

FOR SALE

THE OLD SPAGHETTI FACTORY

HARBOR BLVD

ROSCOE'S

MAMA MIA

SPICE SOCIAL

HEROES BAR & GRILL

S MALDEN AVE

LAGOS

W SANTA FE AVE

FULLERTON TRAIN STATION

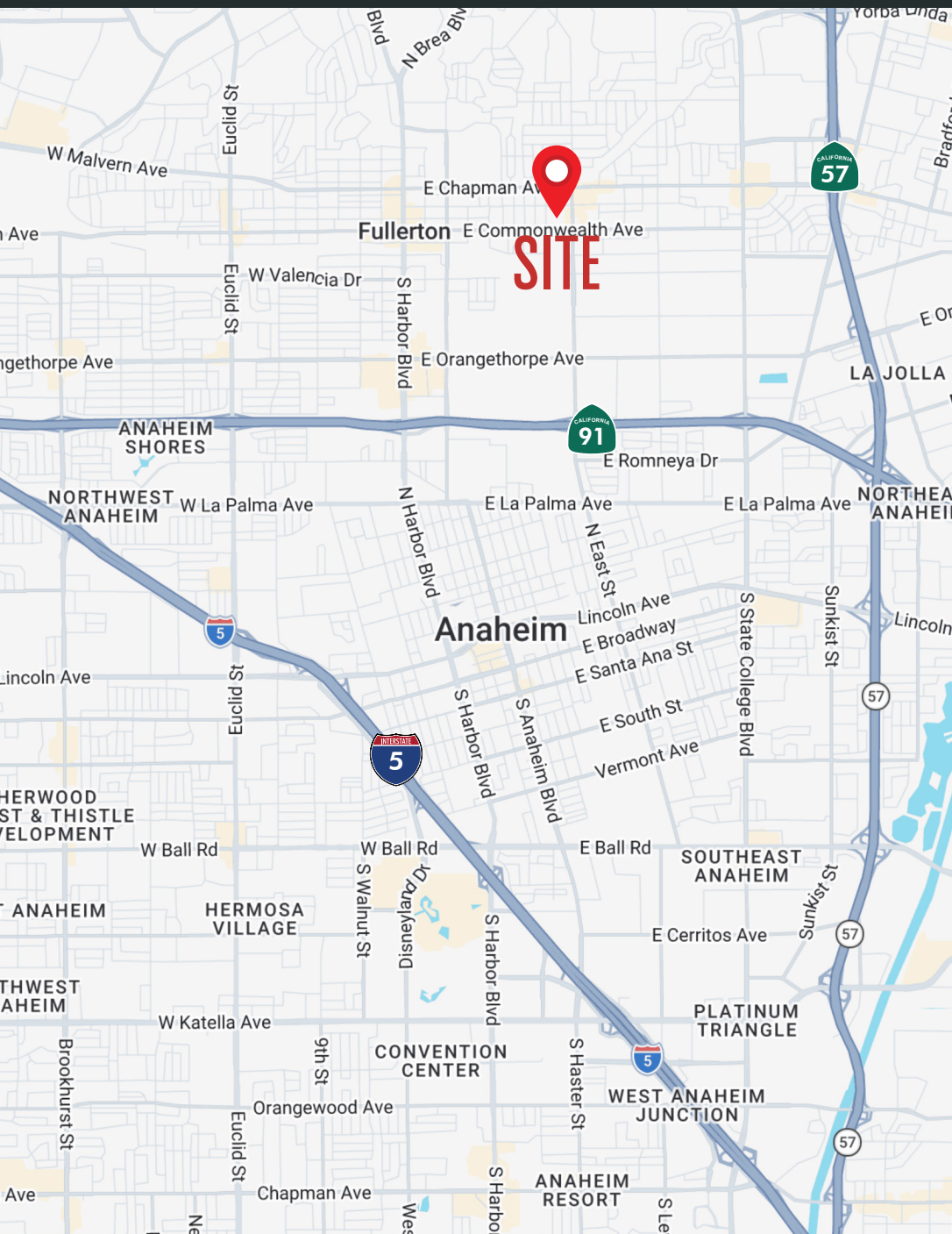
147 W SANTA FE AVE
FULLERTON, CA 92832

FULLY ENTITLED LAND
±0.23 ACRE LOT (±10,501 SF)

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

RANDALL DALBY
SENIOR VICE PRESIDENT
CALDRE 01259576
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147 W SANTA FE AVE, FULLERTON



PROPERTY HIGHLIGHTS

- ±10,501 SF Parcel
- Fully Entitled for ±9,500 SF Restaurant Building with the Plans
- Potential to Build Multi-Family Project
- Fullerton Train Station Directly Across the Street
- Excellent Downtown Fullerton Location
- Good Corner Location
- Excellent Parking in Area
- APN: 032-242-41
- Zoned - Commercial (NEL)
- Close Proximity to Fullerton College
- 91 & 57 Freeways Nearby
- Located in Downtown Fullerton
- Restaurant District - Great Restaurants Nearby
- Strong Demographics
- \$119,971 Average Household Income in 3 Mile Radius

MAJOR TENANTS



Fullerton College

Fullerton Train
Station



COSTCO
WHOLESALE

IN-N-OUT
BURGER

AMC
THEATRES

Chick-fil-z

SITE

S HARBOR BLVD

W CHAPMAN AVE

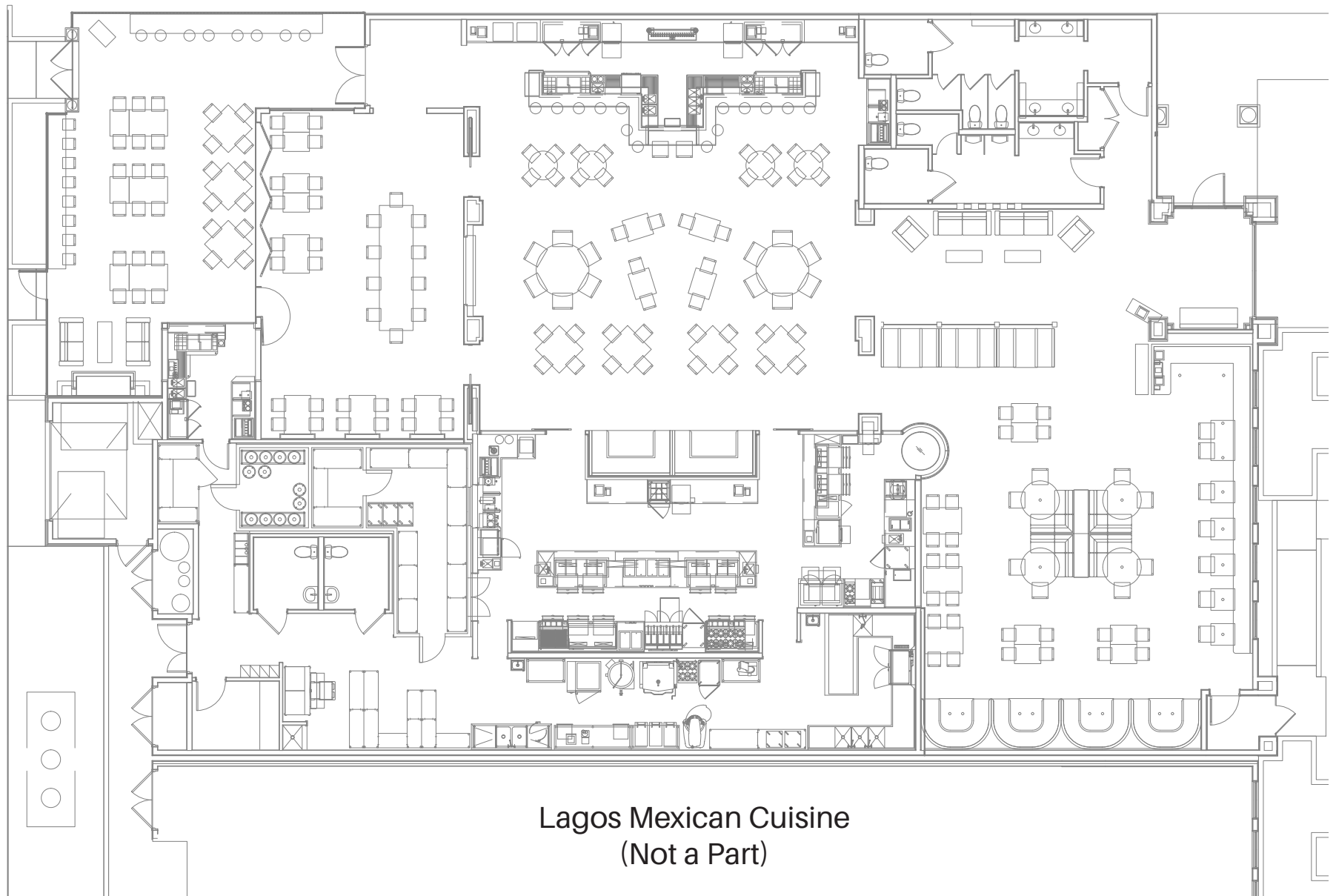
TARGET

jamba

SPROUTS
FARMERS MARKET

Yogurtland

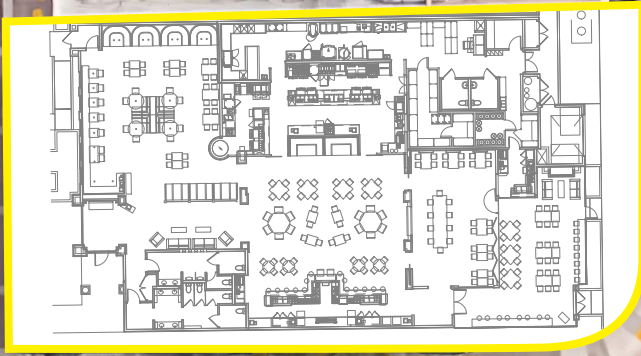
APPROVED RESTAURANT PLANS



SITE PLAN

147 W SANTA FE AVE, FULLERTON

Lagos Mexican Cuisine



CONTACT FOR MORE INFO



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DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate	26,872	221,093	603,241
2030 Projection	26,832	220,036	602,282



INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$111,975	\$119,971	\$119,900
Median Household Income	\$88,59	\$93,902	\$94,388