



160
FULLERTON

E

SANTA
CA

FE

AVE
92832

MARCOS VILLAGOMEZ
Vice President
818.815.2411
mvillagomez@naicapital.com
Cal DRE Lic. #02071771

OSCAR MAXWELL
Associate
818.815.2410
omaxwell@naicapital.com
Cal DRE Lic. #02404027

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Tony B's Loading Dock Restaurant

The Loading Dock at 160 E. Santa Fe Ave. is an existing covered loading dock within the historic Fullerton Santa Fe Depot center in Downtown Fullerton, offered with approved plans for a first-class restaurant featuring indoor dining, a bar, a full kitchen, and an outdoor patio. The space occupies the former covered loading dock and platform of the depot – a linear structure with Santa Fe Avenue frontage and corner visibility at Pomona Avenue.

The proposed build-out, designed by Shokati Architects, converts the existing Loading Dock into a full-service restaurant with indoor dining, a bar, a full kitchen, and an outdoor patio with shaded canopy. The design incorporates the existing depot's historic polychromatic plaster and platform structure, with new folding glass door systems, wood slat ceilings, and a covered outdoor dining canopy. The space benefits from two large City-owned parking lots on either side of Pomona Avenue, providing shared parking for the downtown district at no additional cost to the tenant.

The property is located in the Downtown Fullerton Restaurant District, steps from the Fullerton Metrolink/Amtrak Station, and surrounded by established dining, retail, and entertainment uses.

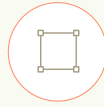


Specifications



TOTAL RENTABLE AREA

3,107 SF



OUTDOOR PATIO

1,291 SF
(Included in Rentable SF)



PARKING

Existing City parking lots on both sides of Pomona Ave. – no dedicated parking; no change per site summary



FRONTAGE

Direct Santa Fe Ave. frontage; corner exposure at Pomona Ave.



LOADING DOCK PLATFORM

Existing covered loading dock platform – converted to indoor/outdoor dining



OUTDOOR PATIO / LANDSCAPE AREA

Existing landscape area at east end (highlighted green on plans)



ADA ACCESS

Provided by ramp located on the east side of the building



ZONING

Downtown Fullerton Restaurant District (per Site Summary on A1.0)

MONTHLY BASE RENT

\$15,535

LEASE TYPE

GROSS

ASKING RENT

\$58.80/SF/YR

ANNUAL BASE RENT

\$186,420

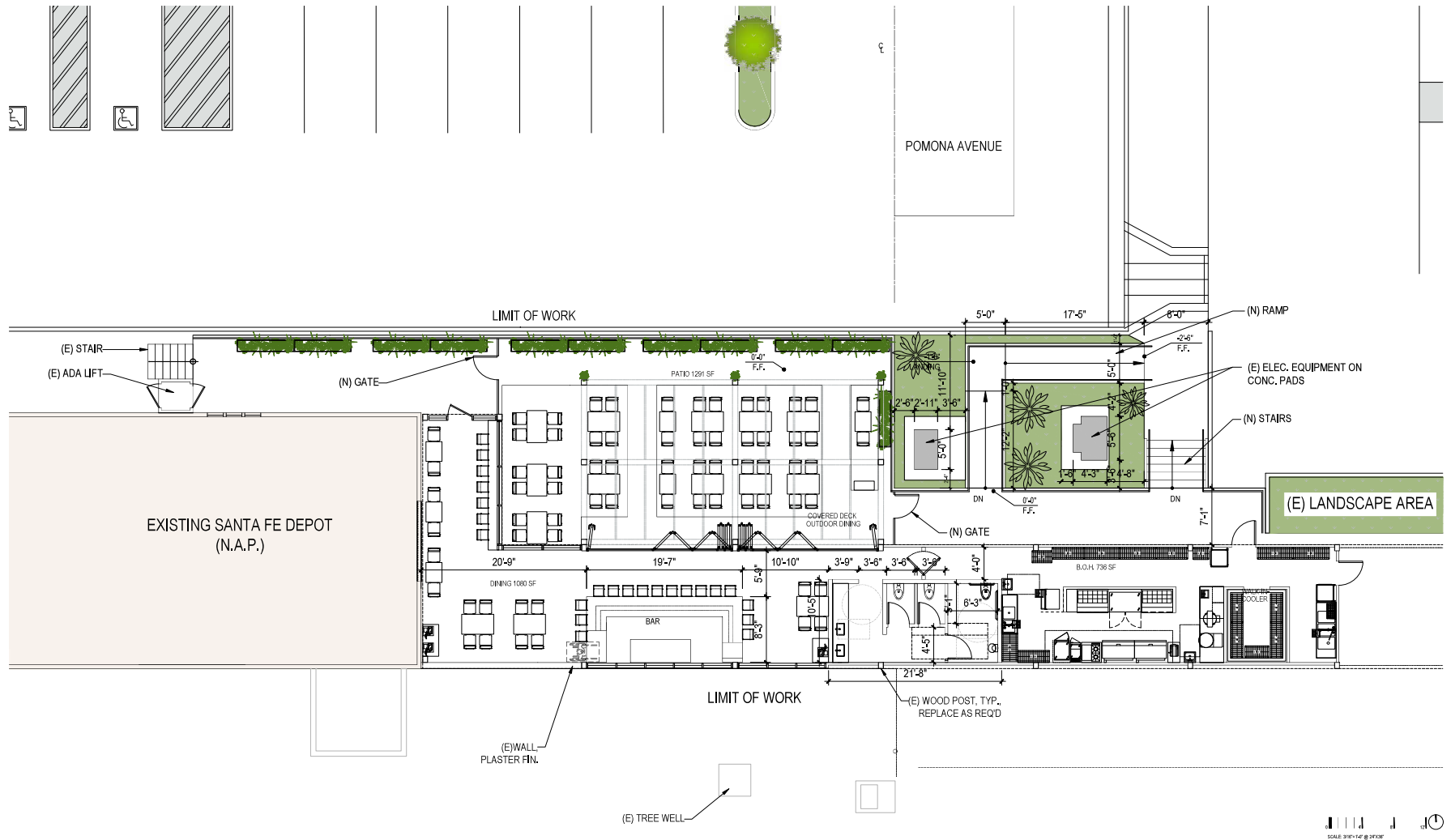


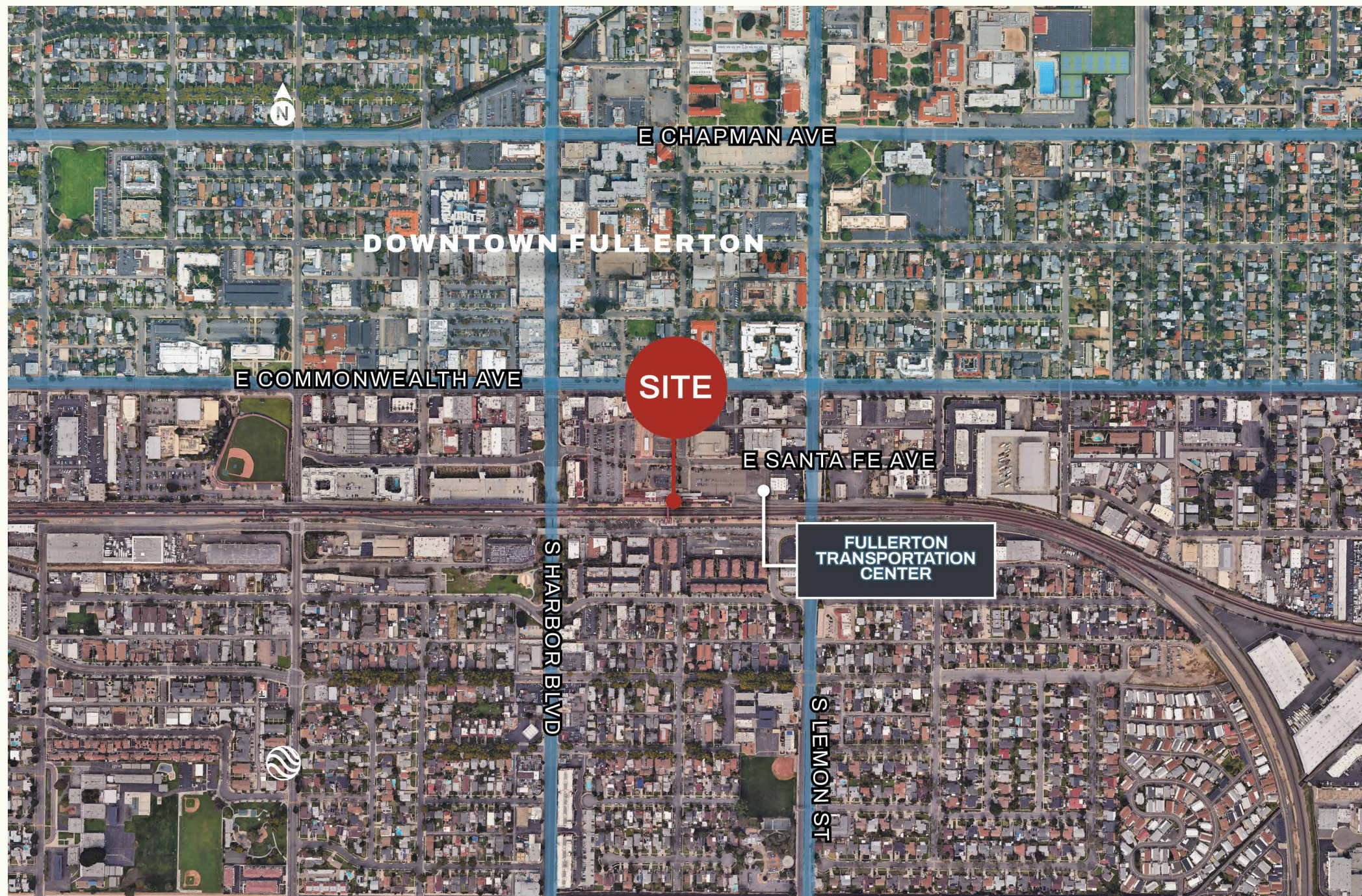


Property Highlights

- 1 ±3,107 SF restaurant space in the heart of Downtown Fullerton
- 2 Located within the historic Fullerton Santa Fe Depot complex
- 3 Zoned Downtown Fullerton Restaurant District
- 4 Direct Santa Fe Ave. frontage with corner visibility at Pomona Ave.
- 5 Architect-designed build-out by Shokati Architects – plans approved and ready
- 6 Indoor dining + bar + full kitchen + covered outdoor patio
- 7 Folding glass door system for seamless indoor/outdoor dining
- 8 Steps from Fullerton Metrolink/Amtrak station – high foot traffic corridor
- 9 Shared City parking on both sides of Pomona Ave. – no parking cost to tenant
- 10 ADA accessible provided by ramp located on the east side of the building
- 11 \$58.80/SF/YR Gross – competitive for Downtown Fullerton restaurant district







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NAI CAPITAL

15821 Ventura Blvd, Suite 320

Encino, CA91436

818.905.2400

naicapital.com