



SALE BROCHURE
DOWNTOWN FULLERTON
DEVELOPMENT OPPORTUNITY

242 E COMMONWEALTH • FULLERTON, CA 92832

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INVESTMENT OVERVIEW

SVN Vanguard is pleased to present the opportunity to purchase 242 E Commonwealth Avenue in Fullerton, CA. This property is a former C-store / gas station located at the hard corner of Commonwealth and Lemon Street. Ideal development opportunity for drive-thru businesses, EV charging stations and more.



*The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.

242 E COMMONWEALTH FULLERTON, CA 92832

INVESTMENT SUMMARY

ASKING PRICE	\$2,100,000
LOT SIZE (SF)	13,504 SF
LOT SIZE (ACRES)	.31 AC
APN	033-032-26
YEAR BUILT	1973
ZONING	SPD
LAND USE	Fullerton Transportation Center Specific Plan

INVESTMENT HIGHLIGHTS

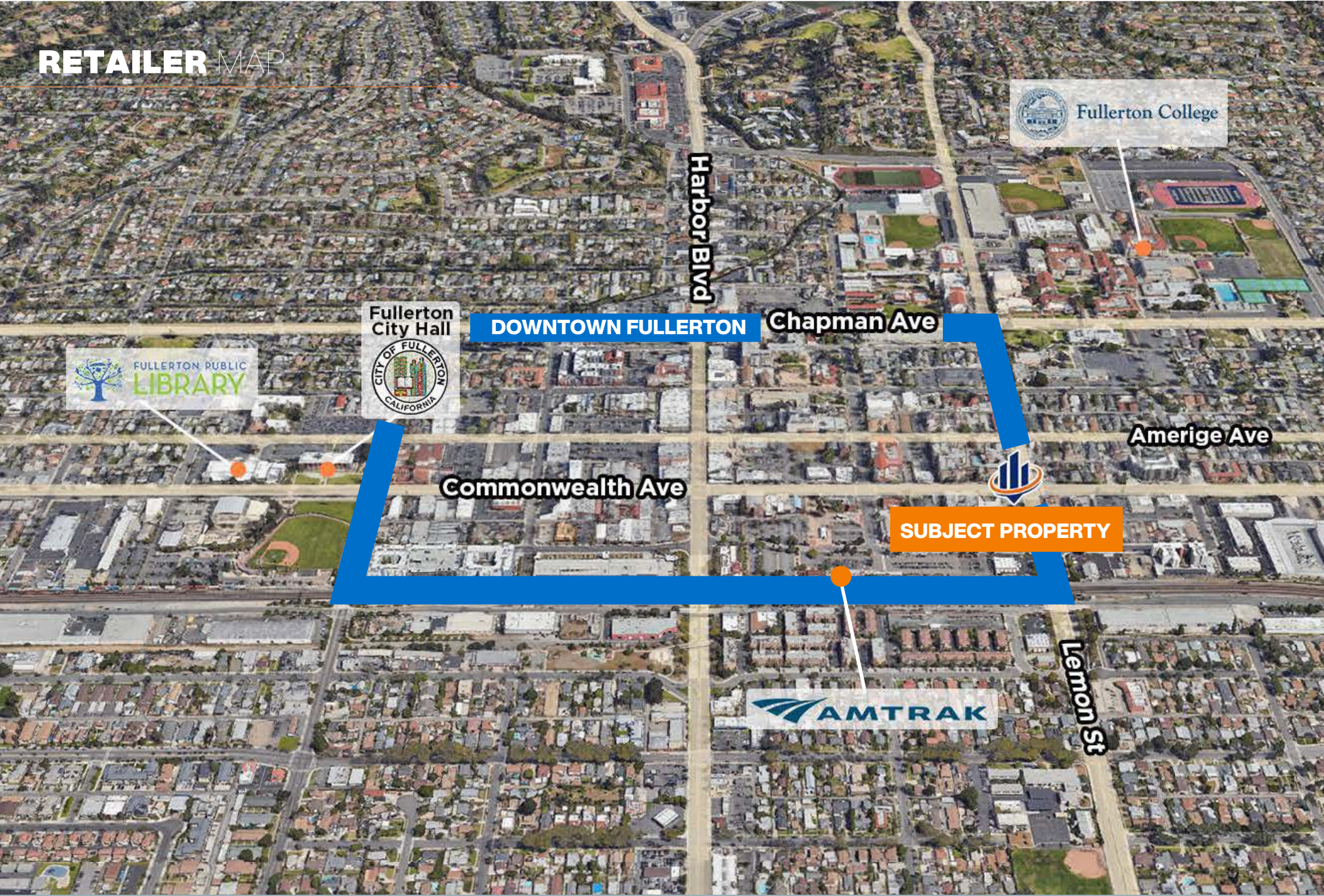
- Prime drive-thru development opportunity
- Excellent location on major Fullerton thoroughfare
- Great visibility at the signalized intersection at Commonwealth and Lemon
- Walking distance to Fullerton Transportation Center & Downtown Fullerton's amenities
- **Gas Station use not permitted at site.**



PROPERTY PHOTOS



RETAILER MAP



 Fullerton College

Harbor Blvd

DOWNTOWN FULLERTON Chapman Ave

Fullerton City Hall


 FULLERTON PUBLIC LIBRARY

Amerige Ave

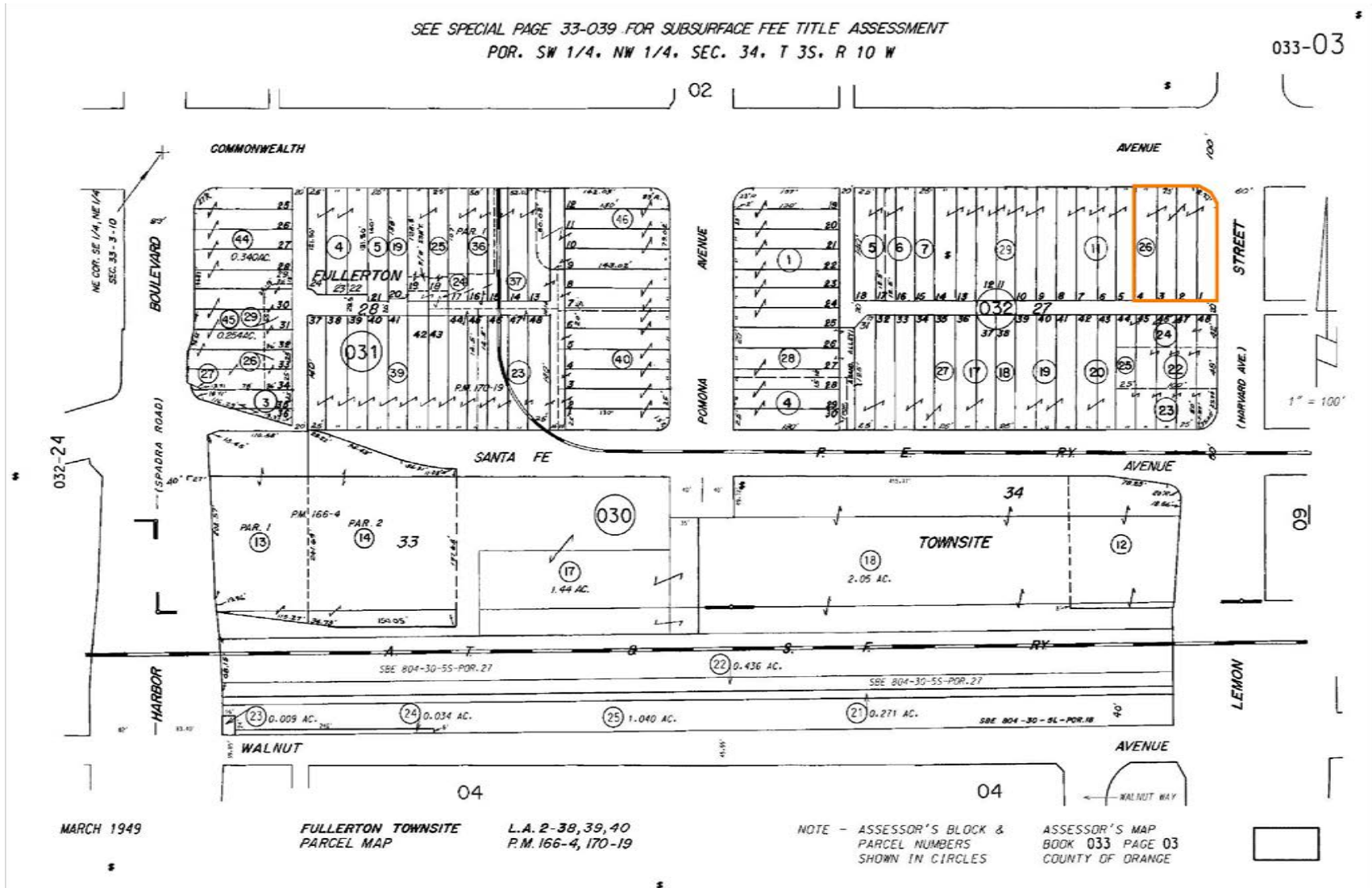
Commonwealth Ave

SUBJECT PROPERTY

 AMTRAK

Lemon St

PARCEL MAP





Fullerton, California

Downtown Fullerton is a vibrant and historic area famous for its lively entertainment, dining, and cultural attractions. The downtown area is home to the Fullerton Transportation Center, a major transportation hub that serves as an Amtrak and Metrolink train station. This makes it a convenient location for both residents and visitors using public transportation. The downtown area is also in close proximity to Fullerton College, contributing to a lively and youthful atmosphere with students frequenting the shops and cafes. Downtown Fullerton is an exciting and welcoming destination offering something of interest for everybody.

CITY DEMOGRAPHIC DATA

Population	144,769
Housing Units	47,885
Median Disposable Income	\$60,669
Per Capita Income	\$34,389
Median Net Worth	\$101,385

MAP + REPORT

POPULATION

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	22,800	586,723	2,034,699
AVERAGE AGE	35.5	36.5	38.0
AVERAGE AGE (MALE)	34.0	35.8	37.0
AVERAGE AGE (FEMALE)	36.5	37.2	38.9

HOUSEHOLDS & INCOME

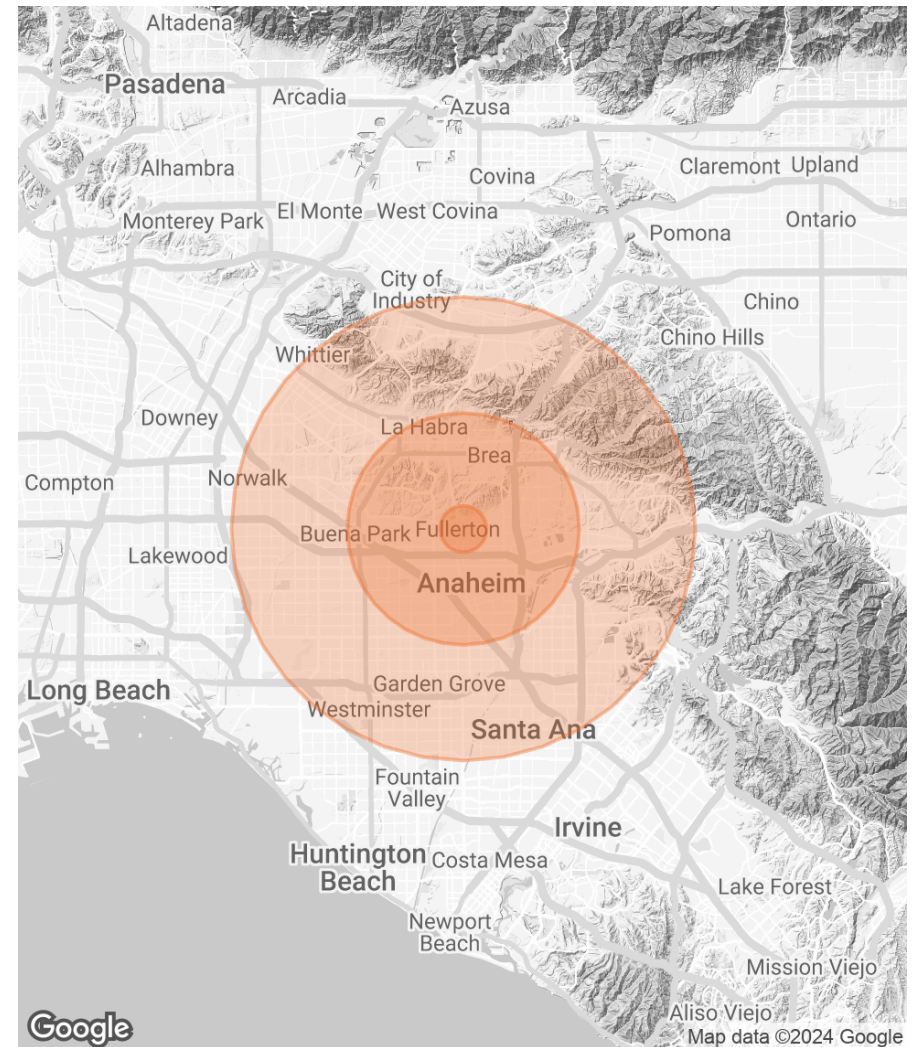
1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,027	184,744	616,301
# OF PERSONS PER HH	2.8	3.2	3.3
AVERAGE HH INCOME	\$83,774	\$96,582	\$101,624
AVERAGE HOUSE VALUE	\$464,589	\$515,760	\$558,496

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

COMMONWEALTH AVENUE	19,800
LEMON STREET	22,400





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