

FOR LEASE

Bank/Medical/Financial Service/Retail with Drive-Thru

1235 HARBOR BLVD, FULLERTON, CA 92832



6,816 RSF
GROUND FLOOR ENDCAP
AVAILABLE (DIVISIBLE)
+ DRIVE-THRU

± 53,000 CPD

N. HARBOR BLVD

W. VALLEY VIEW DR

MONUMENT SIGN AVAILABLE

Hillcrest
Professional
Building

THE SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE

ARCO
in the box

Ralphs
Fuel

Black Bear
Diner

A-List Nails
OMNI OPTOMETRY
flossophie
Matiki Island
BBQ

WING • STOP
acai REPUBLIC
AVIS Budget
COOKIN' CRAB

Ralphs
Starbucks

Starbucks
FarmerBoys
AAA

HARBOR BLVD FRONTAGE
WITH SIGNAGE OPPORTUNITY

MONUMENT & BUILDING SIGNAGE
OPPORTUNITY

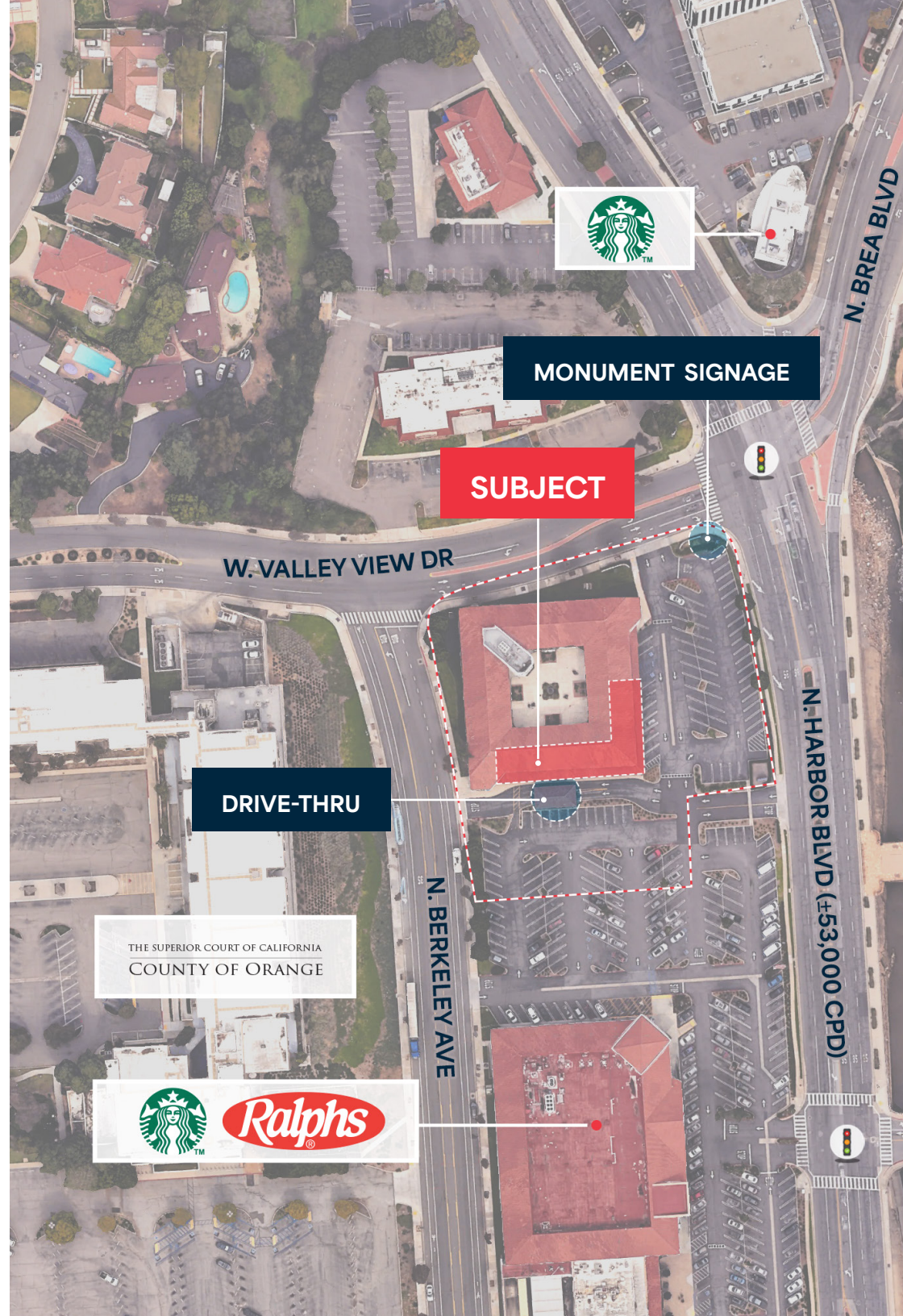
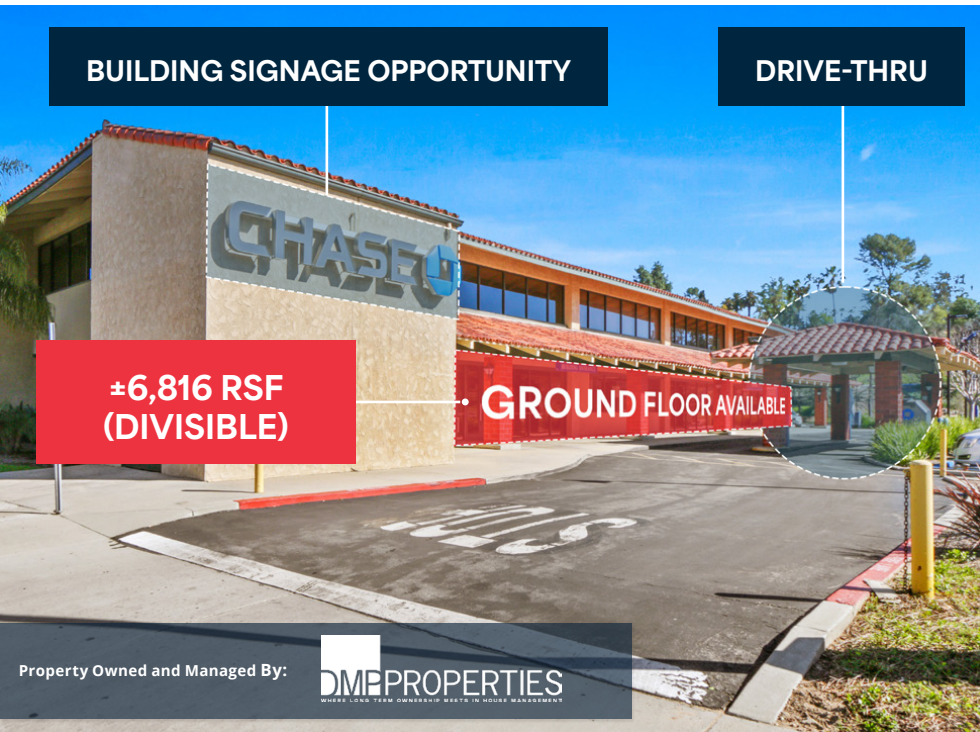


BUILDING SIGNAGE OPPORTUNITY

DRIVE-THRU

±6,816 RSF
(DIVISIBLE)

GROUND FLOOR AVAILABLE



MONUMENT SIGNAGE

SUBJECT

DRIVE-THRU

THE SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE



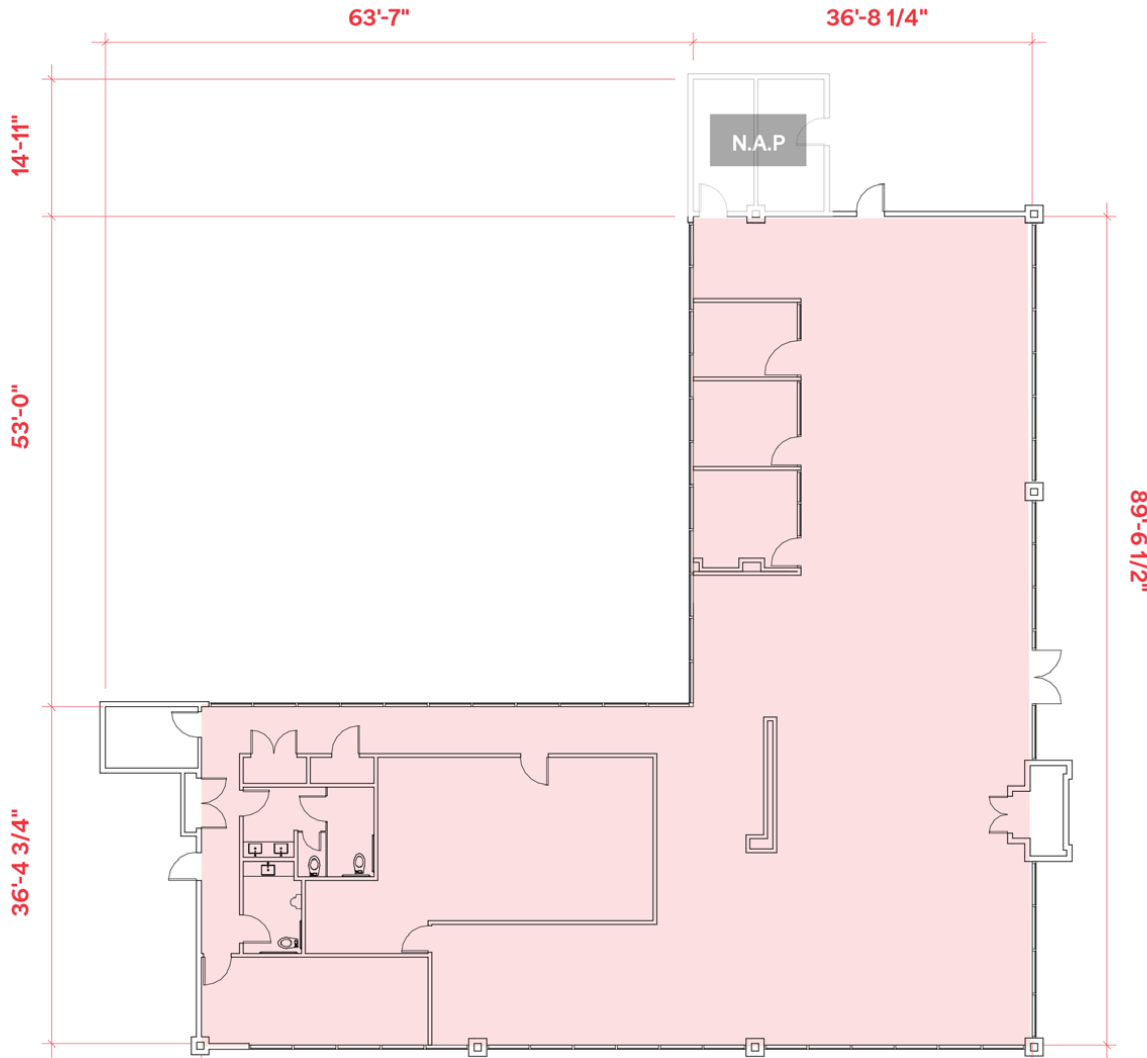
Property Owned and Managed By:



*EXISTING FLOOR PLAN

±6,816 RSF Available (Divisible)

GROUND FLOOR ENDCAP + DRIVE-THRU DEDICATED



FOR LEASE

BANK/MEDICAL/FINANCIAL SERVICE/RETAIL SPACE WITH DRIVE-THRU

1235 HARBOR BLVD, FULLERTON, CA 92832

Hillcrest Professional Building presents a unique opportunity for a presence along Harbor Boulevard at a signalized intersection, one of Fullerton's highest-traffic and most visible commercial corridors.

- Prime Harbor Blvd visibility at a signalized intersection
- Abundant parking available in common
- Convenient freeway access: ±3-5 minutes to the 91 Fwy and ±8-12 minutes to I-5 Fwy
- Located ±2-3 miles from Downtown Fullerton
- Located ±1.5-2 miles from St. Jude Medical Center
- Surrounded by retail, dining, and daily-needs services
- Near Cal State Fullerton (±43,000 students) and Fullerton College (±19,500 students), with a combined student population exceeding 60,000
- 187,000+ daytime population (employees + residents)
- Within 5 miles of Biola University (±5,400 Students)

AREA DEMOGRAPHICS

Hillcrest Professional Building is positioned within a dense Fullerton trade area delivering strong population, workforce, driving consistent demand for medical and professional users.

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	16,528	187,763	568,657
Median Age	42.1	37.4	37.8
Total Daytime Population	11,904	91,071	272,417
Average Household Income	\$152,714	\$134,645	\$130,807

SOURCE: ESRI 2025



Property Owned and Managed By:



1235 N. HARBOR BLVD, FULLERTON, CA 92832

2 Mi

BUENA PARK

FULLERTON

Starbucks, Albertsons, McDonald's, Target, E6S FITNESS, Panda Express, KFC, Kids Empire, Ross Dress For Less, Phoenix, Islands, Jersey Mike's Subs, TOUS les JOURS

KUMON, DEL TACO, PAPA JOHN'S

St. Jude Medical Center 200K SF, the Y

STATER BROS. MARKET, Carl's Jr., MATHNASIUM, Healthy Paws Veterinary Care

AAA, FunChips, Starbucks

FULLERTON COLLEGE, ≈19,500 students (2024-2025)

SITE, Ralphs, acai REPUBLIC, WING • STOP

HYDRAFLOW

HARBOR BLVD

approx. 53,000 CPD

Walgreens

Positioned along Harbor Boulevard with traffic counts of approximately **53,000+** cars per day, the property offers strong daily visibility and convenient access to the 91 and I-5 freeways—enhancing patient exposure and accessibility

Provecho MARKET

Auto Zone, Fire Pro

Durlington, BIG5, Marshalls, SKECHERS, DOLLAR TREE, BEST BUY, GEN, Michaels, Davita, MATTRESS FIRM

grocery OUTLET, Davita, planet fitness, Auto Zone

at&t, TARGET, SPROUTS, PENNY'S, PET SMART, BANK OF AMERICA

COSTCO WHOLESALE, WSS, Chick-fil-ee, amazonfresh, The Habit, CHIPOTLE, five BELOW, IN-N-OUT BURGER, TACO BELL

CHASE, UPS

Food 4 Less, Quality AUTO PARTS, SALLY BEAUTY

Walmart, SONIC

Lowe's, curacao, 24 FITNESS, McDonald's

CA-91 FWY

CA-91 FWY

approx. 310,400 CPD

approx. 283,400 CPD

I-5 FWY

FOR MORE INFORMATION CONTACT



Terrison Quinn **949 698 1107**

terrison.quinn@srsre.com | CA License No. 01789657

Casey Mahony **949 698 1108**

casey.mahony@srsre.com | CA License No. 01886184

Tony Vuona **949 270 8211**

tony.vuona@srsre.com | CA License No. 02046746

680 Newport Center Drive, Suite 300
Newport Beach, CA 92660
SRSRE.com



John Bosko **949 468 2323**

johnbosko@naicapital.com | CA License No. 00969975

Steve Ehrich **949 468 2328**

sehrich@naicapital.com | CA License No. 01092019

1920 Main Street, #100
Irvine, CA 92614
naicapital.com