Cal State Fullerton Campus, which has an enrollment of 39,556 students.



DEMOGRAPHICS HIGHLIGHTS

AREA SNAPSHOT: FULLERTON, CA



2021 DEMOGRAPHICS

Source: CBRE Research

	FULLERTON	ORANGE COUNTY	LA/OC METRO AREA
2021 Population	142,037	3,195,159	13,303,870
2021 Workforce	58,157	1,641,250	5,984,041
2021 Households	46,601	1,047,779	4,376,140
2026 Projected HH	47,428	1,073,115	4,439,661
2021 Average HH Income	\$113,418	\$130,171	\$111,121



FULLERTON HOUSING

Source: zillow.com/fullerton-ca/home-values/

\$850,337

Median Home Value

+20.9%

Home values
grew over
the last year

DEVELOPMENT RESTRICTIONS

HOME IMPROVEMENT STORE RESTRICTIONS: No portion of the Shopping Center other than the Home Depot Parcel shall be used for a home improvement center or for any business which sells, leases, rents or distributes the following items or materials, individually or in any combination: lumber, hardware, tools, plumbing supplies, pool supplies, electrical supplies, paint, wallpaper and other wall coverings, window treatments including draperies, curtains and blinds, kitchen or bathrooms or components thereof (including tubs, sinks, faucets, mirrors, cabinets, showers, vanities, countertops and related hardware), windows, hard and soft flooring (including tile, wood flooring, rugs and carpeting), siding, ceiling fans, Christmas trees, natural plants and gardening and garden nursery supplies, outdoor cooking equipment and accessories, patio furniture and patio accessories, artificial and natural plants, light fixtures, cabinets, or major appliances (such as refrigerators, stoves, ovens, washer/dryers and dishwashers), and closet organizing systems, except for the incidental sale of such items. Provided, however, that the foregoing restriction shall not apply to any of the following categories of retailers: Grocery store (e.g., Vons, Trader Joes, Food 4 Less, etc.), Arts & Crafts store (e.g., Aaron Brothers Art Mart, Michael's Arts & Crafts, etc.), Club store (e.g., Sam's Club, Costco, etc.), Stationery store (e.g., Hallmark, Office Depot, etc.), Drug/Prescription store (e.g., CVS Pharmacy, Walgreens, Rite Aid, etc.), Department store (e.g., Kohl's, Burlington Coat Factory, JC Penney, etc.), Discount store (e.g., Target), Dollar store (e.g., Dollar Tree, 99 Cents Only, etc.), Fabric store (e.g., Jo Ann Fabrics, Hancock, etc.), Furniture store (e.g., Levitz, Ethan Allen, etc.), Organize store (e.g., Organized Living, The Container Store, etc.), Bedding store (e.g., Banner Mattress, Sit & Sleep, etc.), Store selling primarily wicker and/or rattan furniture (e.g., Cost Plus, Pier 1 Imports, etc.), Consumer electronics store (e.g., Good Guys, Circuit City, Best Buy, etc.), Soft goods bed, bath and kitchen supplies retailer (e.g., Linens 'N Things, Bed Bath & Beyond, Stroud's, etc.), Sporting goods stores (e.g., Sportmart, etc.) and any General merchandise store having 75,000 square feet or more in floor area (e.g., Target). An "incidental sale of such items" is one in which there is no more than the lesser of (i) ten percent (10%) of the total floor area of such business; or (ii) one thousand (1,000) square feet of sales and/or display area, relating to such items individually or in the aggregate.

SHOPPING CENTER RESTRICTIONS:

- a) No portion of the Shopping Center shall be used for nonretail uses (except as otherwise expressly allowed herein) or any of the following purposes: a surplus store; gun range; the sale of guns as a primary use; a warehouse (but this restriction shall not prohibit a wholesale club sales operation such as a Sam's Club); an animal kennel; theater, auditorium, sports or other entertainment viewing facility (whether live, film, audio/visual or video); bowling alley; skating rink; fitness center, workout facility, gym, health spa or studio, or exercise facility; Restaurants that derive more than thirty-five percent (35%) of their gross sales from alcohol sales; business office usage (defined as any office that does not provide services directly to a consumer) other than incidental in connection with nonprohibited uses; or retail office usage (defined as any office that provides services directly to consumers, including, within limitation, financial institutions, real estate, stock brokerage and title companies, travel and insurance agencies, and medical, dental and legal clinics).
- b) No portion of the Shopping Center shall be used for any of the following purposes: a flea market or a business selling so-called "second hand" goods (the term "second hand", shall mean stores that sell goods primarily as a service to the public rather than to a retail customer for a profit); cemetery; mortuary; any establishment engaged in the business of selling, exhibiting or delivering pornographic or obscene materials; a so-called "head shop"; off-track betting parlor; junk yard; recycling facility or stockyard; motor vehicle or boat dealership, repair shop (including lubrication and/or service center) that stores vehicles outdoors overnight, body and fender shop, or motor vehicle or boat storage facility (neither the foregoing restriction nor anything else in this Agreement to the contrary shall preclude the Owner of the Home Depot Parcel's sale or rental of delivery vehicles and trailers to its customers as part of its home improvement business); a mini-storage or self-storage facility; a laundromat or dry-cleaning facility (but this shall not be deemed to prohibit nominal supportive facilities for on-site service oriented to pickup and delivery by the ultimate consumer); a bar, tavern, or cocktail lounge, a discotheque, dance hall, comedy club, night club or adult entertainment facility; billiard or pool hall; a massage parlor, game parlor or video arcade (which shall be defined as any store containing more than three (3) electronic games); a beauty school, barber college, reading room, place of instruction or any other operation catering primarily to students or trainees and not to customers (but shall specifically not prohibit a school which is incidental to a primary retail purpose); office usage other than incidental in connection with nonprohibited uses; industrial, residential or manufacturing uses; school or house of worship.

DEVELOPMENT RESTRICTIONS (CONT.)

- c) Without the prior written consent of the Consenting Owners, the following shall not be allowed to operate in the Shopping Center or Common Area, except as otherwise permitted in this Agreement: traveling carnivals, fairs, auctions, shows, kiosks, booths for the sale of fireworks, sales by transient merchant utilizing vehicles or booths and other promotions of any nature. Except as otherwise permitted in this Agreement, if unauthorized Persons, including, without limitation, tenants or invitees of tenants occupying Buildings now or at any future time located in the Shopping Center, utilize the parking area for other than temporary parking by customers while shopping in the Shopping Center, Developer shall take such actions as are reasonably necessary to prevent said unauthorized use.
- d) No portion of the Shopping Center shall be used for a business or use that creates strong unusual or offensive odors, fumes, dust or vapors; emits noise or sounds that are objectionable due to intermittence, beat, frequency, shrillness or loudness; creates unusual fire, explosive or other hazards, or materially increases the rate of insurance for any other Parcel, Owner or Occupant; provided, however, the operation of a typical Home Depot home improvement store shall not be deemed to be in violation of this subsection (d).
- e) No oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any portion of the Parcels, nor shall oil wells, tanks, tunnels, or mineral excavation or shafts be permitted upon the surface of any portion of the Parcels, or within five hundred (500) feet below the surface of any of the Parcels. No derrick or other structure designed for use in boring for water, oil, natural gas or other minerals shall be erected, maintained or permitted on any portion of the Shopping Center.
- f) No portion of the Common Area shall be used for the sale, storage or display of merchandise or food; provided, however, (i) the display of delivery vehicles for sale and/or rental to its customers as part of the Owner Of the Home Depot Parcel's home improvement business shall be permitted, and (ii) the seasonal sale of merchandise by the Owner or Occupant of the Home Depot Parcel and the Sam's Parcel shall be permitted from the areas designated as "Outdoor Sales Areas" within their respective Zones of Control on Exhibit A~2.
- g) For purposes of this Agreement, all Service Areas shall be the sole exclusive property of the Owners of the Buildings associated with such areas and each Owner shall have the exclusive right to use such areas for whatever purpose such Owner deems appropriate, including, without limitation, the sale and display of merchandise.
- h) For purposes of this Agreement, Persons that are not Owners or Occupants engaging in the following activities in any portion of the Shopping Center will not be considered to be Permittees under this Agreement: (i) exhibiting any placard, sign, or notice that does not advertise an existing business in the Shopping Center; (ii) distributing any circular, handbill, placard, or booklet promoting an existing business in the Shopping Center; (iii) soliciting memberships or contributions for an existing business in the Shopping Center; (iv) parading, picketing or demonstrating; and (v) failing to follow regulations relating to the use of the Shopping Center.

For the purposes of this Section, Consenting Owners = The Owner of the Home Depot Parcel, the Owner of the Sam's Parcel, and the Owner of the Developer Parcel; provided, however, that (i) if any such Consenting Owner sells its Parcel and becomes the Prime Lessee thereon, such Prime Lessee shall be deemed appointed as the entity to cast the vote or give the consent for the Parcel on behalf of the Consenting Owner so long as it is the Prime Lessee of said Parcel; provided further, however, if any such Consenting Owner sells any portion, but not all, of its Parcel, then the Consenting Owner as to such Parcel shall be the Owner that owns the largest portion of Land Area within such Parcel, regardless of any agreement to the contrary, and (ii) so long as Sam's is the ground lessee of the Sam's Parcel, Sam's shall be deemed appointed as the entity to cast the vote or give the consent for the Sam's Parcel.

DISCLAIMER

DISCLAIMER This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

