



FOUNDRY  
COMMERCIAL

PATH TO BUILDING

# OFFICE SPACE FOR LEASE

1231 E CHAPMAN AVE | FULLERTON, CA 92831



### PROPERTY HIGHLIGHTS

- 1,527± SF of office space in a single building on a religious campus.
- One office available on first floor and six on the second floor. Building has internal and external stairwells.
- Lease includes shared use of kitchen and business workroom
- Property is owned and operated by an active church. Lessee will have exclusive use of the designated space.
- Contact brokers for lease rate.

### PROPERTY DETAILS

ADDRESS	1231 E Chapman Avenue Fullertown, CA 92831
# OF OFFICES	7
TOTAL SF	1,527± SF (plus shared space)
PARKING	70± Paved Spaces
APN	283-175-07

Notes: Do not disturb owners, contact broker to discuss intended use before scheduling a tour. Owner is a non-profit 501 (c3) and exempt from property taxes. For-profit entities seeking to occupy may be assessed additional property taxes.

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY PHOTOS



OFFICE



OFFICE



OFFICE



OFFICE



WORKROOM



PARKING LOT

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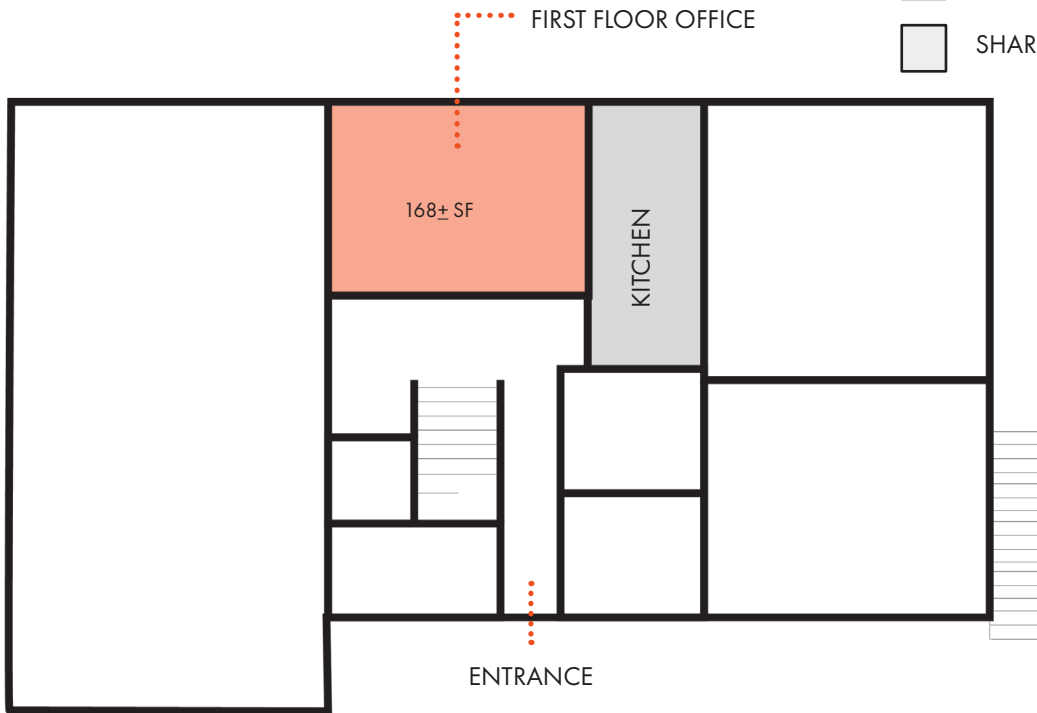
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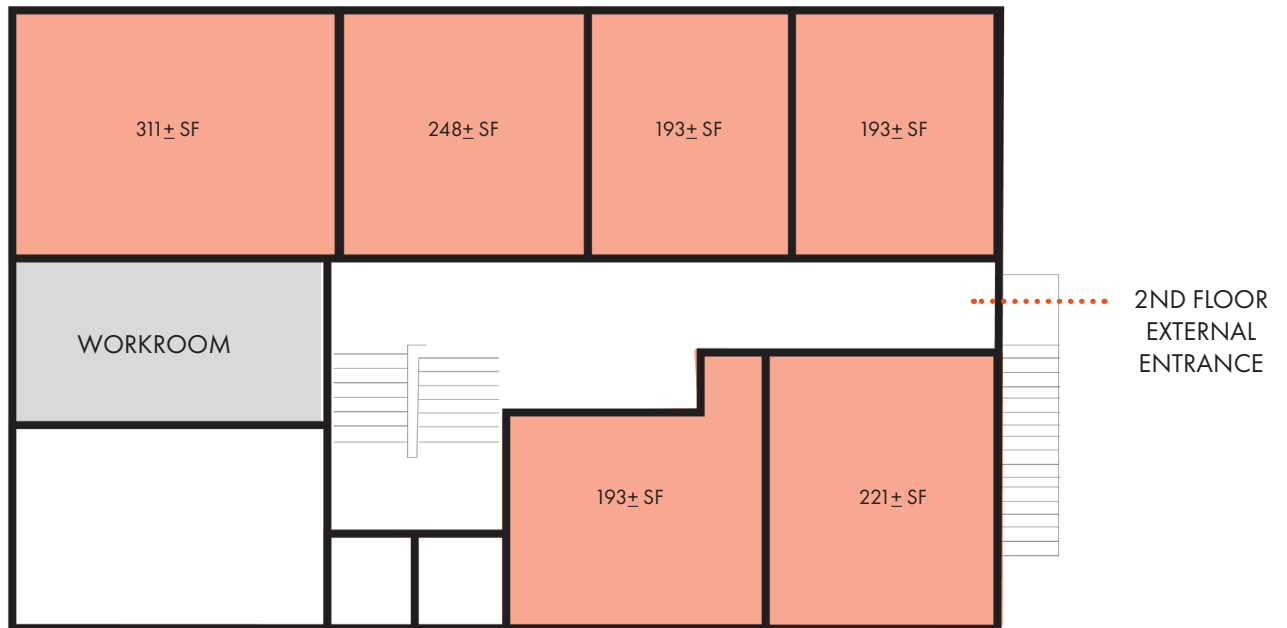
**BUILDING FLOOR PLANS**

EXCLUSIVE USE  
 SHARED SPACE

FIRST FLOOR



SECOND FLOOR



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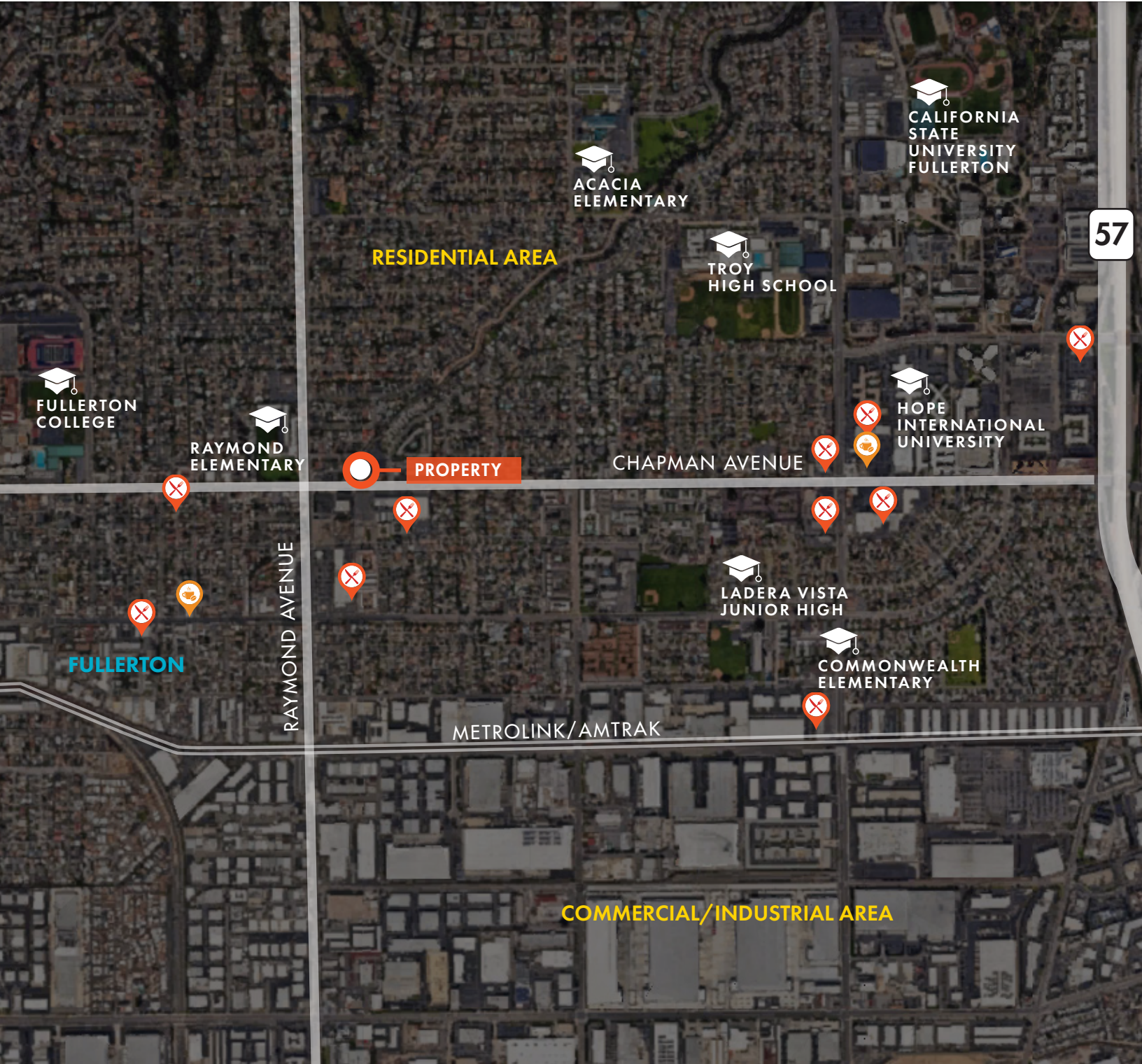


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## LOCAL AREA



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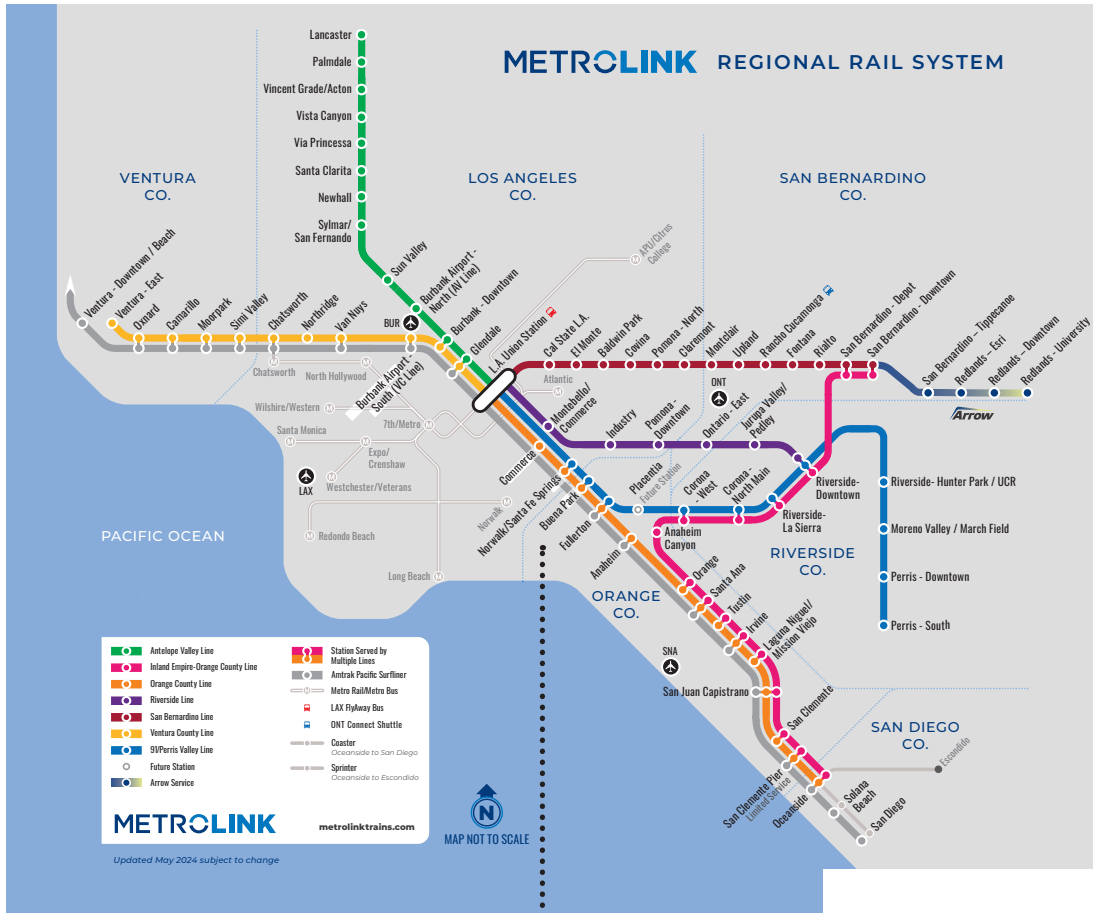
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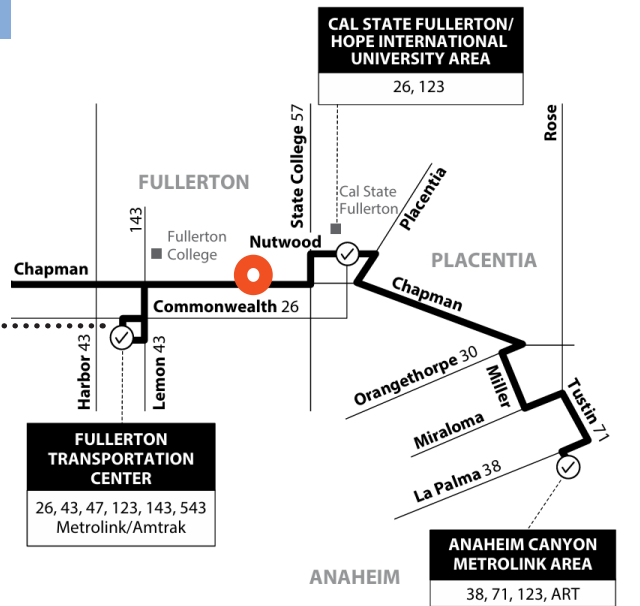
## PUBLIC TRANSPORTATION TO FACILITY



Fullerton Train Station, which services Amtrak and Metrolink, is 1 ± miles from the facility.

- 91/PERRIS VALLEY LINE
- ORANGE COUNTY LINE
- AMTRAK PACIFIC SURFLINER

Bus service from train station to facility



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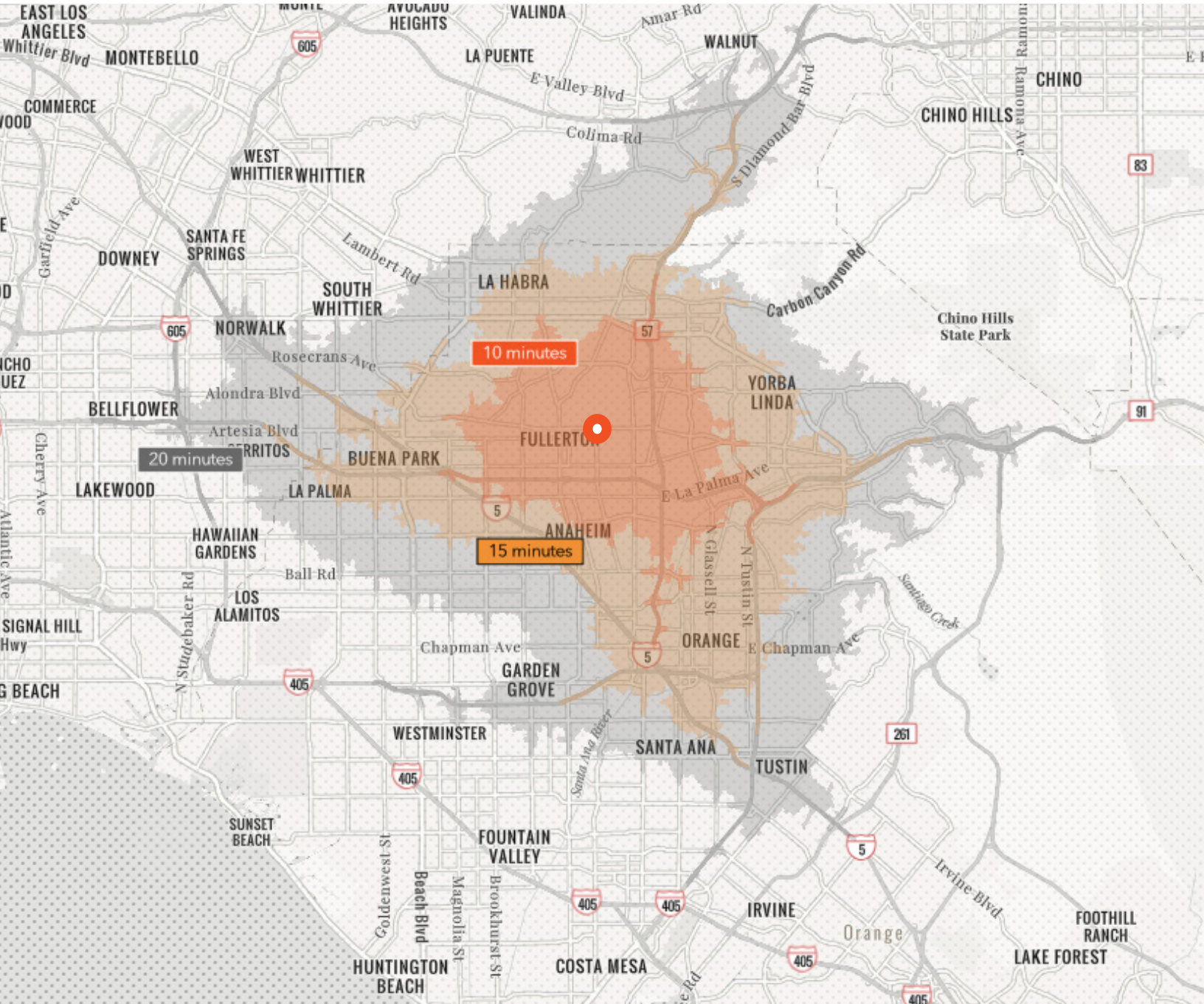


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## APPROXIMATE DRIVE TIMES TO LOCATION



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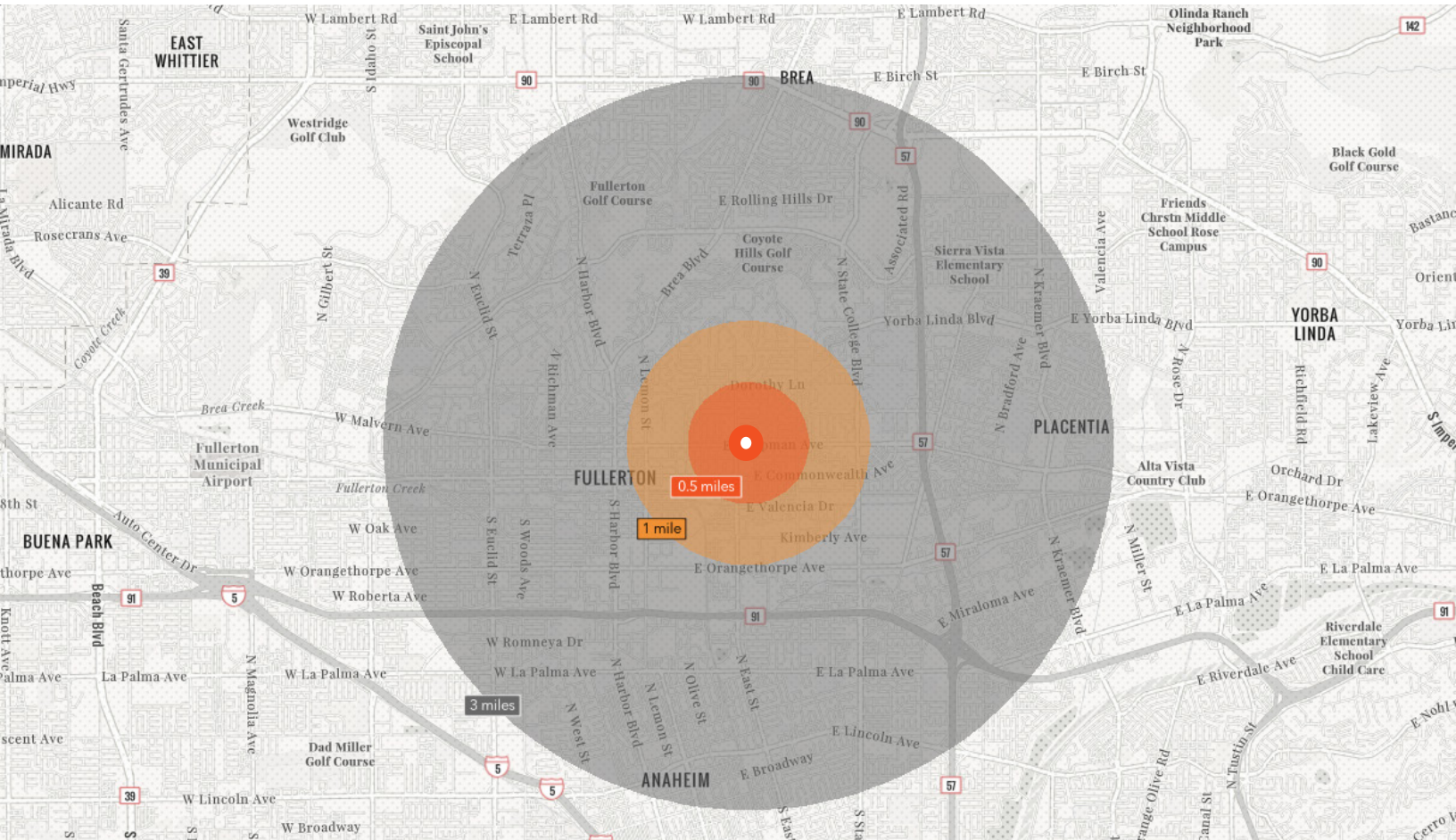
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## DEMOGRAPHICS








### .5 MILE RADIUS

	<b>7,355</b> ESTIMATED POPULATION 2025
	<b>2,557</b> HOUSEHOLDS
	<b>\$850,827</b> MEDIAN HOME VALUE 2025
	<b>1,860</b> TOTAL EMPLOYEES
	<b>\$136,212</b> AVG HOUSEHOLD INCOME

### 1 MILE RADIUS

	<b>17,866</b> ESTIMATED POPULATION 2025
	<b>6,460</b> HOUSEHOLDS
	<b>\$815,387</b> MEDIAN HOME VALUE 2025
	<b>10,946</b> TOTAL EMPLOYEES
	<b>\$139,218</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>217,674</b> ESTIMATED POPULATION 2025
	<b>70,384</b> HOUSEHOLDS
	<b>\$845,026</b> MEDIAN HOME VALUE 2025
	<b>91,890</b> TOTAL EMPLOYEES
	<b>\$129,967</b> AVG HOUSEHOLD INCOME

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