



LEASING
BROCHURE

FULLERTON COURT / 444 N Harbor Blvd, Fullerton, CA 92832

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1,740 SF RESTAURANT
OPPORTUNITY



1,740 SF
RESTAURANT
OPPORTUNITY



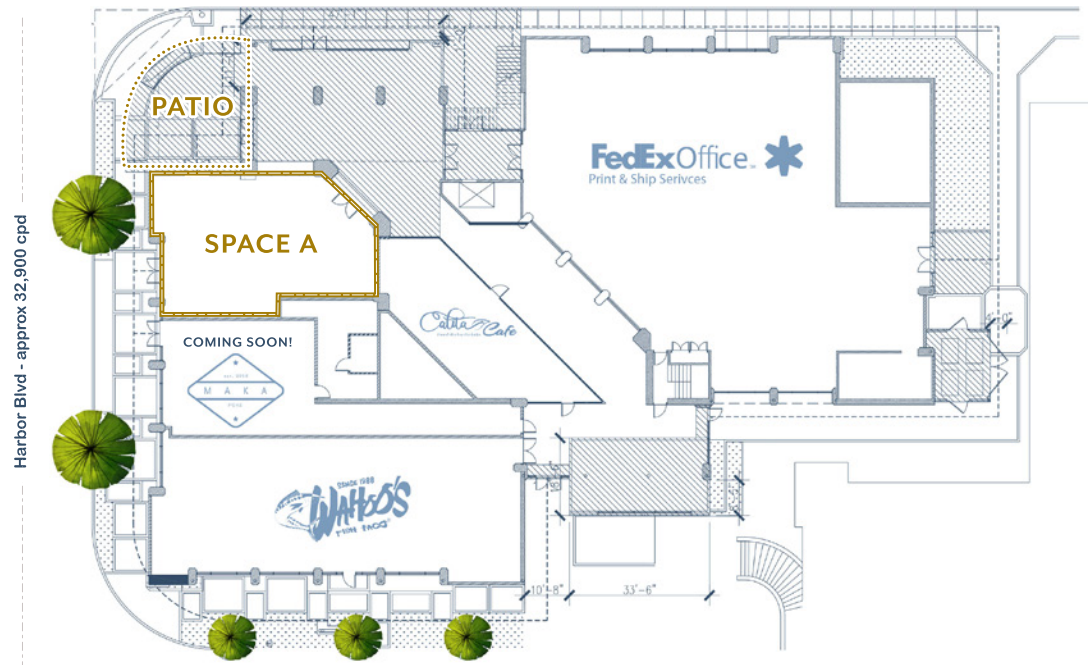
available

RESTAURANT OPPORTUNITY

SPACE A / 1,740 SF
Former Starbucks



Chapman Ave - approx 37,400 cpd





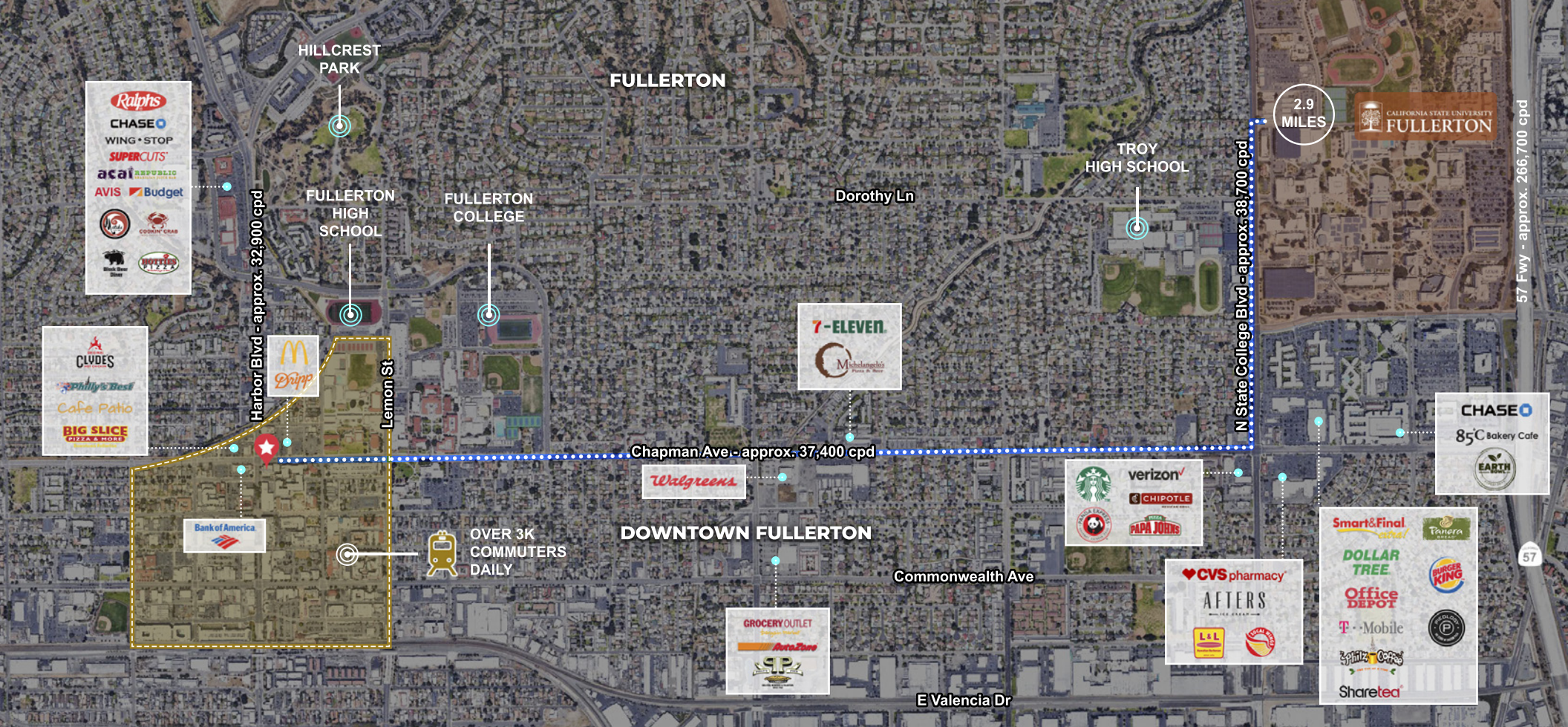
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RESTAURANT OPPORTUNITY

1,740 SF / Improved Restaurant

HIGHLIGHTS

- Strategically located at one of Orange County's busiest intersections with over 70,000 cars per day
- Improved restaurant space with outstanding visibility and patio potential
- Outstanding demographics with average household incomes of over \$100,000 in a one and five mile radius
- Nearby Fullerton College (with 22k+ enrolled; 2019) and California State Fullerton University (with 39k+ enrolled; 2019)
- Less than one mile from St. Jude Medical Center; 200k SF - 320 beds



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surrounding

TRADE AREA

Fullerton is a full-service city renowned for its unique mix of residential, commercial and industrial, educational and cultural environments that provide an outstanding quality of life for its residents.

historic downtown / top state university / award winning museums / *Source: cityoffullerton.com

FULLERTON OVERVIEW

Fullerton's historic Downtown District hosts numerous restaurants and clubs ranging from fast-food favorites to five-star gourmet establishments. The Downtown, which has won several awards, also hosts a variety of unique stores, such as gift and antique shops, clothing stores and more.

Known as "The Education Community," Fullerton is home to award-winning elementary and secondary school systems, plus five universities and colleges, including California State University, Fullerton.

Award-winning Fullerton Museum Center, home of the Leo Fender Gallery; the Muckenthaler Cultural Center, which offers fine art exhibitions; the Fullerton Arboretum, on campus of California State University at Fullerton, which presents a stunning array of plant and garden ideas, plus is home to Heritage House, a beautifully restored Victorian residence



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