Colliers

Investment Opportunity | Offering Memorandum

4128 W Commonwealth Ave
Fullerton, CA

Stan Kwak
Senior Vice President
+1 714 526-1111
stan.kwak@colliers.com

Selden McKnight
Senior Vice President
+1 949-243-4122
selden.mcknight@colliers.com

Table of Contents

Executive Overview

Disclaimer

This confidential offering memorandum (this “memorandum”) is being delivered subject to the terms of the confidentiality agreement personally or electronically signed by you (the “confidentiality agreement”) and constitutes part of the evaluation material (as defined in the confidentiality agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 4128 W. Commonwealth Ave, Fullerton, CA 92833 (the “property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “owner” or Colliers (“broker”).

This memorandum was prepared by the broker based on information supplied by the owner and the broker. It contains selected information about the property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the property. The financial projections contained herein (or in any other “evaluation material”, including any computer diskettes or files distributed to you via email from broker accessible online through broker’s website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this memorandum and any other evaluation material is believed to be reliable, neither broker nor owner guarantees its accuracy or completeness. Because of the foregoing and since the property will be sold on an “as-is, where-is” basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the property without reliance on this memorandum or any other evaluation material. Although additional evaluation material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by owner and any conditions to owner’s obligations therein have been satisfied or waived.

Owner has retained broker as its exclusive broker and will be responsible for any commission due to broker in connection with a sale of the property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the property if such claims arise from acts of such prospective purchaser or its broker.

This memorandum is the property of the owner and broker and may be used only by parties approved by the owner and broker. No portion of this memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the confidentiality agreement.

Executive Summary

Colliers is pleased to present the opportunity to acquire **4128 W Commonwealth Avenue**, a highly accessible and strategically positioned multi-tenant office asset in the heart of Fullerton, California. This 16,656 SF office building sits directly adjacent to the Fullerton Municipal Airport, offering a unique blend of visibility, connectivity, and convenience rarely found in North Orange County's suburban office market. With immediate access to the I-5 and SR-91 freeways, the property provides seamless regional mobility to Anaheim, Buena Park, La Habra, and the greater Los Angeles metropolitan area.

Fullerton is one of North Orange County's most economically diverse and resilient cities, anchored by major institutions such as California State University, Fullerton (CSUF)—one of the largest universities in the state—and Fullerton College, a long-standing educational and workforce driver. The area is further supported by major employment hubs including St. Jude Medical Center, Downtown Fullerton's professional services corridor, and the surrounding industrial and logistics clusters that fuel daytime population and business activity.

Tenants at 4128 W Commonwealth benefit from proximity to a wide range of regional attractions and amenities. The property is minutes from Downtown Fullerton, The Source OC, and Fullerton Town Center, offering abundant dining, retail, and service options. Major entertainment destinations such as Knott's Berry Farm, Knott's Soak City, and the broader Anaheim resort district—including Disneyland—sit just a short drive away, reinforcing the area's strong economic base and year-round activity.

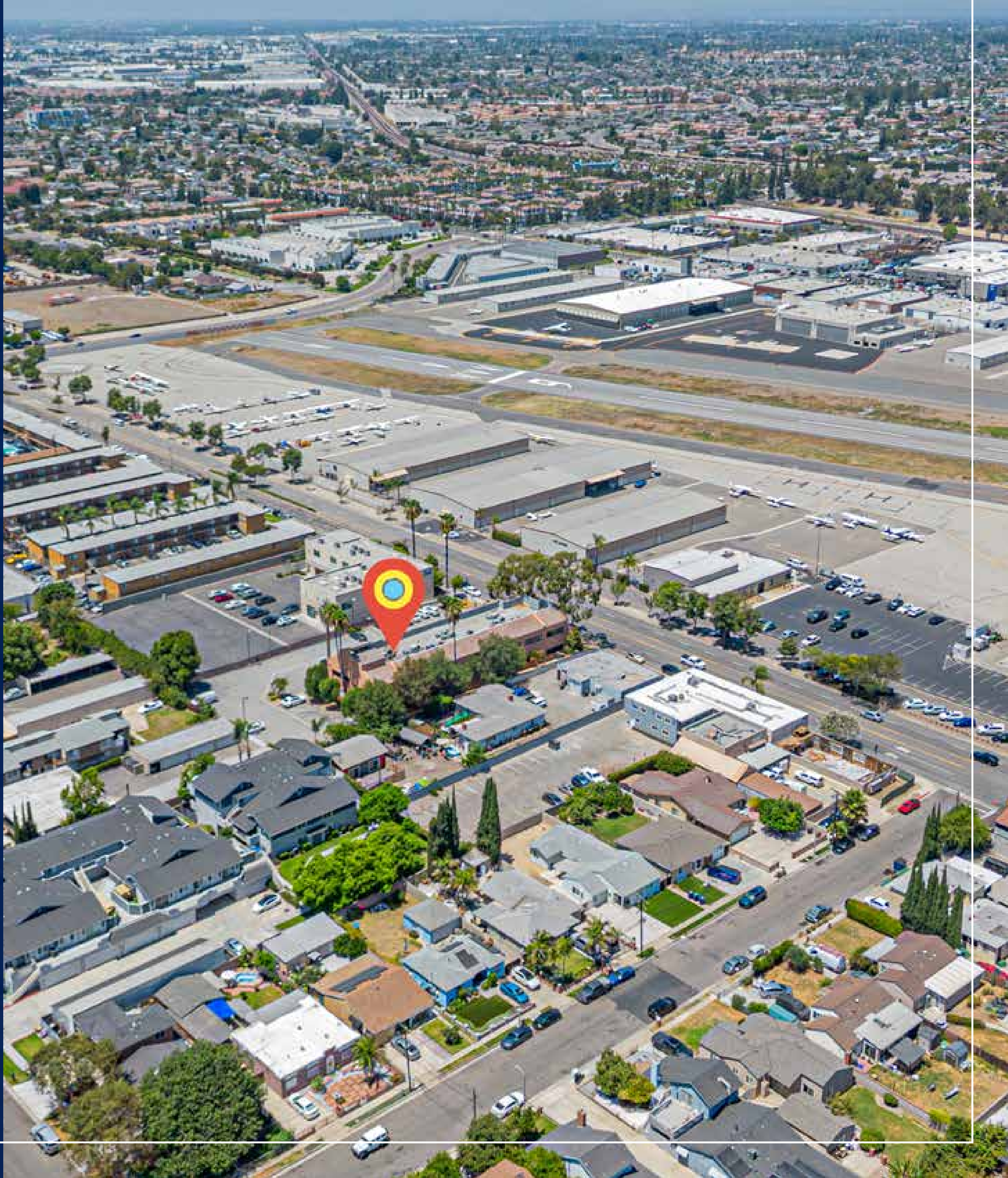
With 97.2% occupancy, consistent leasing velocity, and a diverse tenant mix, 4128 W Commonwealth Avenue represents a rare opportunity to acquire a stabilized, well-located office property in a supply-constrained North Orange County submarket. Its combination of airport adjacency, freeway access, strong surrounding demographics, and proximity to major regional anchors positions this asset as a compelling investment for buyers seeking long-term stability and strategic location advantages.

Key Information	
Asking Price	$4,400,000.00
Gross Building GLA	±16,656 Square Feet
Lot Size	±35,371 Square Feet
Current Occupancy	100%
Year Built	1982
Renovated	2006

	In Place
Cap Rate	5.87%
Net Operating Income*	$258,322.11

**NOI Based on December 2026*

Property Overview



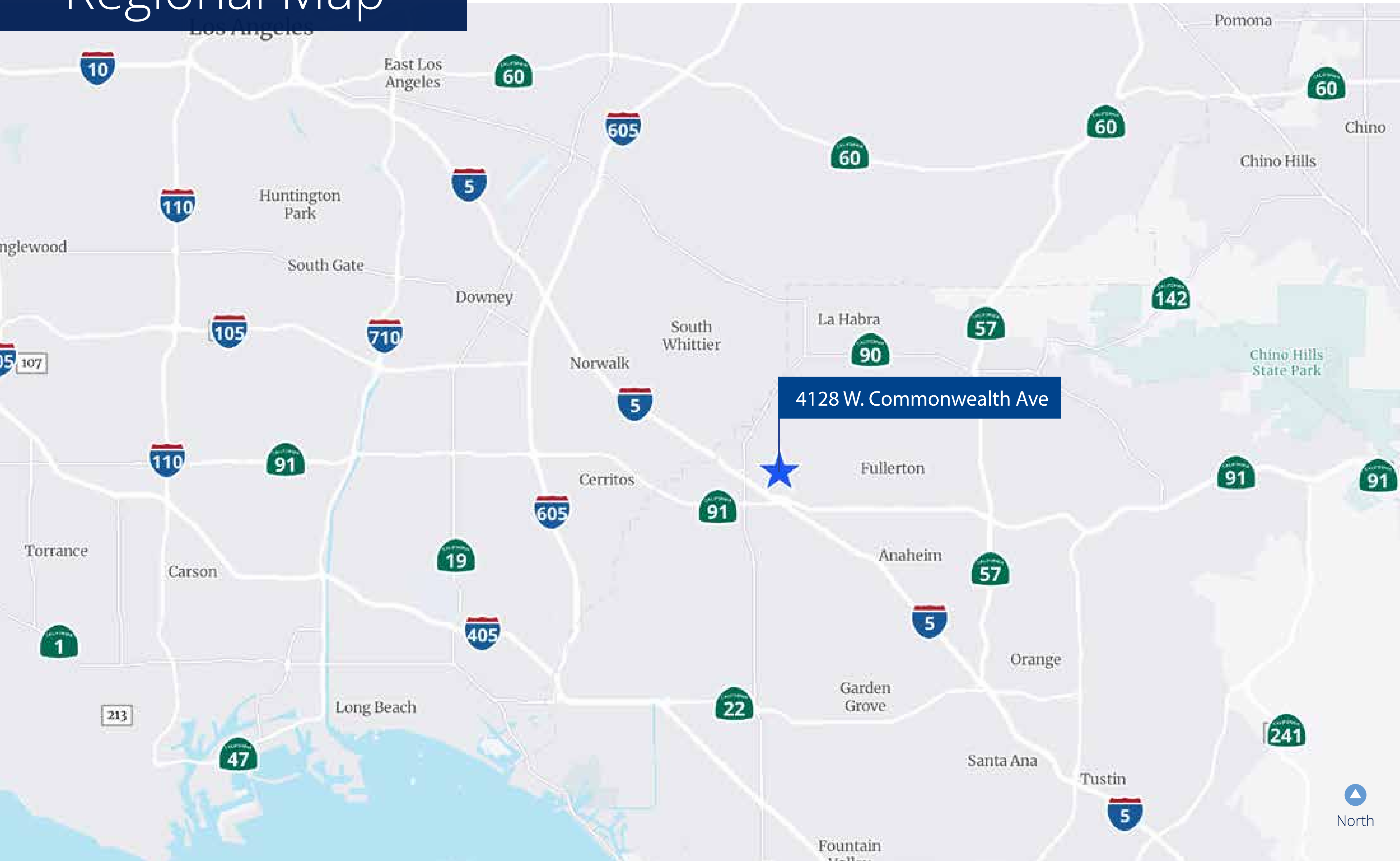
Property Features

Property Address	4128 W Commonwealth Ave, Fullerton, CA 92833
Gross Leasable Area	16,656 SF
Lot Size	±35,371 Square Feet
Current Occupancy	100%
In Place Cap Rate	5.87%
Year Built	1982
Total Units	22 Units
Zoning	General Commercial (G-C) - Please verify
Parking Ratio	3.72: 1,000 (32 parking space)
Assessor Parcel #	070-241-41
Unit Size Range	174 - 1,327 RSF

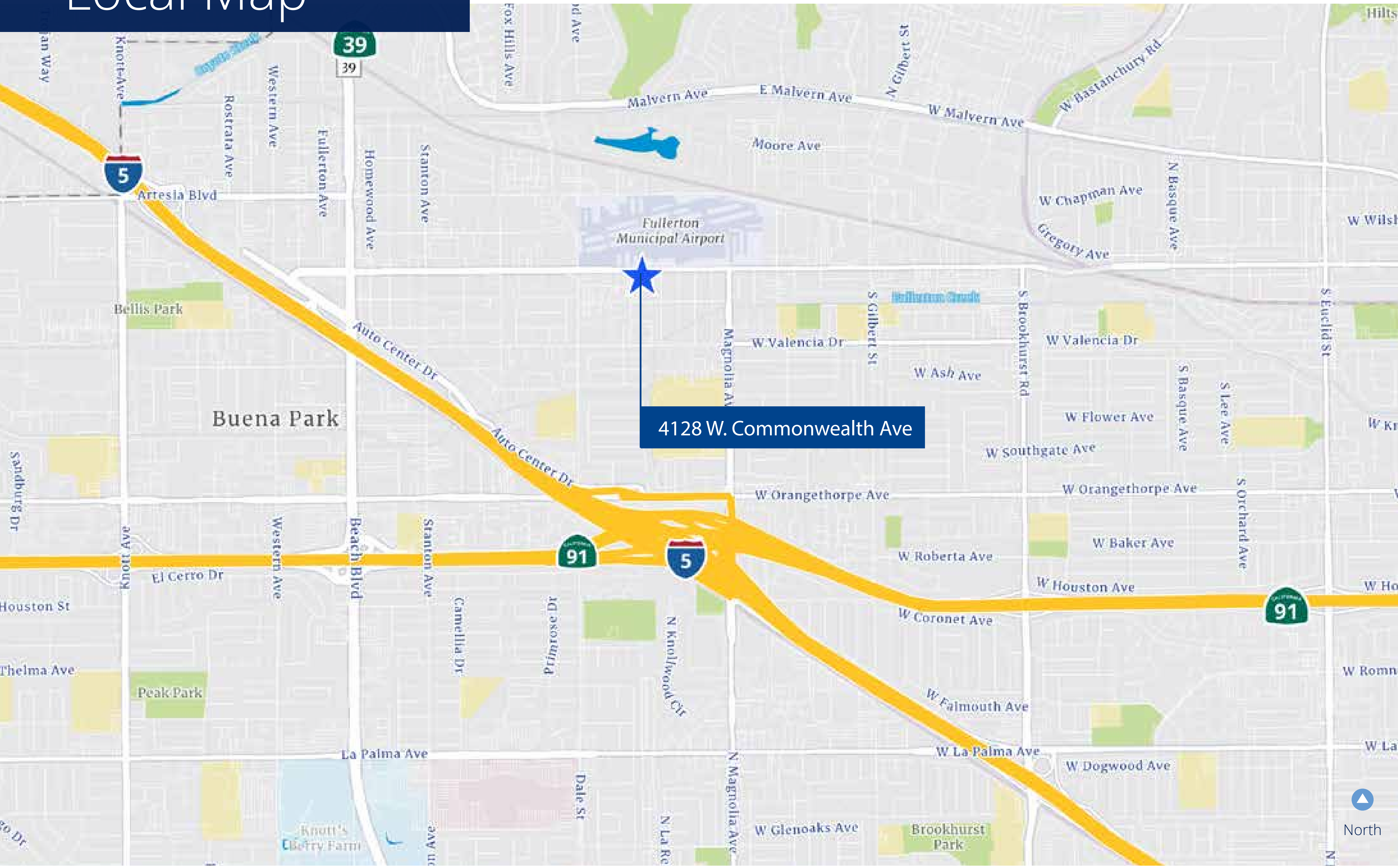
Property Features

- Historically high occupancy 100% Leased
- ±16,656 SF two-story office building with 8,328 SF typical floor size
- Large 35,719 SF lot (0.82 acres) with 0.47 FAR
- Prime Fullerton location with frontage on Commonwealth Ave; excellent access to I-5 and 91 freeways
- Multi-tenant building with 22 units and a diverse tenant mix (insurance, chiropractic, auto group, Korean-American organizations, professional services)
- High leasing velocity: multiple leases signed in the past year (410–1,246 SF) indicating strong demand for small office suites
- Building amenities: 24-hour access, air conditioning, security system, property manager on site, bus line access
- Excellent accessibility: adjacent to Fullerton Airport, near bus lines, and close to commuter rail (Buena Park station 0.8 mi)
- Built in 1982, renovated in 2006 with updated exterior and modernized finishes
- Ample parking: 62 surface spaces, 3.72/1,000 SF ratio

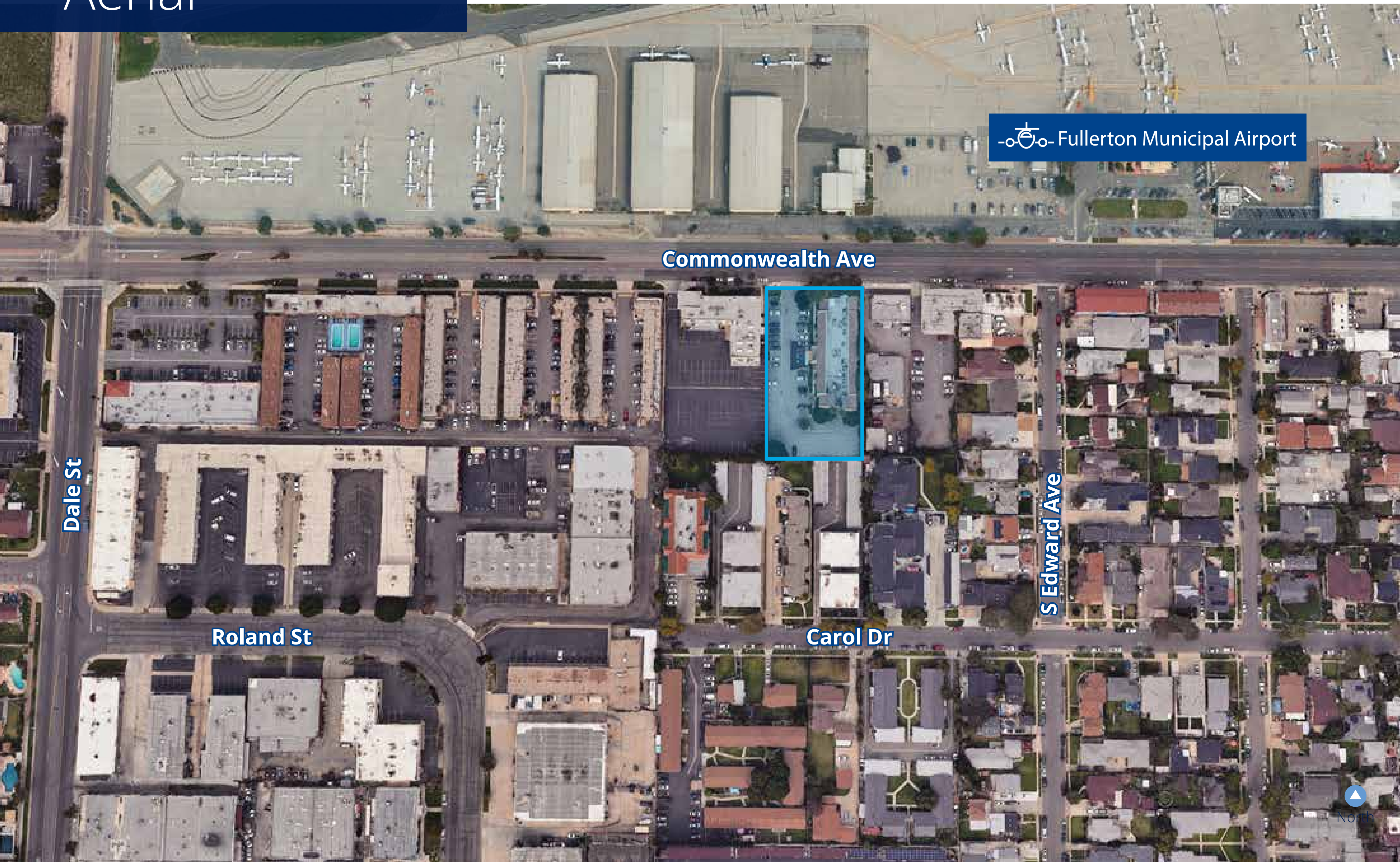
Regional Map



Local Map


4128 W. Commonwealth Ave
Fullerton Municipal Airport
Buena Park
Malvern Ave
E Malvern Ave
W Malvern Ave
W Bastanchury Rd
Moore Ave
W Chapman Ave
Gregory Ave
W Wilshi
Artesia Blvd
Knott Ave
Western Ave
Rostrata Ave
Fullerton Ave
Homewood Ave
Stanton Ave
Fox Hills Ave
N Gilbert St
N Basque Ave
Bellis Park
Auto Center Dr
Auto Center Dr
W Valencia Dr
W Valencia Dr
S Gilbert St
W Ash Ave
S Brookhurst Rd
S Euclid St
W Flower Ave
W Southgate Ave
S Basque Ave
S Lee Ave
W Orangethorpe Ave
W Orangethorpe Ave
S Orchard Ave
Sandburg Dr
Knott Ave
Western Ave
Beach Blvd
Stanton Ave
El Cerro Dr
W Roberta Ave
W Baker Ave
W Houston Ave
W Coronet Ave
Houston St
Thelma Ave
Peak Park
Camellia Dr
Primrose Dr
N Knollwood Cir
W Falmouth Ave
W Romney
La Palma Ave
W La Palma Ave
W Dogwood Ave
Dale St
N Magnolia Ave
W Glenoaks Ave
Brookhurst Park
Knott's Berry Farm
N La Re
39
5
91
5
91
North

Aerial



Fullerton Municipal Airport
Commonwealth Ave
Dale St
Roland St
Carol Dr
S Edward Ave
North

Financial Analysis

Offering Memorandum

4128 W. Commonwealth Ave

Rent Roll and Financials (NOI)

Available Upon Request

Market Overview

Fullerton Overview

Fullerton offers one of North Orange County's most strategically connected office environments, defined by exceptional regional access, dense surrounding neighborhoods, and proximity to major employment and education anchors. Located just west of Downtown Fullerton and directly adjacent to the Fullerton Municipal Airport, the Commonwealth corridor provides a rare blend of convenience and visibility for professional service, medical, and small-business tenants.

The area benefits from immediate access to the I-5 and SR-91 freeways, two of Southern California's most critical transportation arteries, enabling seamless connectivity to Anaheim, Buena Park, La Habra, and the greater Los Angeles region.

Traffic patterns surrounding the property further reinforce its strategic positioning. Commonwealth Avenue sees 14,000+ vehicles per day, creating strong exposure for tenants and supporting consistent business activity. The corridor also sits minutes from major regional destinations including Cal State Fullerton, Fullerton College, St. Jude Medical Center, Downtown Fullerton, and the entertainment hubs of Buena Park and Anaheim—such as Knott's Berry Farm, The Source OC, and the broader Disneyland resort district.

Fullerton's local economy is supported by one of the most diverse and resilient employment bases in North Orange County. The city benefits from major institutional anchors such as California State University, Fullerton (CSUF) and Fullerton College, which together generate a steady flow of students, faculty, administrative staff, and research activity. These institutions serve as long-term economic stabilizers, driving demand for professional services, medical offices, tutoring centers, and education-related businesses throughout the region.

Healthcare is another major pillar of the Fullerton economy, led by St. Jude Medical Center, one of the area's largest employers and a regional hub for medical professionals, outpatient services, and specialty care. Surrounding logistics and industrial corridors—stretching through Fullerton, Anaheim, and Buena Park—further support daytime employment, attracting businesses that rely on accessible office space near major transportation routes.

Employment Overview

Fullerton, CA *(within 5 miles)*

Income

$127,854
Average Household Income

$41,465
Per Capita Income

$98,903
Median Household Income

Business

26,856
Total Business

282,582
Total Employees

Commuters

$2,1M
Consumer Expenditures with Transportation

73.3%
Drove Alone to Work

Education

7.0%
No High School Diploma

19.1%
High School Graduate

17.9%
Some College

44.5%
Associate/Bachelor/Grad/ Professional Degree

Key Facts

588,829
Total Population

37.4
Median Age

190,952
Households

Employment

64.1%
Whites Collar

35.9%
Blue Collar

5.4%
Unemployment Rate

Orange County Overview

North Orange County is one of the most resilient and economically balanced submarkets in Southern California, defined by strong middle-income households, long-term tenant stability, and a deeply rooted community that supports year-round commercial demand. The area benefits from a diverse employment base — healthcare, education, logistics, professional services, and small business — which creates consistent daytime population and reliable consumer spending. Unlike more volatile coastal or urban markets, NOC thrives on generational residency, meaning families stay, businesses stay, and demand stays. This stability translates directly into predictable performance for retail, medical, office, and service-oriented operators.

The community itself is a major strength: North Orange County residents value convenience, neighborhood-serving retail, and trusted local operators, giving well-located commercial properties a built-in customer base that doesn't fluctuate with tourism cycles or seasonal trends. The submarket's strong schools, safe neighborhoods, and high homeownership rates reinforce long-term economic health, while ongoing municipal reinvestment keeps commercial corridors modern and competitive. For investors, NOC offers the ideal combination of high demand, low vacancy, strong household incomes, and a community that actively supports local commerce — making it one of the most reliable and attractive commercial environments in the region.

The property is strategically positioned within North Orange County, one of Southern California's most dynamic and supply-constrained commercial corridors. The surrounding Fullerton–Anaheim trade area benefit from a diverse economic base supported by education, healthcare, entertainment, logistics, and professional services. Major regional anchors—including California State University Fullerton, St. Jude Medical Center, and the Brea Mall—continue to drive consistent daytime population and consumer activity throughout the submarket.

The Fullerton office submarket is one of North Orange County's most stable and supply-constrained environments, defined by consistent tenant demand, strong regional connectivity, and a diverse economic base. As part of the broader Anaheim–Santa Ana–Irvine corridor, Fullerton benefits from proximity to major employment hubs, educational institutions, and transportation infrastructure that support long-term office utilization. The area's mix of professional services, medical users, education-related businesses, and aviation-adjacent tenants creates a balanced and resilient tenant pool that performs well across market cycles.

Demographics

Demographics

Fullerton

The City of Fullerton is one of Orange County's premier communities to live and work. With excellent access to major freeways and airports, the city offers a strong mix of residential, industrial, and commercial uses, along with highly regarded educational institutions. Recent residential growth has supported expansion while preserving Fullerton's small-town charm.

Downtown Fullerton, located along Harbor Boulevard approximately 3.5 miles south of the subject property, provides a vibrant urban setting with popular restaurants, retail, entertainment, and housing options.

The city is home to nearly 11,614 businesses across manufacturing, aerospace, technology, healthcare, and financial services, including major employers such as California State University, Fullerton and St. Jude Medical Center.

Orange County

Orange County has a population of 3,114,232, ranking as the third-most populous county in California and the second-most densely populated, after San Francisco County. The county's four largest cities, Anaheim, Santa Ana, Irvine, and Huntington Beach, each exceed 200,000 residents, supporting a strong, urbanized demographic base.

Fullerton, CA

Population (2025)

1-Mile	3-Miles	5-Miles
25,936	219,832	588,829

Households (2025)

1-Mile	3-Miles	5-Miles
9,571	69,814	190,952

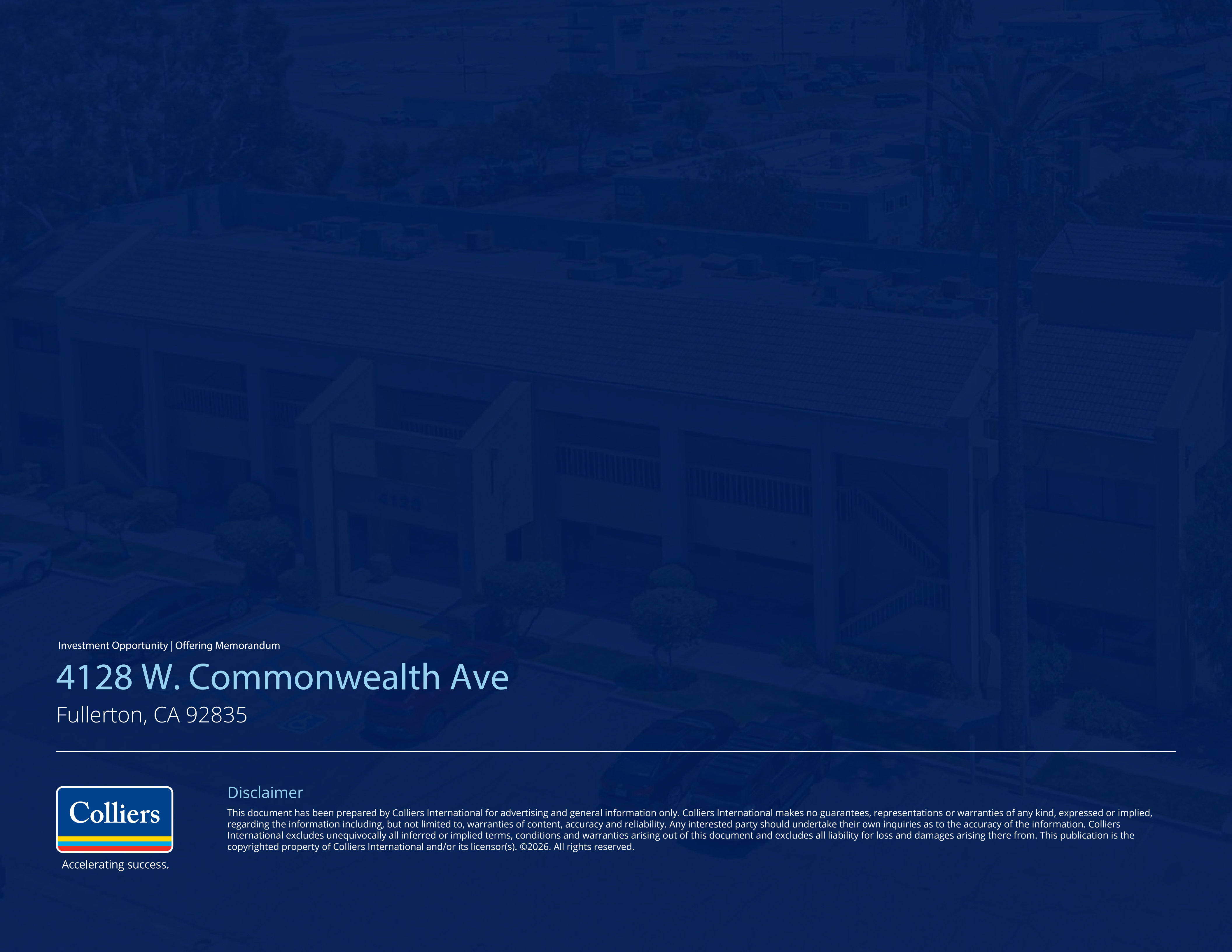
Average Household Income (2025)

1-Mile	3-Miles	5-Miles
$121,229	$126,832	$127,854

Demographics

Fullerton, CA *(2025)*

Population Summary	
2026 Total Population	140,951
2031 Total Population	139,847
2010 Total Population	135,253
2000 Total Population	126,337
2026 to 2031 Population Change	-0.8%
2000 to 2026 Population Change	11.6%
Household Summary	
2026 Households	48,779
2031 Households	49,059
2010 Households	45,429
2000 Households	43,724
2026 to 2031 Household Change	0.6%
2000 to 2026 Household Change	11.6%
2026 Income	
Est HH Income $200,000+	23.3%
Est HH Income $150,000 - $199,999	12.9%
Est HH Income $100,000 - $149,999	18.9%
Est HH Income $75,000 - $99,999	11.6%
Est HH Income $50,000 - $74,999	12.0%
Est HH Income $35,000 - $49,999	7.4%
Est HH Income $25,000 - $34,999	3.9%
Est HH Income $15,000 - $24,999	3.5%
Est HH Income <$15,000	6.6%
Average Household Income	$151,590
Median Household Income	$110,635
Per Capita Income	$52,746
2026 Population by Race/Ethnicity	
White Alone	34.2%
Black Alone	2.4%
American Indian Alone	1.2%
Asian Alone	27.9%
Pacific Islander Alone	0.3%
Some Other Race Alone	18.9%
Two or More Races	15.2%
Diversity Index	86.6



Investment Opportunity | Offering Memorandum

4128 W. Commonwealth Ave

Fullerton, CA 92835

Colliers

Accelerating success.

Disclaimer