

FOR LEASE

223 N HARBOR BLVD, FULLERTON, CA 92832

FULLERTON PROMENADE OFFICE

CAMERON IRONS

Managing Director
O: 714.446.0600 x112
ciron@svn.com

DYLAN ALVORD

Advisor
O: 714.686.6529
dylan.alvord@svn.com



CA DRE # 01176224

CA DRE # 02295741

PROPERTY SUMMARY

PROPERTY TYPE	Office	SIGNAGE	Street
RBA	14,580 SF	ELEVATOR SERVED	N/A
STORIES	2	PARKING	Yes
TYPICAL FLOOR	7,000 SF	APN	032-232-21
CLASS	B	ZONING	<u>C-3</u>
TENANCY	Multiple	LEASE RATE	Contact Advisor

PROPERTY HIGHLIGHTS

- Modern office suites with flexible layouts and high-end finishes (glass offices, plank flooring, large windows)
- Suite sizes from **290-2,429 SF** with up to **2,500 SF contiguous**
- Signalized corner location at **N Harbor Blvd & W Wilshire Ave** in Downtown Fullerton
- Minutes to the **91 & 57 Freeways** and walking distance to the **Fullerton Metrolink Station**

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PROPERTY SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
Suite 217A	2,500 SF	Office - Creative/Loft	\$2.6/SF/month
Suite 219K	454 SF	Office	\$1.75/SF/month
Suite 221A	301 SF	Office	\$1.75/SF/month
Suite 221B	532 SF	Office	\$1.75/SF/month
Suite 221C	519 SF	Office	\$1.75/SF/month
Suite 221D	420 SF	Office	\$1.75/SF/month

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SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
Suite 221E	2,429 SF	Office	\$1.75/SF/month
Suite 221J	506 SF	Office	\$1.75/SF/month
Suite 221K	466 SF	Office	\$1.75/SF/month
Suite 221L	503 SF	Office	\$1.75/SF/month
Suite 221M	506 SF	Office	\$1.75/SF/month
Suite 221N	595 SF	Office	\$1.75/SF/month
Suite 221i	290 SF	Office	\$1.75/SF/month

PROPERTY IMAGES



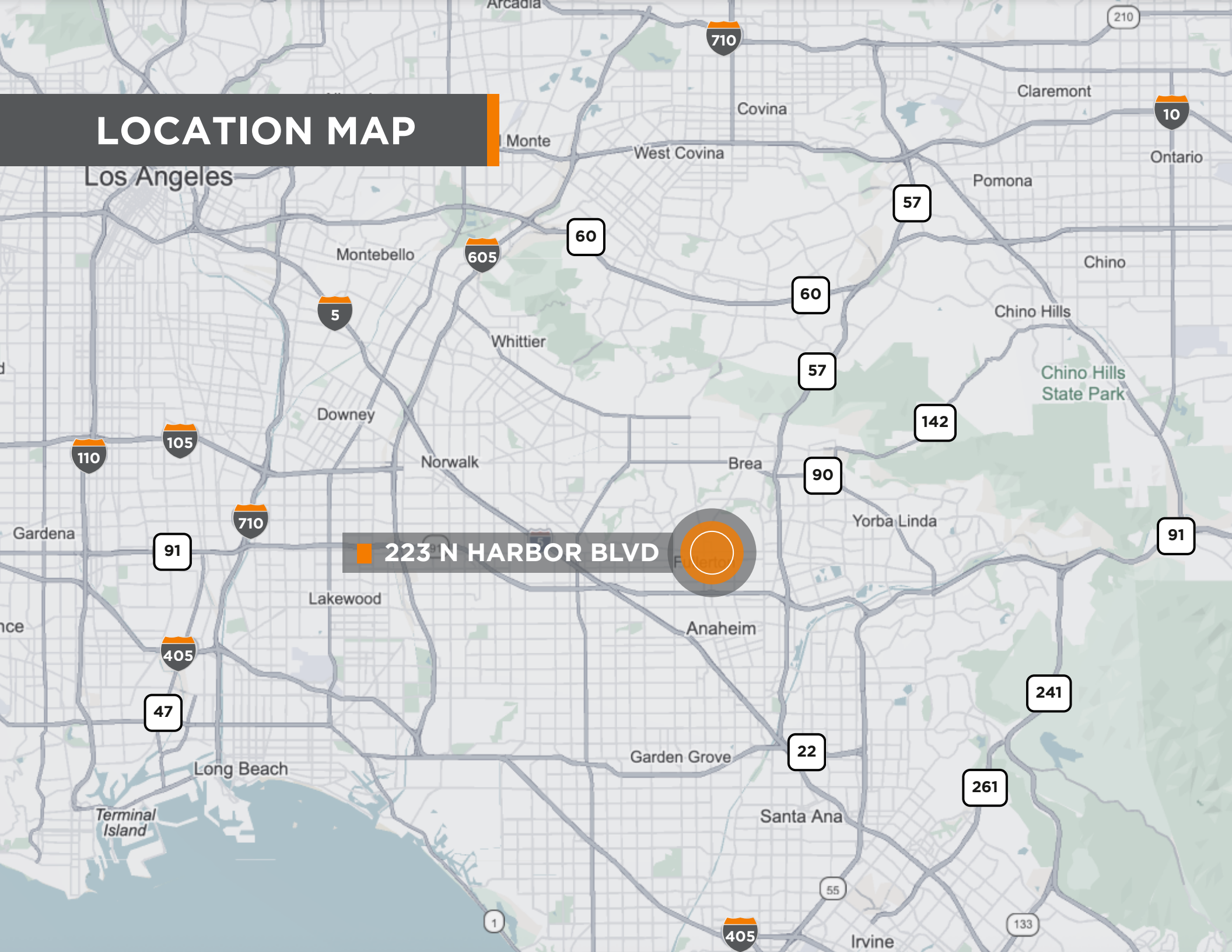
LOCATION SUMMARY

Fullerton Promenade Office is located at the signalized corner of N Harbor Blvd and W Wilshire Ave in the heart of Downtown Fullerton, surrounded by walkable streets lined with restaurants, cafés, boutique retail, nightlife, and entertainment. The property offers excellent regional connectivity—just minutes to the 91 and 57 freeways—and is within walking distance of the Fullerton Metrolink Station, providing convenient transit access for employees and clients.

SITE LOCATION



LOCATION MAP



AERIAL MAP

223 N HARBOR BLVD

FULLERTON
MUSEUM CENTER

TOONTOWN
FLEA MARKET

WILSHIRE
PROMENADE
APARTMENTS

CREDIT UNION
OF SOUTHERN
CALIFORNIA

PURPLE YOGA

MADE COFFEE

ACE HARDWARE

FULLERTON
POLICE
DEPARTMENT

THE OLD
SPAGHETTI
FACTORY

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.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

17551 Gillette Avenue
Irvine, CA 92614

DRE# 01840569
svnvanguardoc.com