

120 W Houston Ave Fullerton, CA

5,314 SF FREESTANDING RESTAURANT BUILDING AVAILABLE FOR LEASE

FOR LEASE.



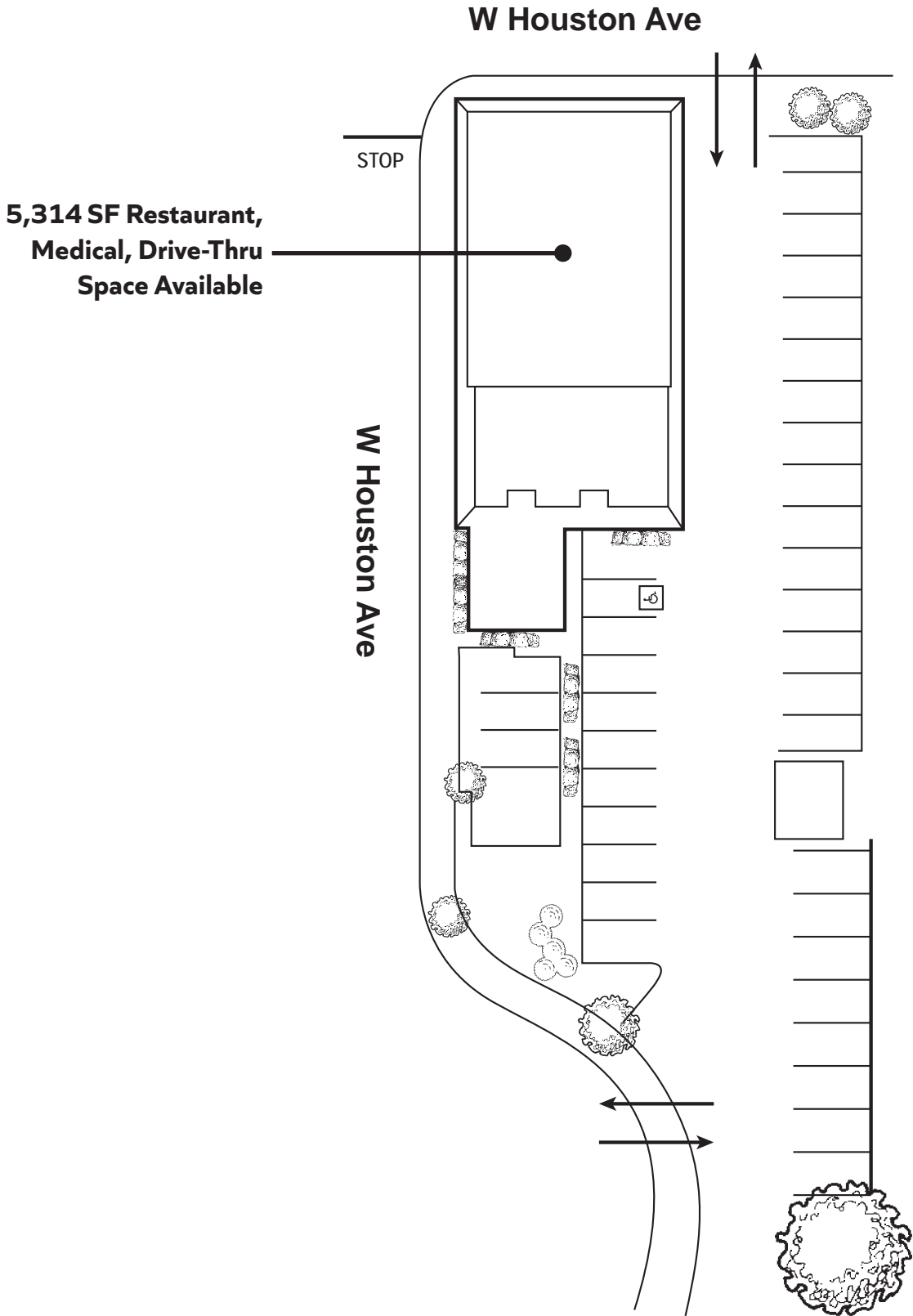
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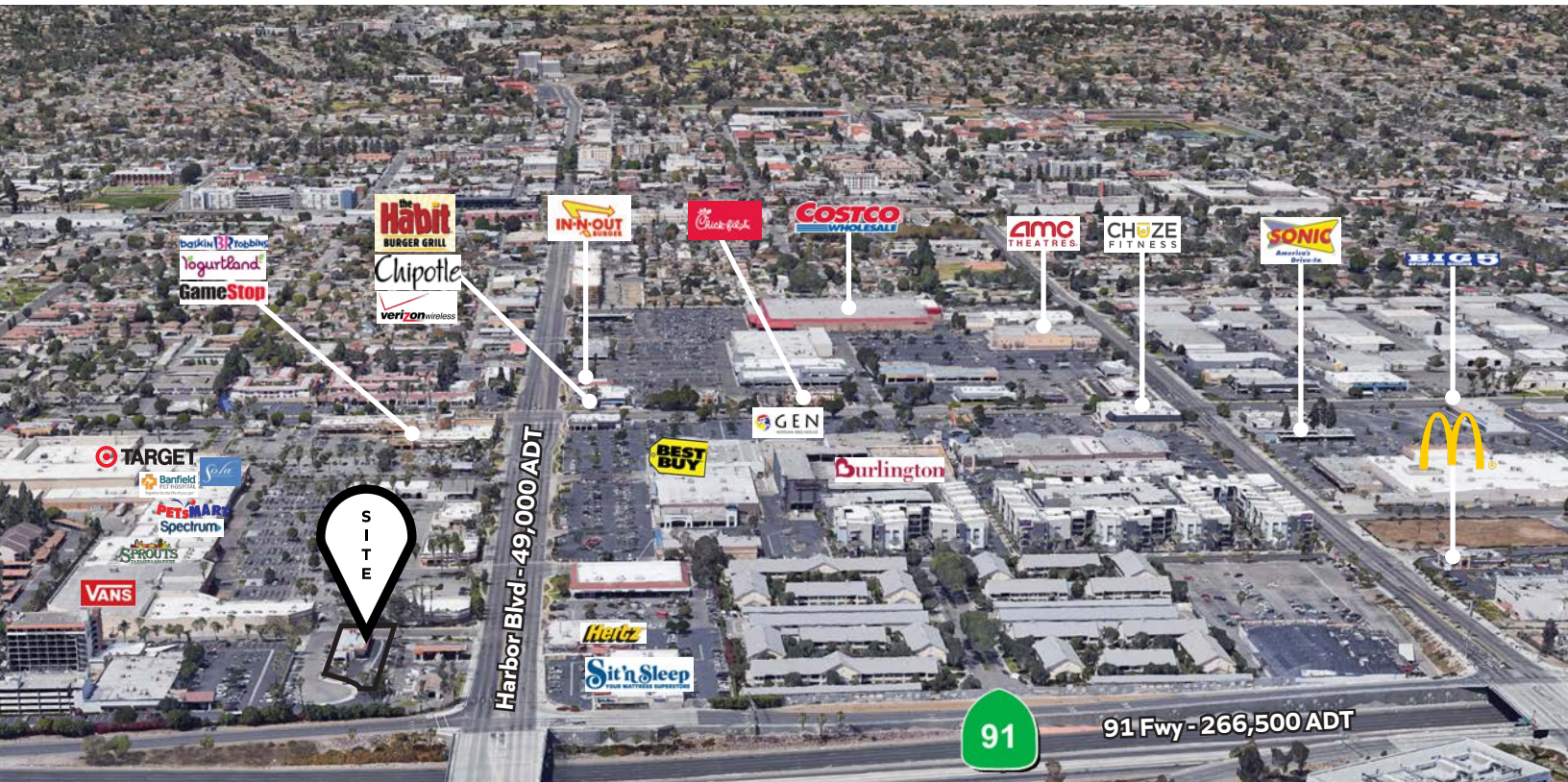
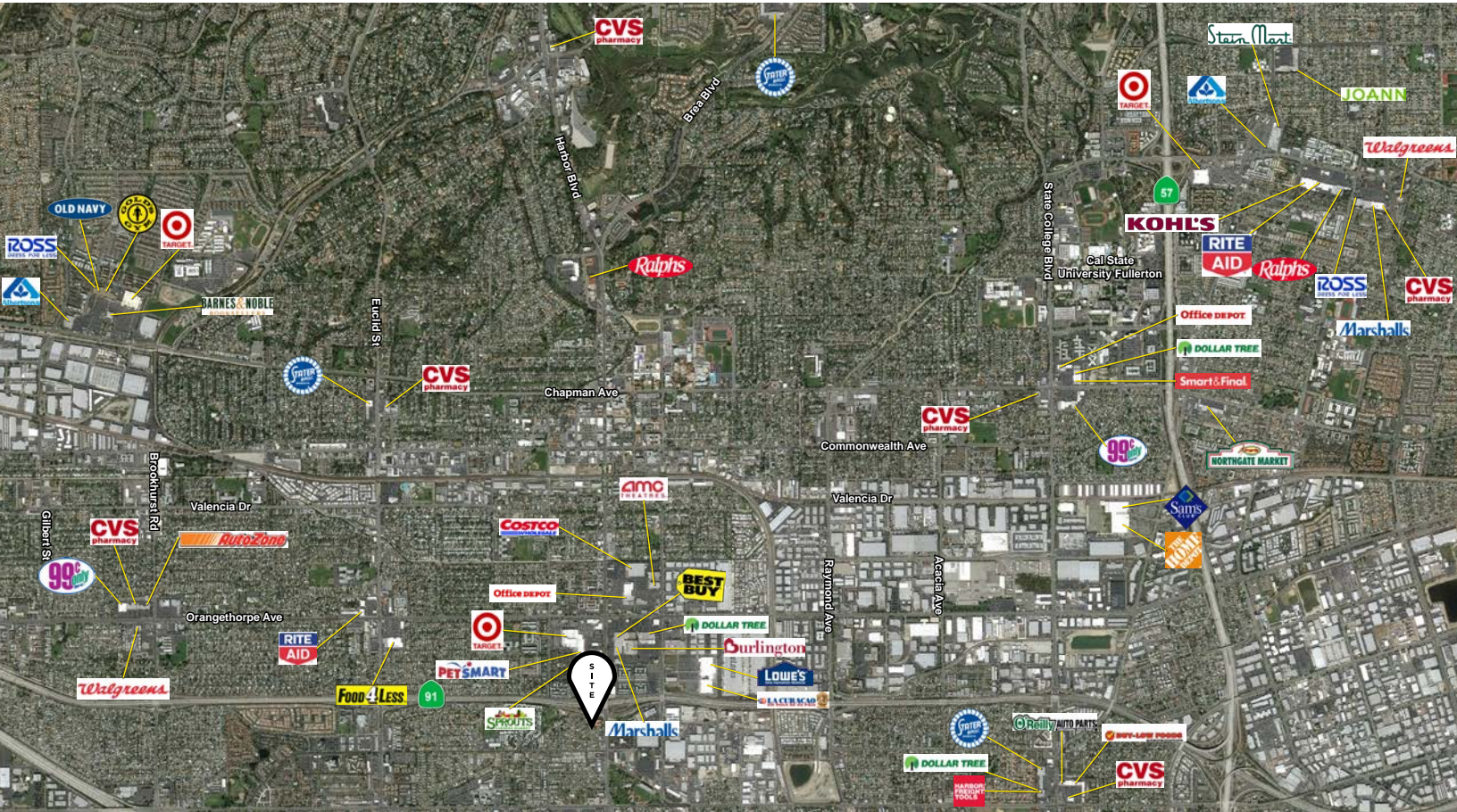
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Property Features.

- + 5,314 SF freestanding existing restaurant building; Great Drive-Thru or Medical opportunity
- + Lot size: 20,386 SF
- + Dominant intersection in Fullerton
- + Easy access to 91 Fwy
- + Regional trade area with strong surrounding co-tenancy
- + Located adjacent to Sprouts, Target, Marshall's, Best Buy, Petsmart, Burlington, etc.
- + Situated along the heavily trafficked Harbor Blvd - 49,000 ADT & 91 Fwy - 266,500 ADT







91

S
I
T
E



Harbor Blvd - 49,000 ADT

Sit'n Sleep
YOUR MATTRESS SUPERSTORE
Hertz

SHOE CITY

BEST BUY
Burlington
Marshalls

TARGET Spectrum
Banfield PET HOSPITAL
Sola VANS
SPROUTS FARMERS MARKET PETS MART

120 W Houston Ave, Fullerton, CA 92832



POPULATION

	1 mile	3 miles	5 miles
Total Population	37,496	260,273	632,597
Projected Population (2022)	38,359	267,188	649,380



HOUSING

	1 mile	3 miles	5 miles
Total Households	9,384	72,020	184,912
Projected Total Households (2022)	9,558	73,622	189,231



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$54,710	\$65,564	\$73,294
Average Household Income	\$71,079	\$89,378	\$96,441
Per Capita Income	\$17,850	\$24,766	\$28,241
Median Disposable Income	\$46,198	\$54,236	\$58,465
Average Disposable Income	\$57,249	\$68,402	\$73,222



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	34,967	263,969	642,803
Daytime Population Workers	12,426	112,115	279,629
Daytime Population Residents	22,541	151,854	363,174



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	17,797 47.46%	124,638 47.89%	292,542 46.24%
Black or African American	944 2.52%	6,402 2.46%	17,298 2.73%
American Indian & Alaska Native Population	308 0.82%	2,031 0.78%	4,905 0.78%
Asian Population	3,142 8.38%	40,461 15.55%	136,611 21.60%
Pacific Islander Population	112 0.30%	848 0.33%	2,685 0.42%
Other Race Population	13,463 35.91%	73,901 28.39%	149,033 23.56%
Population of Two or More Races	1,730 4.61%	11,990 4.61%	29,523 4.67%
Hispanic Population	28,289 75.45%	156,462 60.11%	316,526 50.04%
Non-Hispanic Population	9,208 24.56%	103,810 39.89%	316,071 49.96%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	3,173 14.07%	30,301 18.39%	88,066 21.24%
Graduate/Professional Degree	1,127 5.00%	12,836 7.79%	37,143 8.96%



AGE

	1 mile	3 miles	5 miles
Median Age	30.1	32.7	34.3



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