

FOR LEASE

NORTH FULLERTON GROCERY ANCHOR SPACE

312 N EUCLID ST, FULLERTON, CA 92832



BUSINESS AND INVENTORY AVAILABLE

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CA DRE # 1885959

CA DRE # 01176224

PROPERTY SUMMARY

PROPERTY TYPE	Retail / Grocery	YEAR BUILT	1970
BUILDING SIZE	23,556 SF	PARKING	Yes
LOT SIZE	79,351 SF	APN	031-221-02
CEILING HEIGHT	20 ft	ZONING	G-C
TENANCY	Single	LEASE RATE	\$1.99/SF + NNN
SIGNAGE	Pylon		

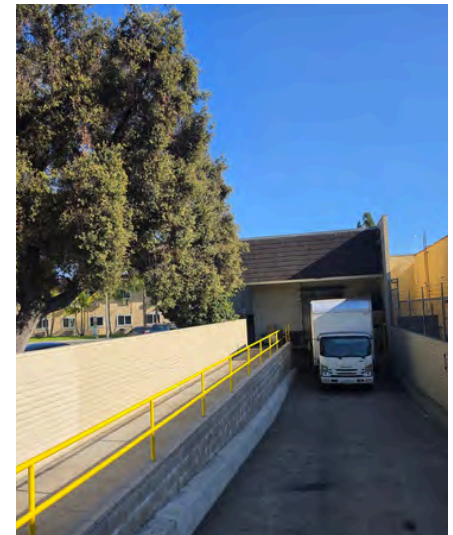
PROPERTY HIGHLIGHTS

- 23,556 square feet grocery space
- Currently operating
- Ample parking and excellent visibility
- Large truck well for convenient deliveries
- Recent tenant improvements including bakery & taqueria
- Market business and improvements are available
- Modern and well-maintained facilities
- Flexible layout to accommodate diverse retail needs
- Prime storefront location for maximum exposure
- Highly desirable and bustling neighborhood
- Proximity to major thoroughfares for accessibility

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PROPERTY IMAGES



LOCATION SUMMARY

Located in the vibrant city of Fullerton, CA, the area surrounding the property at **312 N Euclid St** is teeming with life and opportunity. With a mix of local and national retailers, this bustling neighborhood is a prime location for retail and street retail tenants looking to tap into the Orange County market. The surrounding area boasts a highly desirable demographic, with a steady flow of high income vehicle traffic traveling between the affluent hills of Fullerton and La Habra to the 91 Freeway. Fullerton College and California State University, Fullerton are in the area. Just steps away from the property, tenants will find popular dining destinations, boutique shops, and entertainment venues, making it an irresistible location for retailers looking to establish a presence in this dynamic and thriving community.

LOCATION MAP



312 N EUCLID ST

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RETAIL MAP



TARGET



Albertsons

Ralphs

312 N EUCLID ST

GROCERY OUTLET
bargain market

COSTCO
WHOLESALE

Walmart
Supercenter

FOOD 4 LESS

SPROUTS
FARMERS MARKET

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DEMOGRAPHICS

FULLERTON, CA

Fullerton supports a strong professional tenant base with an estimated **140,054 residents (2024)** and **48,117 households**, providing depth for both workforce and client draw. The city's **median household income is \$104,286** and **43.5% of residents (25+) hold a bachelor's degree or higher**, aligning well with office and professional service demand near Downtown Fullerton.

POPULATION



Total Population

138,675

EMPLOYMENT



Residents

140,054

Bachelor's Degree or Higher

**43.5% of
residents (25+)**

HOUSEHOLDS & INCOMES



Total Households

48,117

Median Household Income

\$104,286/year

Source: <https://www.census.gov/quickfacts/fact/table/fullertoncitycalifornia/PST045225>

DISCLAIMER

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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