

# FULLY ENTITLED PARCEL AVAILABLE FOR GROUND LEASE

525 N. PLACENTIA AVENUE, FULLERTON, CA

34,993 SF  
PARCEL

DRIVE-THRU  
OPPORTUNITY



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**COMMERCE REALTY**  
A GRAZADIO ENTERPRISE

525 N. PLACENTIA AVENUE, FULLERTON, CA

# PROPERTY HIGHLIGHTS



- + Fully entitled parcel available for Ground Lease.
- + Landlord to deliver graded pad with utilities stubbed in.
- + Asking Rent \$240K per year NNN.
- + Drive thru can accommodate 22 stacked vehicles.
- + Parcel size is 34,993 square feet.
- + Visible from 57 freeway. Exit Chapman.
- + Adjacent to Cal State Fullerton.
- + Pole sign with 57 Freeway visibility at rear of parcel, along with monument sign on Placentia Avenue.
- + Co-Tenants include Sonic, El Pollo Loco & Blick Art
- + Tesla Super Charging station to be developed on adjacent lot.



## TRAFFIC COUNTS

N. PLACENTIA AVE/HARMONY LN

±25,700 CARS PER DAY

ORANGE FWY/NUTWOOD AVE

±285,700 CARS PER DAY

ORANGE FWY/NUTWOOD AVE

±284,300 CARS PER DAY

EAST CHAPMAN AVE

±281,700 CARS PER DAY

## DEMOGRAPHICS



### POPULATION

1 Mile	28,657
3 Miles	185,410
5 Miles	439,358



### AVERAGE HH INCOME

1 Mile	\$84,638
3 Miles	\$116,273
5 Miles	\$121,651



### MEDIAN HH INCOME

1 Mile	\$66,928
3 Miles	\$90,765
5 Miles	\$95,930



### HOUSEHOLDS

1 Mile	9,348
3 Miles	59,886
5 Miles	140,431



### MEDIAN AGE

1 Mile	32
3 Miles	37
5 Miles	38



### EMPLOYMENT

1 Mile	14,615
3 Miles	119,017
5 Miles	314,679



### BUYING POWER

1 Mile	\$625.6M
3 Miles	\$5.4B
5 Miles	\$13.5B

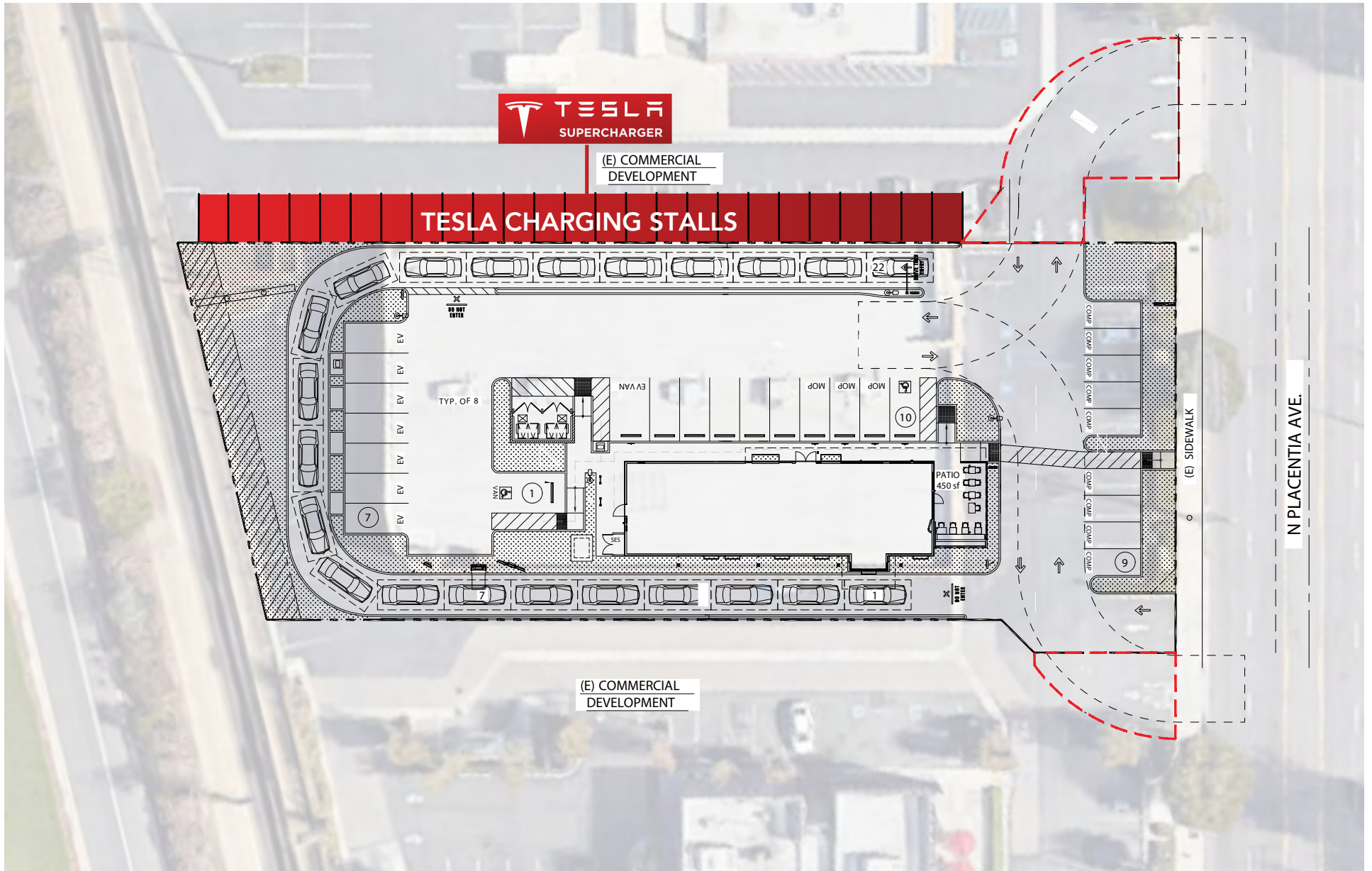


### COLLEGE GRADUATES

1 Mile	29.7%
3 Miles	33.2%
5 Miles	33.3%

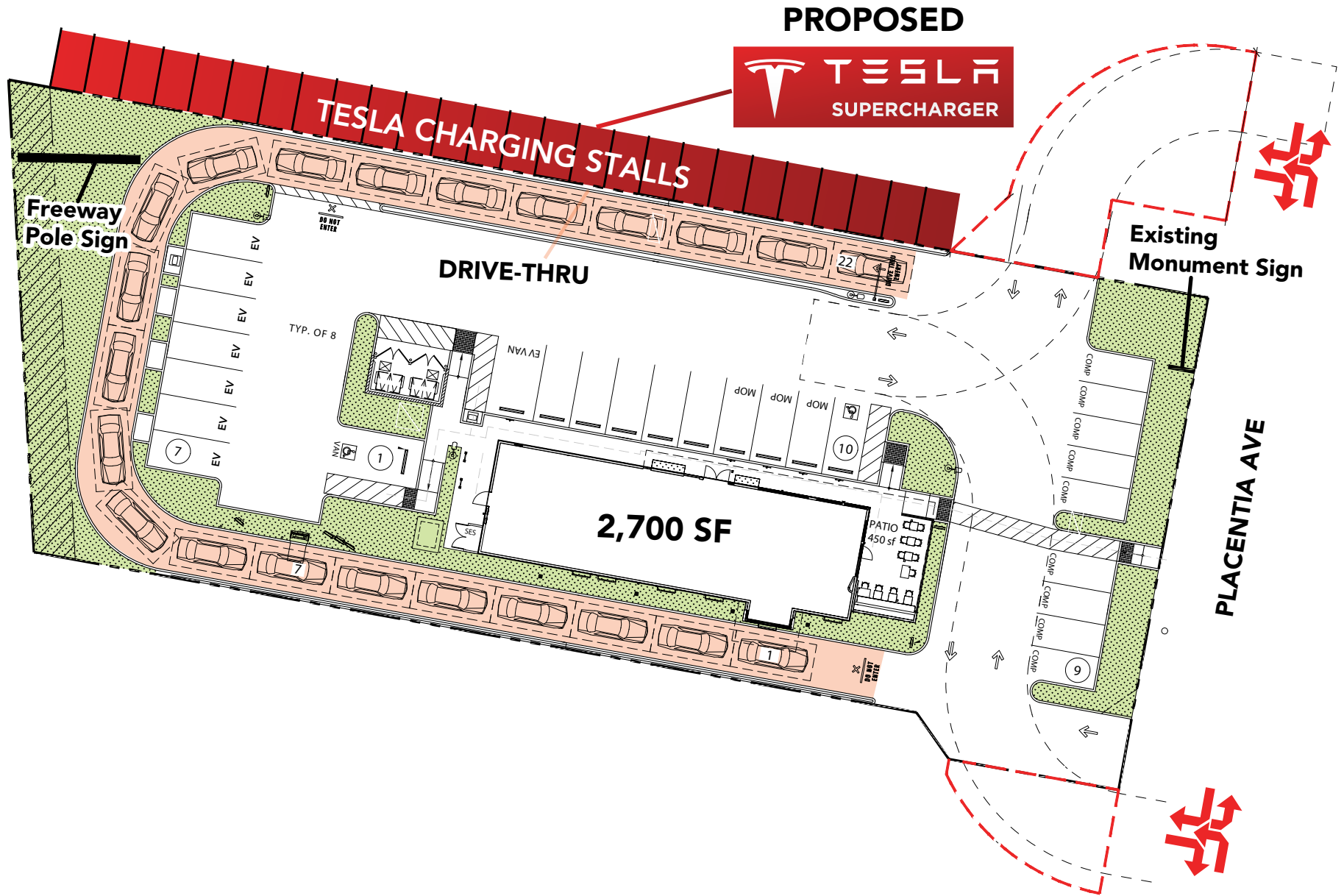
# CONCEPTUAL SITE PLAN

525 N. PLACENTIA AVENUE, FULLERTON, CA



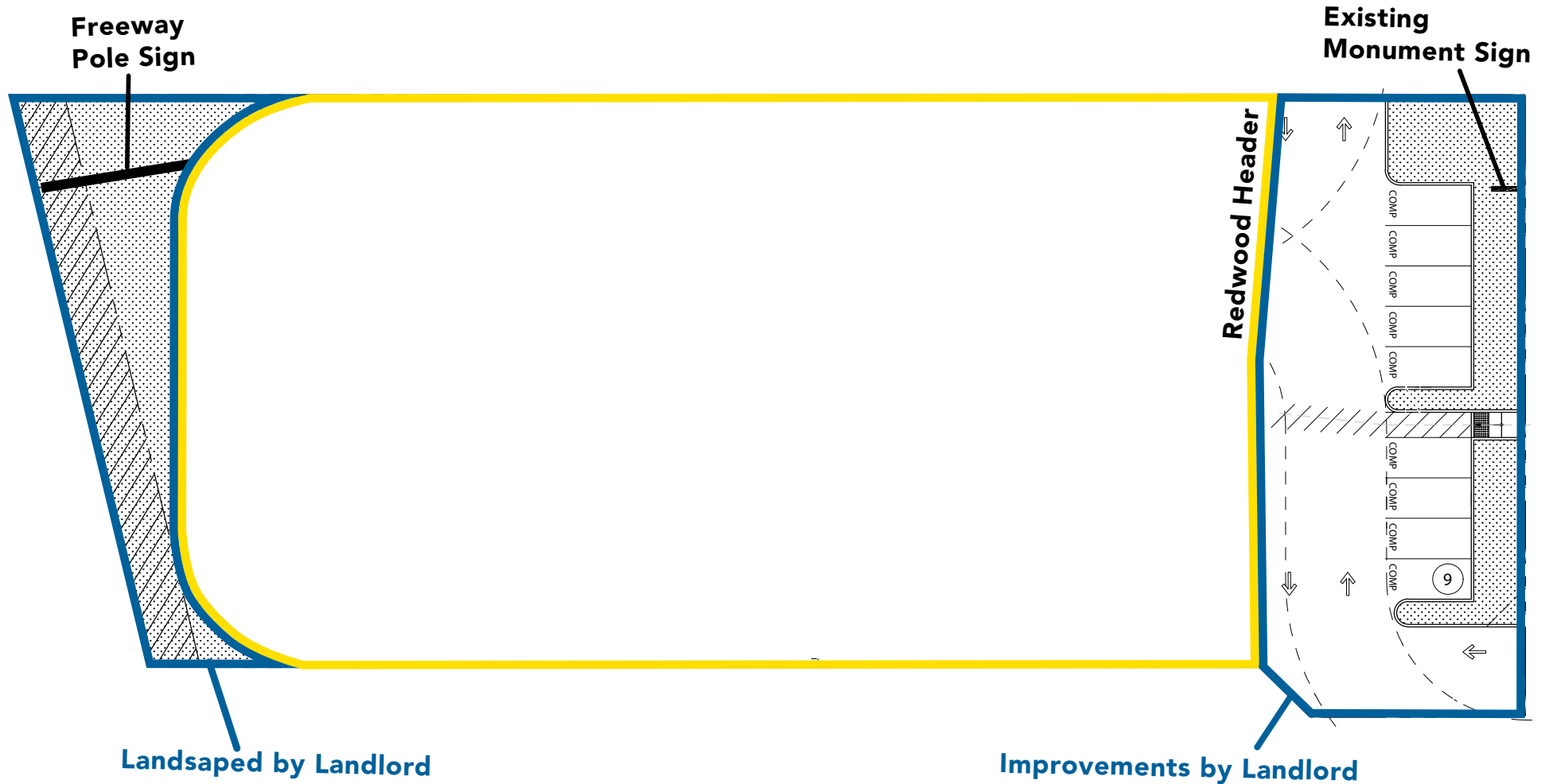
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# CONSTRUCTION LIMITS

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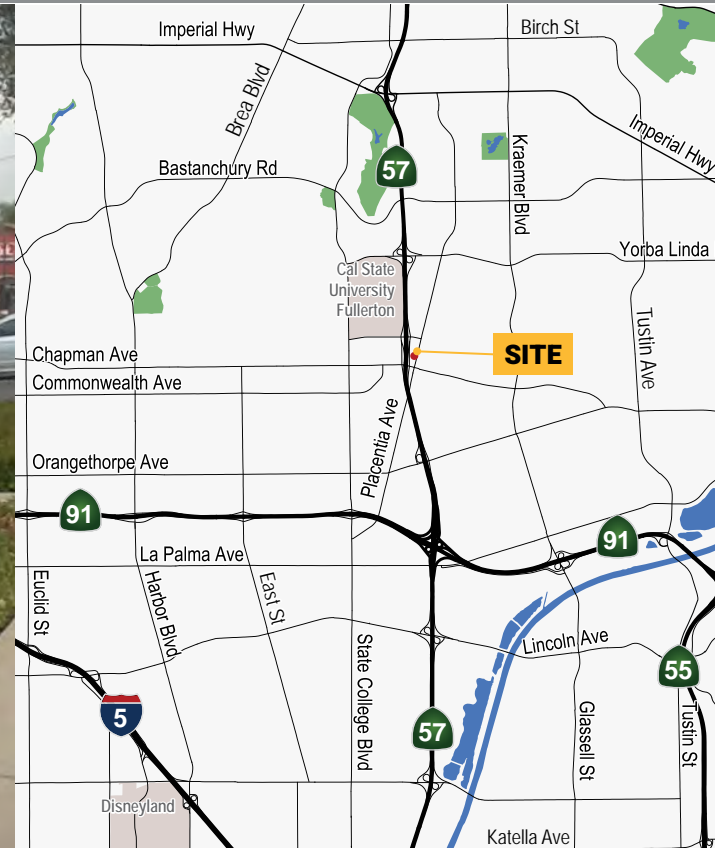


## NOTES

- + Freeway pole sign location and landscaped area to be provided by Landlord at rear portion of parcel.
- + Existing monument sign at front of parcel and separation of Landlord improvement by Landlord.

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