



ALIGHT

Retail For Lease

535-581 N COMMONWEALTH
FULLERTON, CA 92831

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PROPERTY OVERVIEW

±1,930-5,056 SF of class A, ground floor retail and office space available in high image, midrise student apartment building featuring 350 student housing units with more than 1,000 residents.

SPACE HIGHLIGHTS

- Close proximity to Cal State Fullerton, Hope University & CA-57
- Built in 2013
- Flexible lease terms
- Competitive lease rate
- Signalized intersection with heavy (pedestrian and vehicle) traffic

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FULLERTON, CALIFORNIA

The city of Fullerton is home to various higher education institutions, including California State University, Fullerton, Hope International University, Fullerton College, and more. With over 41,000 students, Cal State Fullerton has the largest student body of the 23-campus California State University (CSU) system. It's graduate student population of more than 5,000 is also one of the largest in the CSU system and in all of California. This particular location neighbors CSUF's campus as well as Hope International University, making it an excellent opportunity for a local business to capitalize on the daily foot and vehicle traffic. In addition, the property is walking distance from multiple multifamily developments and student housing buildings. The area is also supported by great demographics with top employers including Cal State Fullerton, St. Jude Medical Center and Raytheon.



UCA APARTMENT
MULTIFAMILY

NUTWOOD EAST
MULTIFAMILY



HOPE INTERNATIONAL
STUDENT HOUSING



ALIGHT FULLERTON
MULTIFAMILY

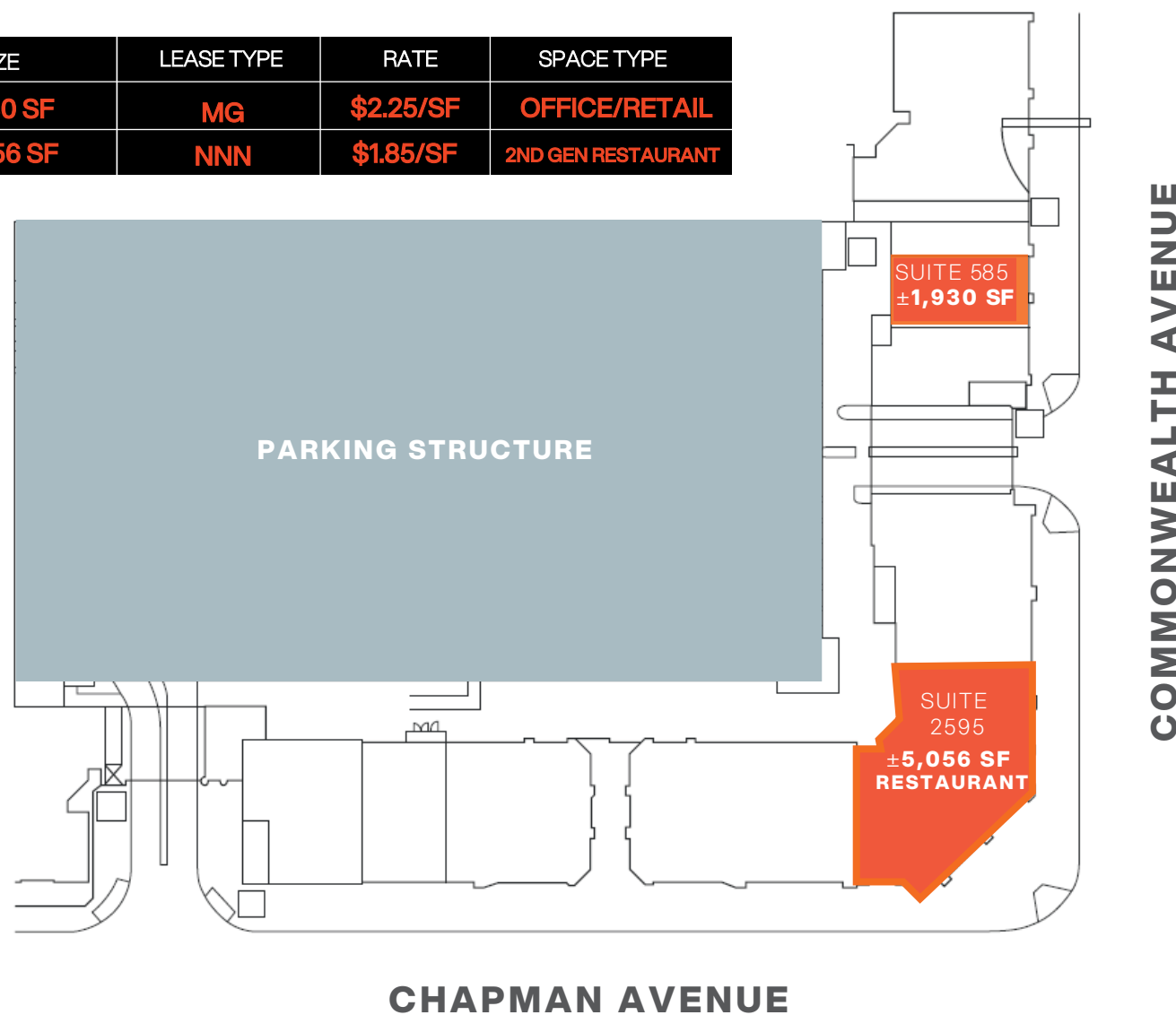
CHAPMAN AVENUE

COMMONWEALTH AVENUE

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ALIGHT SITEPLAN

UNIT #	SIZE	LEASE TYPE	RATE	SPACE TYPE
SUITE 585	1,930 SF	MG	\$2.25/SF	OFFICE/RETAIL
SUITE 2595	5,056 SF	NNN	\$1.85/SF	2ND GEN RESTAURANT



LOCAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,605	198,559	470,592
AVERAGE AGE	32.3	35.3	36.6
AVERAGE AGE (MALE)	32.4	35.1	36.1
AVERAGE AGE (FEMALE)	31.9	35.7	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,504	63,857	151,382
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$79,148	\$100,796	\$105,559
AVERAGE HOUSE VALUE	\$446,905	\$536,428	\$569,710

* Demographic data derived from 2020 ACS - US Census

