1440 S Harbor Blvd | Fullerton, CA 92832











#### **Retail & Restaurant Opportunity**

3,500 - 7,900 SF Endcap Available

#### **Ground Lease Opportunity**

±5,000 SF of Land

#### CONTACT

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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

#### DESCRIPTION

- Prominent regional retail center anchored by Best Buy, Big
  5 Sporting, Marshalls, Burlington, Michaels, Chuze Fitness,
  Skechers, & more!
- Immediate access to 91 Freeway & shopping center bordered by 3 major arterials including Harbor Blvd. (±56k CPD), Lemon St. (±35k CPD), & Orangethorpe Ave. (±38k CPD)
- Strategically positioned center within an extremely dense retail corridor surrounded by numerous national & regional tenants
- 323 unit multifamily offering additional customer base immediately adjacent to shopping center
- Strong demographics and dense residential and workforce populations within 1, 3, & 5 mile radiuses

#### 2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	31,047	246,750	616,910
Avg Household Income	\$91,646	\$112,039	\$116,530
Daytime Population	17,837	120,616	330,678
Source: Esri			

#### SRSRE.COM

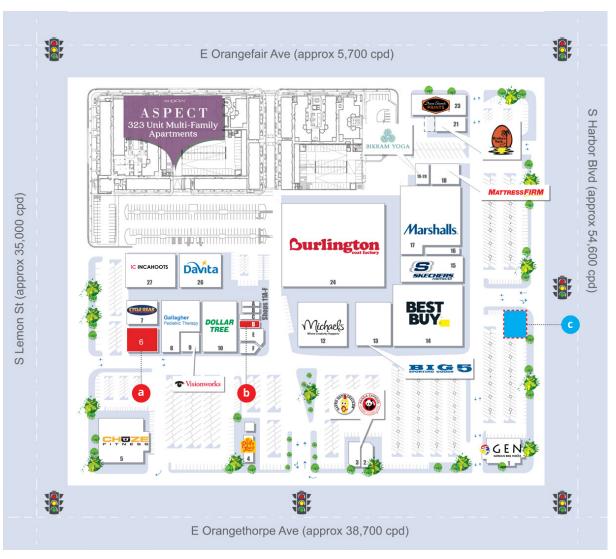
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### Availabilities

- a Space 6: 3,500-7,900 SF Endcap Available
- **b** Space 11D: 930 SF Light Food Use Available
- **c Ground Lease Opportunity**: ±5K SF of Land



No.	Tenant	SF	
1	GEN Korean BBQ House	7,100	
2	Panda Express	1,800	
3	Dave's Hot Chicken	1,925	
4	El Pollo Loco	2,240	
5	Chuze Fitness	37,500	
6	Available	3,500-7,900	
7	Cycle Gear	6,000	
8	Gallagher Pediatric	9,100	
9	Visionworks	5,300	
10	Dollar Tree	13,020	
Shop Building (11A-11F)			
11A	Azure Nails & Spa	1,135	
11B	Eyebrow Threading	868	
11C	Cold Stone Creamery	1,110	
11D	Available	930	
11E	Blaze Pizza	3,000	
11F	Coffee Bean & Tea Leaf	1,440	
12	Michaels	20,821	
13	Big 5 Sporting	16,167	
14	Best Buy	38,100	
15	Skechers	14,016	
16	Western Union	2,100	
17	Marshalls	31,444	
18	Mattress Firm	4,890	
19- 20	Bikram Yoga	2,900	
21	Broken Yolk	5,000	
23	Dunn-Edwards	9,000	
24	Burlington Coat Factory	75,000	
26	DaVita	10,000	
27	InCahoots	10,000	

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