



**LEASE**

# 219 N Harbor Blvd

**219 N HARBOR BLVD**

Fullerton, CA 92832

**PRESENTED BY:**

**ASHLEY HUTCHINSON**

O: 714.446.0600

ashley.hutchinson@svn.com

CalDRE #02005679

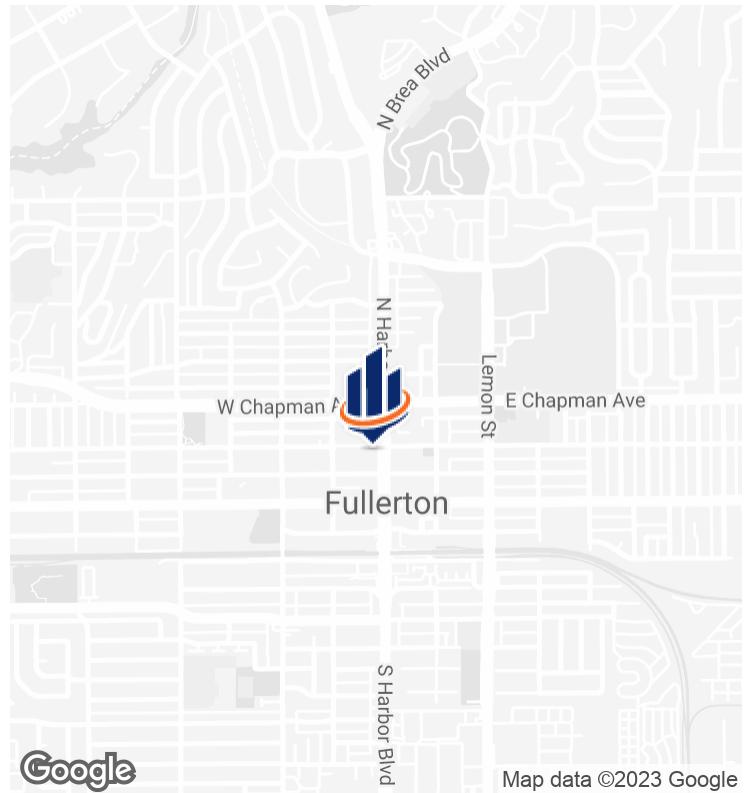
**BOAZ YOUSLING**

O: 949.558.0310

boaz.yousling@svn.com

Assistant

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$500/month (NNN)
<b>BUILDING SIZE:</b>	7,339 SF
<b>AVAILABLE SF:</b>	325 - 398 SF
<b>YEAR BUILT:</b>	1928
<b>APN:</b>	032-232-22

## PROPERTY OVERVIEW

Second Floor Office Space Available in the heart of historic Downtown Fullerton.

## PROPERTY HIGHLIGHTS

- Great location in Fullerton's SOCO District
- Walking distance to restaurants, shops, and entertainment
- Close proximity to Fullerton Metrolink Station/Transportation Center
- Walk Score 97 - Walker's Paradise
- Parking available in various city lots & structures

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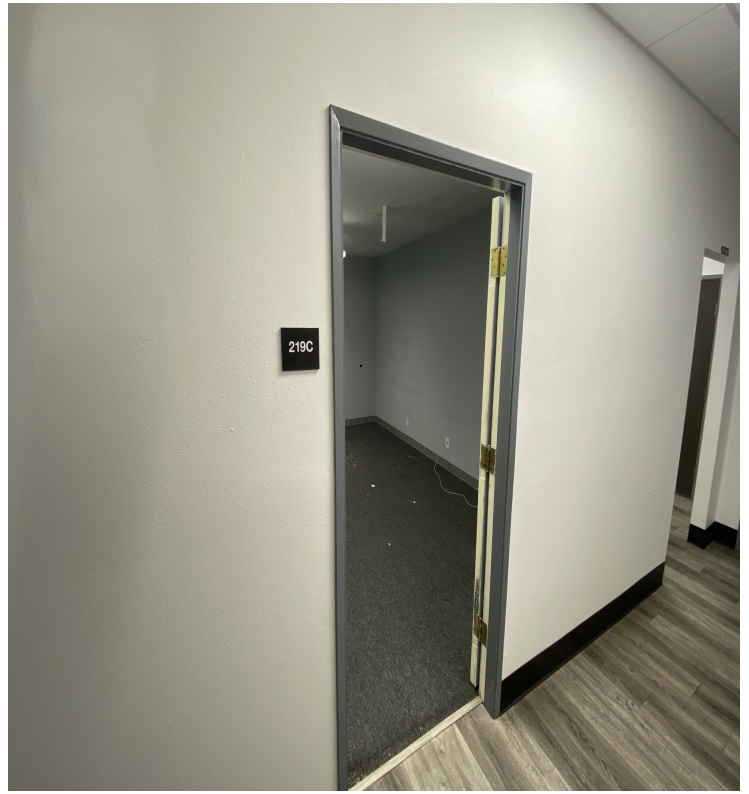
### BOAZ YOUSLING

O: 949.558.0310

boaz.yousling@svn.com

Assistant

# UNIT 219C



**ASHLEY HUTCHINSON**  
O: 714.446.0600  
ashley.hutchinson@svn.com  
CalDRE #02005679

**BOAZ YOUSLING**  
O: 949.558.0310  
boaz.yousling@svn.com  
Assistant

# UNIT 219E



**ASHLEY HUTCHINSON**  
O: 714.446.0600  
ashley.hutchinson@svn.com  
CalDRE #02005679

**BOAZ YOUSLING**  
O: 949.558.0310  
boaz.yousling@svn.com  
Assistant

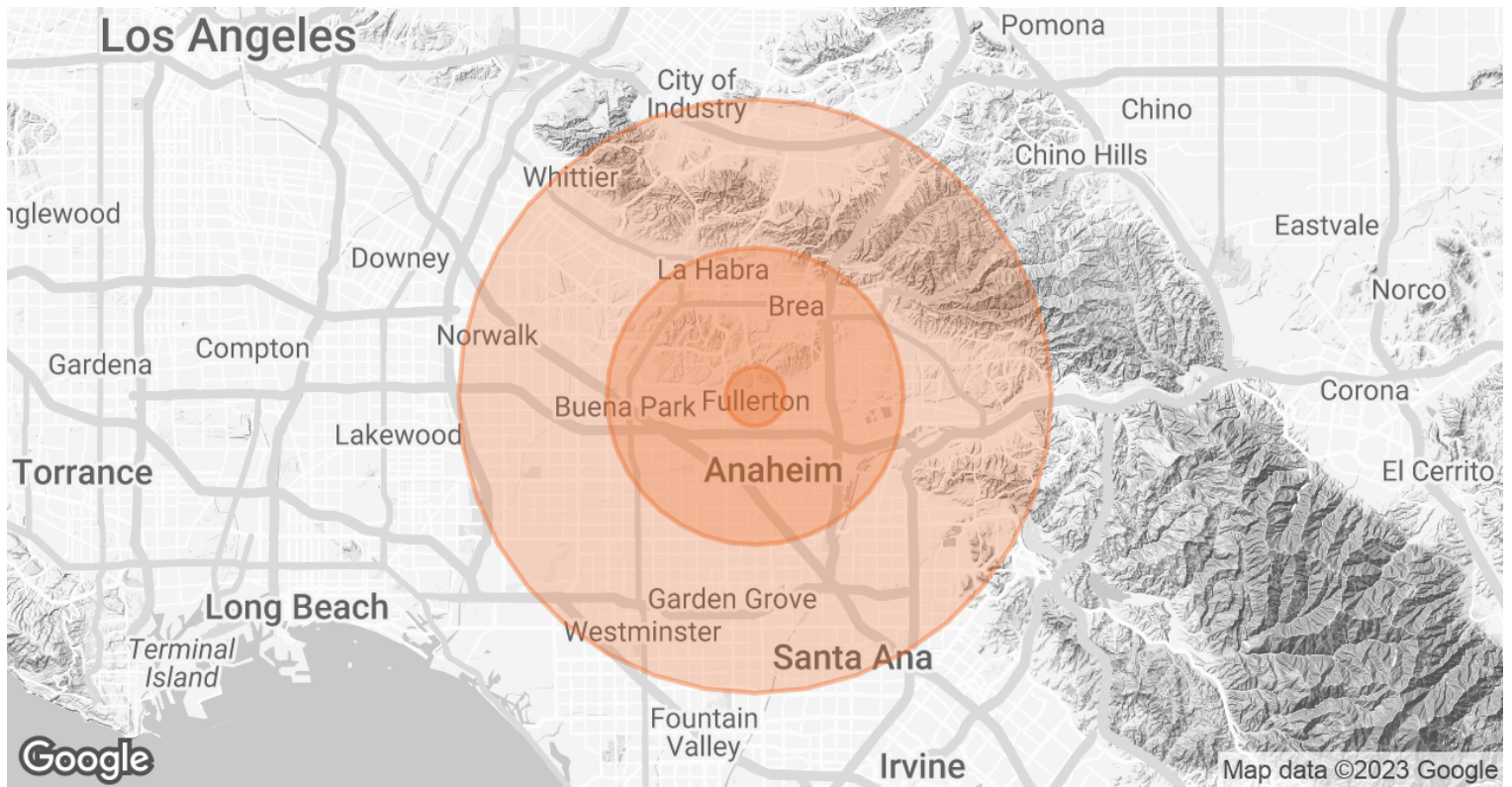
# LOCATION MAP



**ASHLEY HUTCHINSON**  
 O: 714.446.0600  
 ashley.hutchinson@svn.com  
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL POPULATION</b>	23,319	595,587	2,042,323
<b>AVERAGE AGE</b>	35.5	36.5	38.0
<b>AVERAGE AGE (MALE)</b>	33.7	35.8	37.0
<b>AVERAGE AGE (FEMALE)</b>	36.5	37.3	38.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	8,160	186,659	619,296
<b># OF PERSONS PER HH</b>	2.9	3.2	3.3
<b>AVERAGE HH INCOME</b>	\$87,162	\$96,377	\$101,084
<b>AVERAGE HOUSE VALUE</b>	\$487,090	\$517,748	\$556,856

\* Demographic data derived from 2020 ACS - US Census

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