

For Sublease Freestanding Retail Space



1621 N. Placentia Ave., Fullerton, CA 92831



Available

Size: ±2,400 SF
Rent: \$2.15 PSF/Mo., NNN
Term Through: 10/31/2028

Features

- ▶ Signalized corner of Garnet Lane and N. Placentia Avenue
- ▶ Former convenience store
- ▶ Immediate vicinity of California State University Fullerton and numerous high schools

Trade Area



Prospective tenants are hereby advised that all uses are subject to City approval

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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	13,237	30,440	87,021
2030 Projected Population	12,658	29,225	86,365
2020 Census Population	12,827	29,615	84,253
2010 Census Population	12,487	27,921	81,024
Projected Annual Growth 2025 to 2030	-0.9%	-0.8%	-0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.5%
2025 Median Age	31.7	33.8	38.9
Households			
2025 Estimated Households	5,266	10,854	30,435
2030 Projected Households	5,142	10,606	30,786
2020 Census Households	5,081	10,521	29,593
2010 Census Households	4,889	10,183	28,385
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.5%
Race & Ethnicity			
2025 Estimated White	38.2%	41.2%	44.2%
2025 Estimated Black or African American	4.3%	3.7%	2.9%
2025 Estimated Asian or Pacific Islander	21.0%	21.9%	23.0%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.9%
2025 Estimated Other Races	35.4%	32.2%	29.0%
2025 Estimated Hispanic	42.0%	37.6%	35.0%
Income			
2025 Estimated Average Household Income	\$91,723	\$113,057	\$143,194
2025 Estimated Median Household Income	\$82,417	\$96,474	\$116,410
2025 Estimated Per Capita Income	\$36,518	\$40,971	\$50,364
Education			
2025 Estimated High School Graduate	17.7%	17.0%	17.3%
2025 Estimated Some College	19.7%	19.7%	19.0%
2025 Estimated Associates Degree Only	9.0%	8.6%	9.0%
2025 Estimated Bachelors Degree Only	26.3%	28.5%	28.1%
2025 Estimated Graduate Degree	13.2%	15.7%	17.0%
Business			
2025 Estimated Total Businesses	178	764	3,597
2025 Estimated Total Employees	1,515	7,191	34,416
2025 Estimated Employee Population per Business	8.5	9.4	9.6
2025 Estimated Residential Population per Business	74.2	39.8	24.2