

37,508 SF RETAIL SPACE Available for Lease in Fullerton, CA



Former: Stein Mart
1936 N Placentia Ave, Fullerton, CA 92831



PROPERTY HIGHLIGHTS

- **Space Available: 37,508 SF**
- Former Tenant: Stein Mart
- Dense daily needs residential customer base in trade area
- Diverse trade area with numerous national and regional tenants
- Neighboring tenants: Albertsons, Target, Ralphs, CVS, Marshalls, Ross Dress for Less and other tenants.
- High traffic counts at intersection
- Signage on pylon available

TRAFFIC COUNTS

19,640 CPD – Placentia Ave

38,447 CPD – Yorba Linda Blvd

Approximately 58,087 CPD in total at this intersection in Fullerton

DEMOGRAPHICS

2020 Estimated Population

1 Mile: 29,222

3 Mile: 162,761

5 Mile: 404,777

2020 Estimated Avg HH Income

1 Mile: \$94,834

3 Mile: \$121,643

5 Mile: \$116,062



CAROL SPRINGSTEAD

CA BRE #1802067

cspringstead@springstead-associates.com

LIZETTE SIFUENTES

CA BRE #02076471

lsifuentes@springstead-associates.com

SPRINGSTEAD & ASSOCIATES

www.springstead-associates.com

3300 Irvine Avenue, Suite 250

Newport Beach, CA 92660

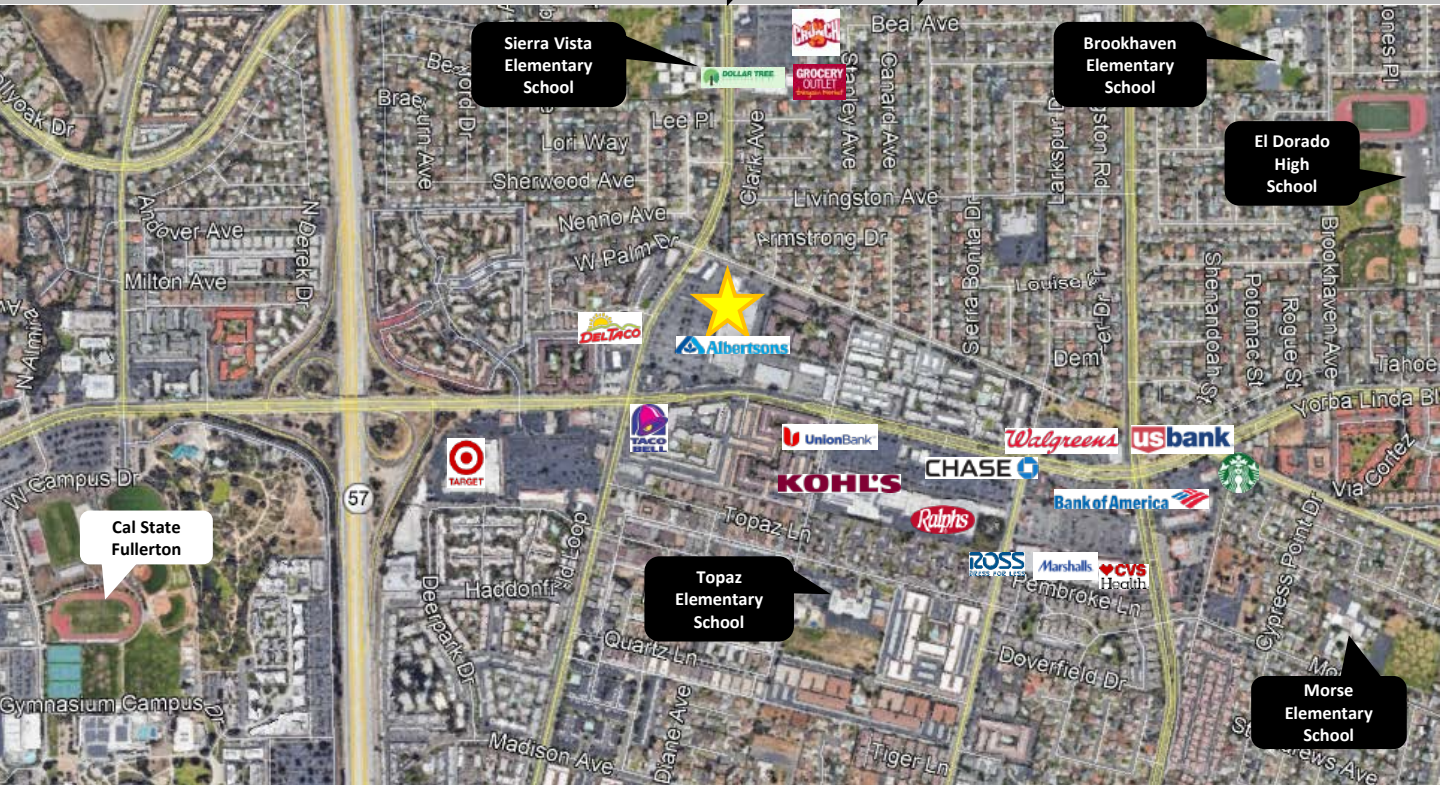
P: 949-797-9040

F: 949-797-9041

37,508 SF RETAIL SPACE Available for Lease in Fullerton, CA



Former: Stein Mart
1936 N Placentia Ave, Fullerton, CA 92831



CAROL SPRINGSTEAD
CA BRE #1802067
cspringstead@springstead-associates.com

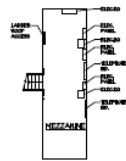
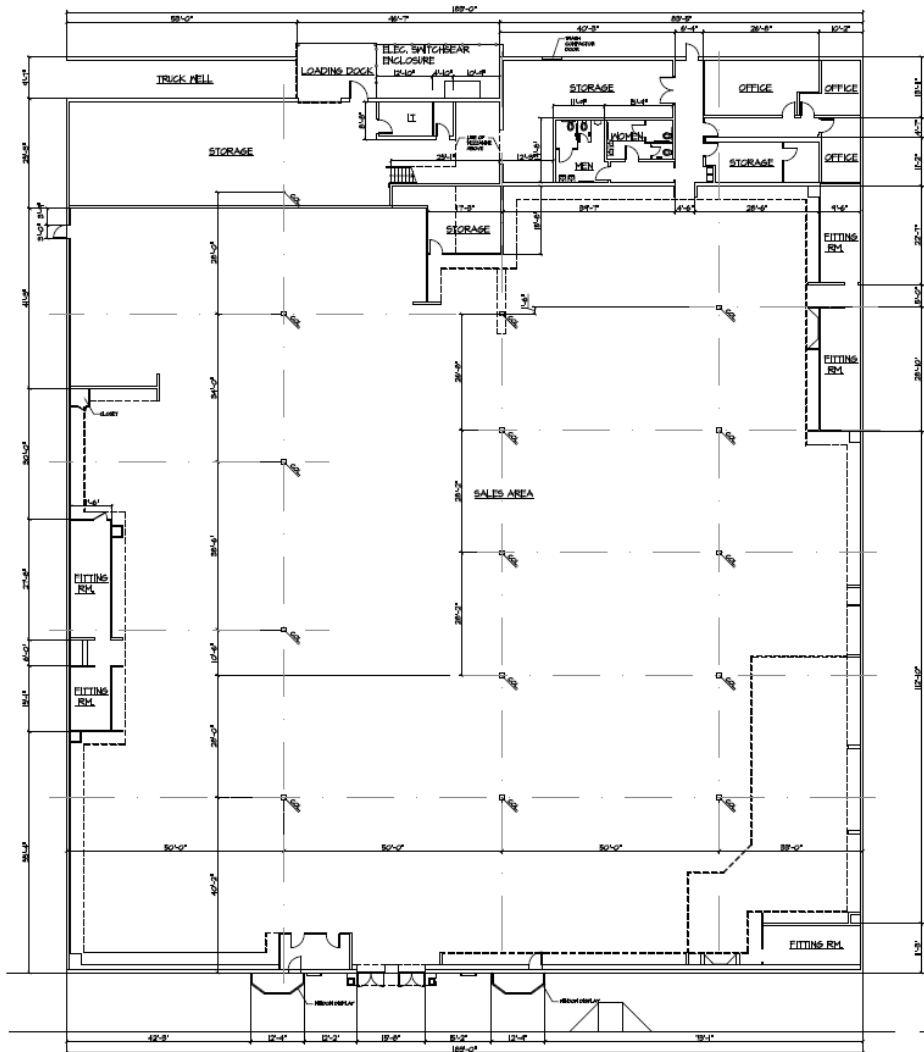
LIZETTE SIFUENTES
CA BRE #02076471
lsifuentes@springstead-associates.com

SPRINGSTEAD & ASSOCIATES
www.springstead-associates.com
3300 Irvine Avenue, Suite 250
Newport Beach, CA 92660
P: 949-797-9040 F: 949-797-9041

37,508 SF RETAIL SPACE Available for Lease in Fullerton, CA



Former: Stein Mart
1936 N Placentia Ave, Fullerton, CA 92831



EXISTING MEZZANINE
SCALE 5/8"=1'-0"

FIRST FLOOR AREA	37,508 S.F.
MEZZANINE AREA	348.3 S.F.
TOTAL AREA	37,857 S.F.

EXISTING FIRST FLOOR PLAN
SCALE 5/8"=1'-0"

ALL DIMENSIONS SHOWN ARE APPROXIMATE. DIMENSIONS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.

CAROL SPRINGSTEAD
CA BRE #1802067
cspringstead@springstead-associates.com

LIZETTE SIFUENTES
CA BRE #02076471
lsifuentes@springstead-associates.com

SPRINGSTEAD & ASSOCIATES
www.springstead-associates.com
3300 Irvine Avenue, Suite 250
Newport Beach, CA 92660
P: 949-797-9040 F: 949-797-9041