

Fullerton Office Space

GREAT OFFICE SPACE
AVAILABLE IN FULLERTON

OFFERING MEMORANDUM

1661 E. Chapman Avenue
Fullerton, CA 92831

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KOTT & CO.
REAL ESTATE

Fullerton Office Space

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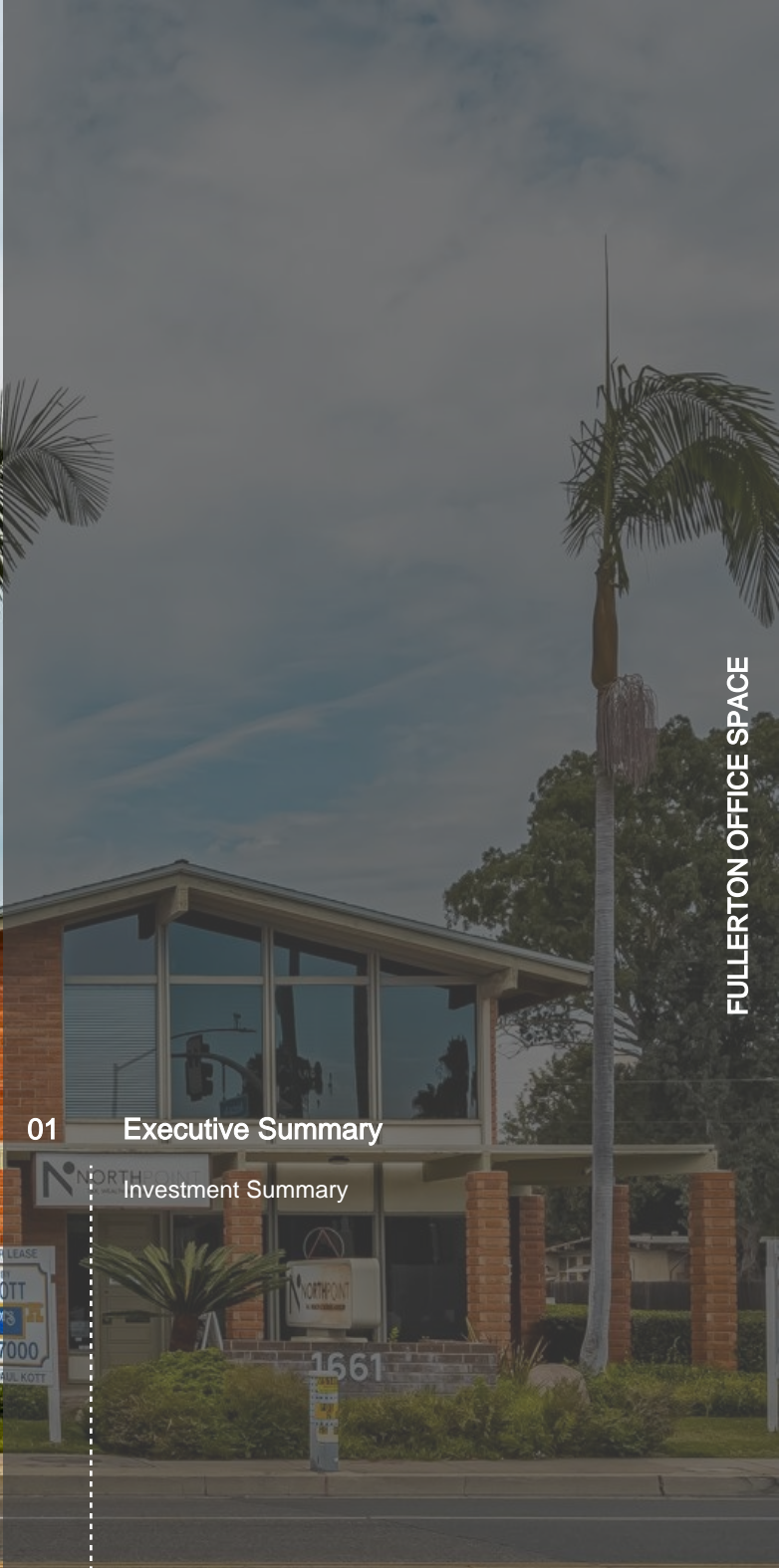
<https://kottandco.com>



01

Executive Summary

Investment Summary



OFFERING SUMMARY

ADDRESS	1661 E. Chapman Avenue Fullerton CA 92831
COUNTY	Orange
BUILDING SF	8,512 SF
LAND ACRES	.37
LAND SF	16,253 SF
YEAR BUILT	1965
APN	029-515-13

FINANCIAL SUMMARY

OFFERING PRICE	\$2,290,000
PRICE PSF	\$269.03

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	18,037	208,317	503,982
2025 Median HH Income	\$91,268	\$96,299	\$103,497
2025 Average HH Income	\$130,894	\$130,138	\$135,439





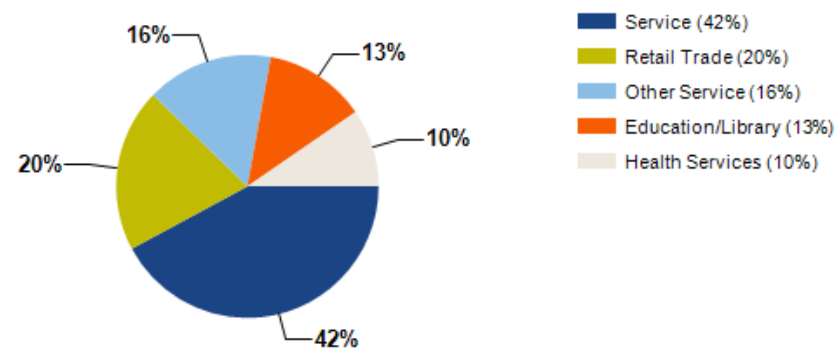
02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

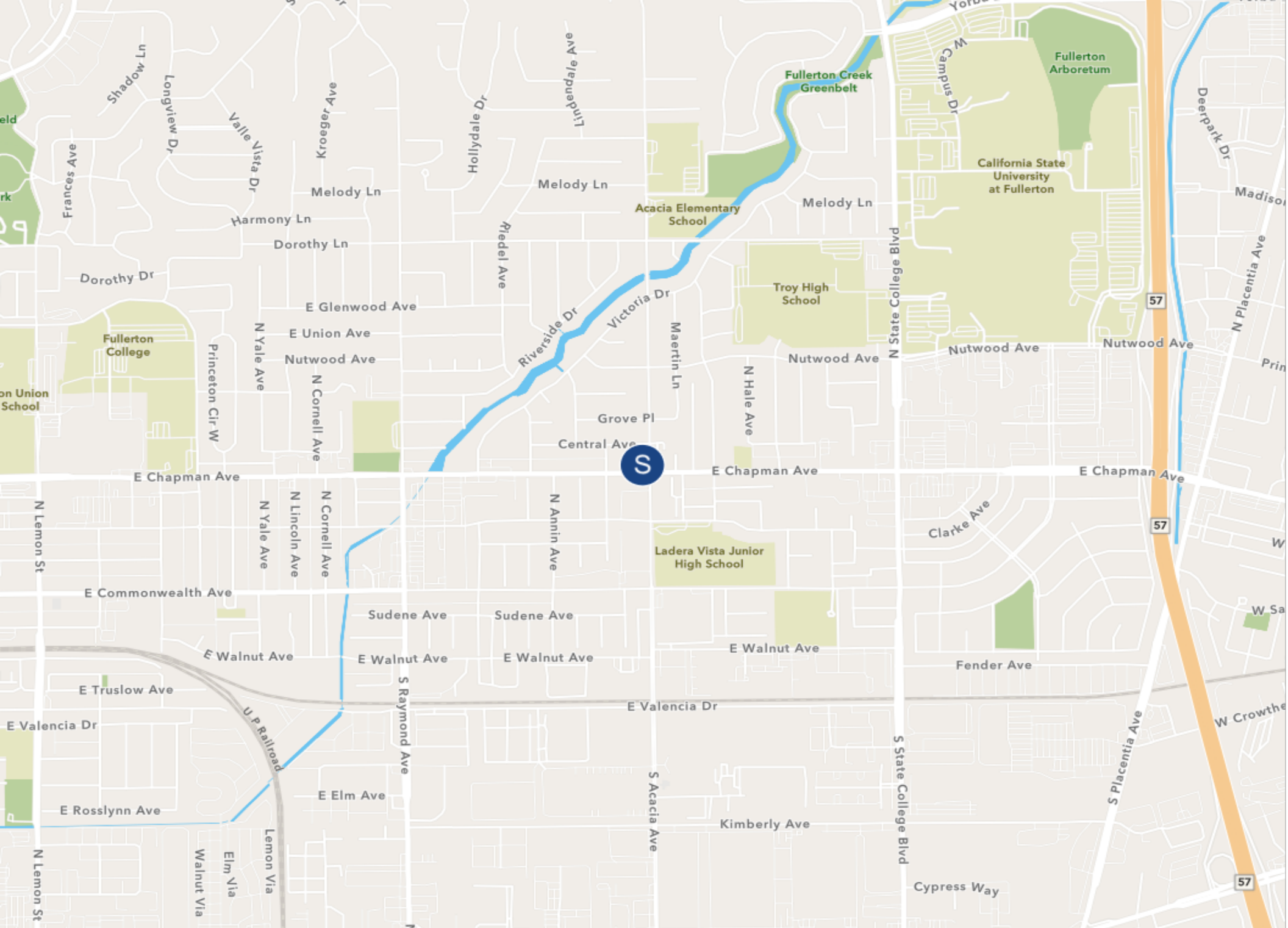
- The property is located on Chapman Avenue in Fullerton, a bustling with activity city in Orange County, California. Chapman Avenue offers convenient access to major transportation routes, such as the 5, 57 and 91 freeways, making it easy for customers and employees to reach the property.
- Fullerton is known for its vibrant downtown area, including popular spots like The Cellar Restaurant and Bourbon Street Bar & Grill. The city is home to California State University, Fullerton, providing a steady flow of potential customers and employees for businesses in the area.
- Fullerton has a diverse economic landscape, with a mix of industries ranging from education and healthcare to manufacturing and technology, creating a dynamic market for businesses in the area.
- The property is located in a bustling area with a variety of retail and dining options nearby. For example, there is a popular shopping center just a few blocks away that houses major retailers and restaurants.
- The property benefits from high traffic volume along Chapman Avenue, providing excellent visibility for businesses. This can attract more customers and enhance the visibility of any business operating from this location.
- The property is situated close to residential neighborhoods, which can be advantageous for businesses targeting local residents. This proximity can potentially increase foot traffic and customer base.
- The area offers good accessibility with ample parking options for customers. This convenience can make it easier for clients to visit businesses located in this area.

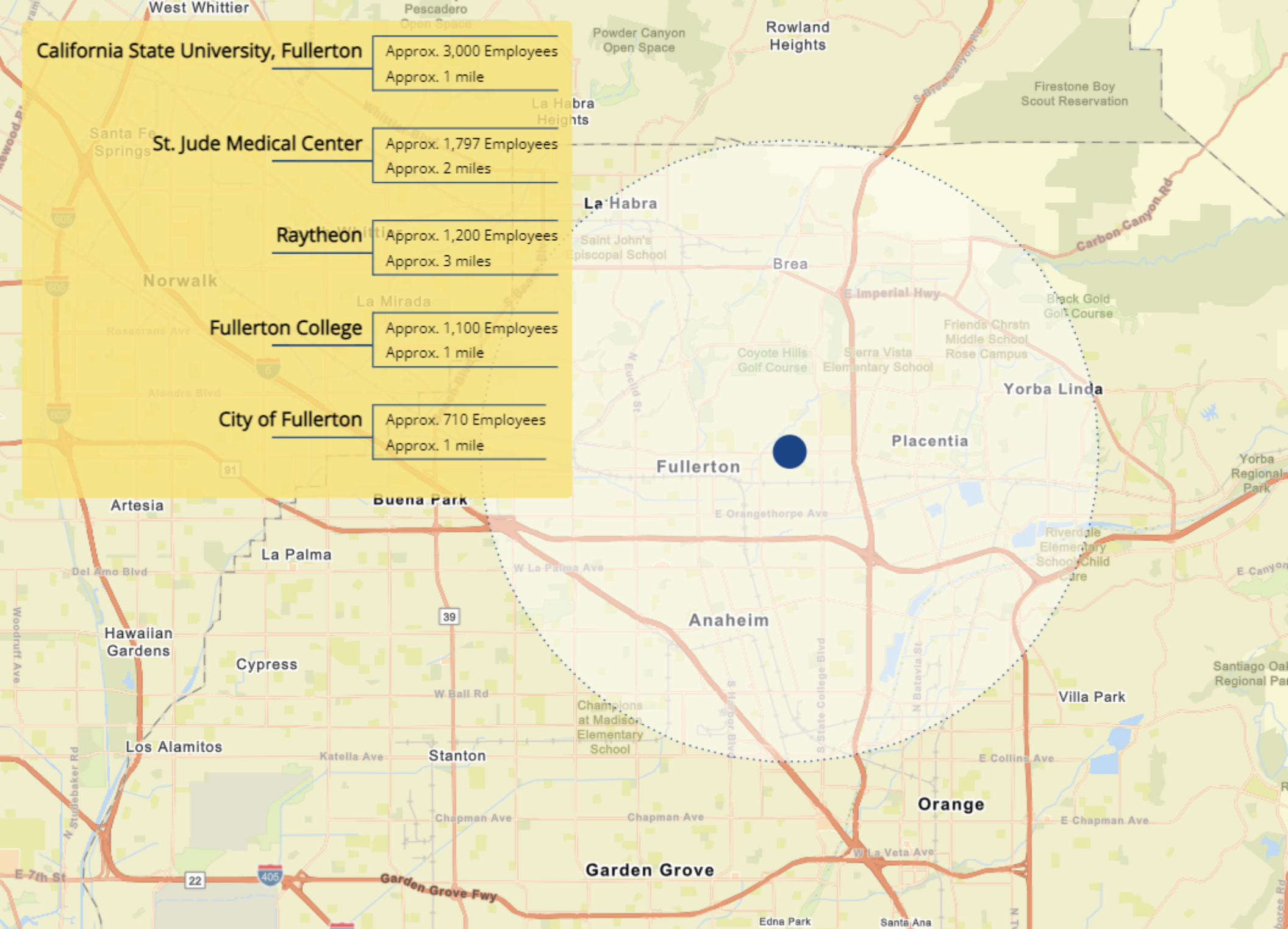
Major Industries by Employee Count



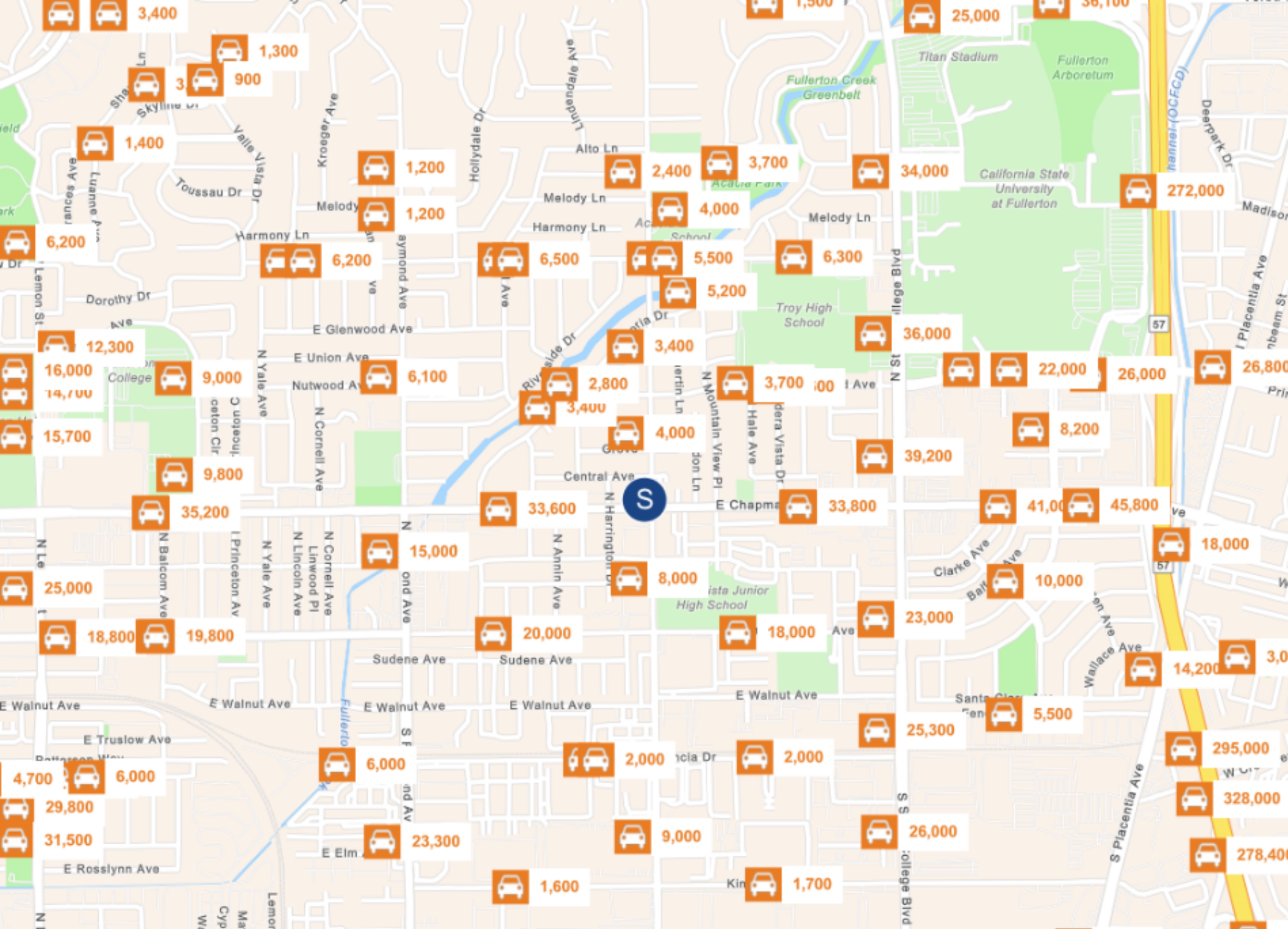
Largest Employers

California State University, Fullerton	3,000
St. Jude Medical Center	1,797
Raytheon	1,200
Fullerton College	1,100
City of Fullerton	710
Chuze Fitness	700
AJ Kirkwood & Associates, Inc.	600
Albertsons Regional Corporate	400













03

Property Description

- Property Features
- Floor Plan
- Parcel Map
- Property Images

PROPERTY FEATURES

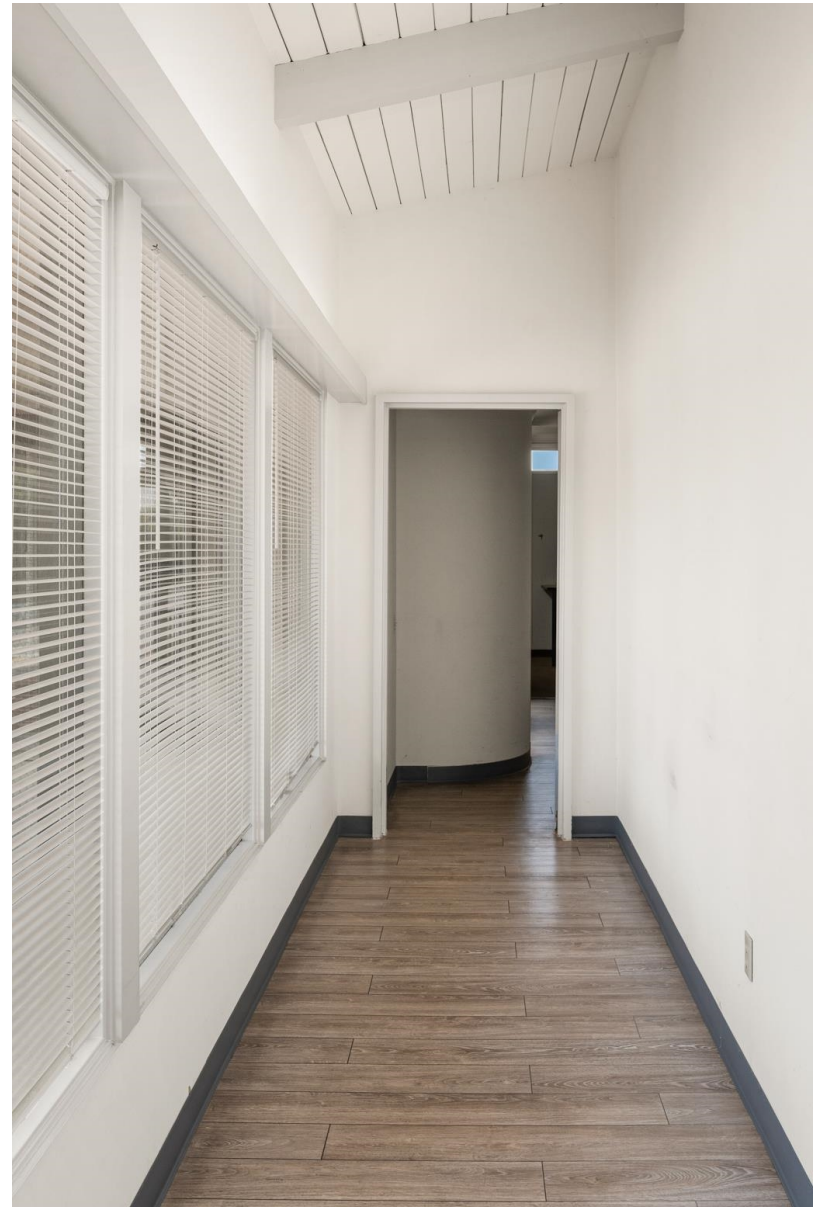
BUILDING SF	8,512
LAND SF	16,253
LAND ACRES	.37
YEAR BUILT	1965
ZONING TYPE	Commercial
BUILDING CLASS	C
LOCATION CLASS	2nd Floor
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30+
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

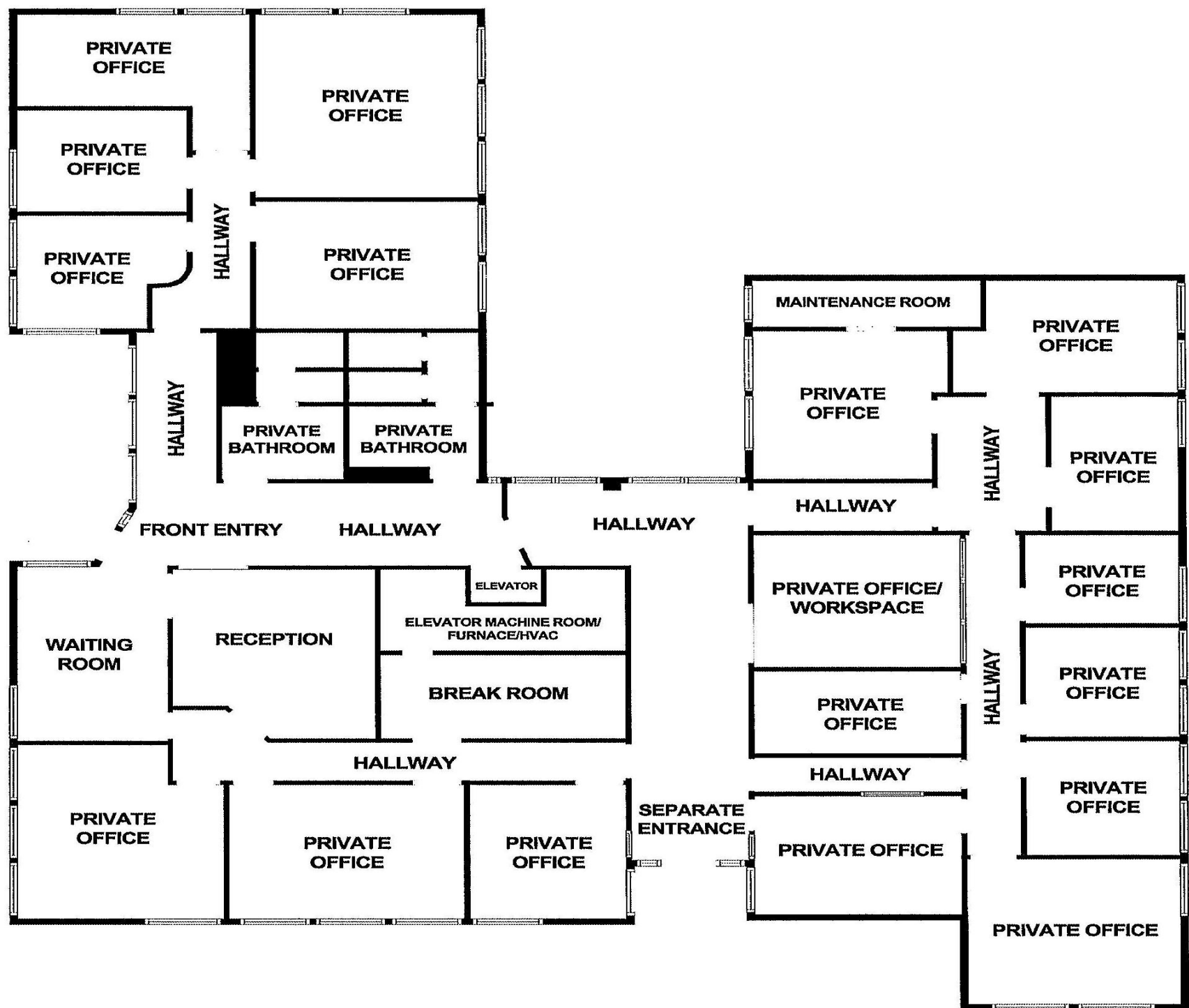
MECHANICAL

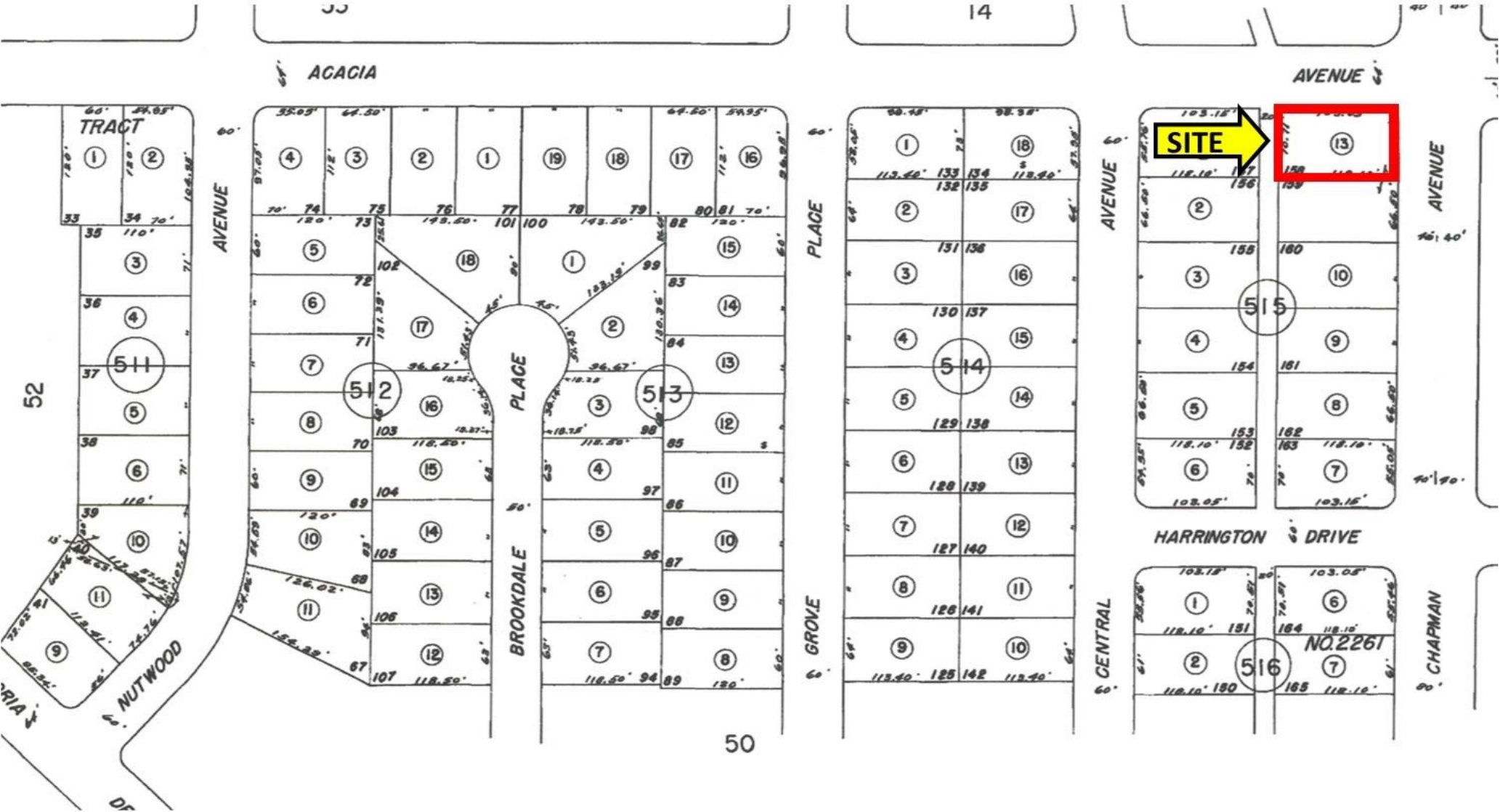
HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Yes

TENANT INFORMATION

LEASE TYPE	FSG
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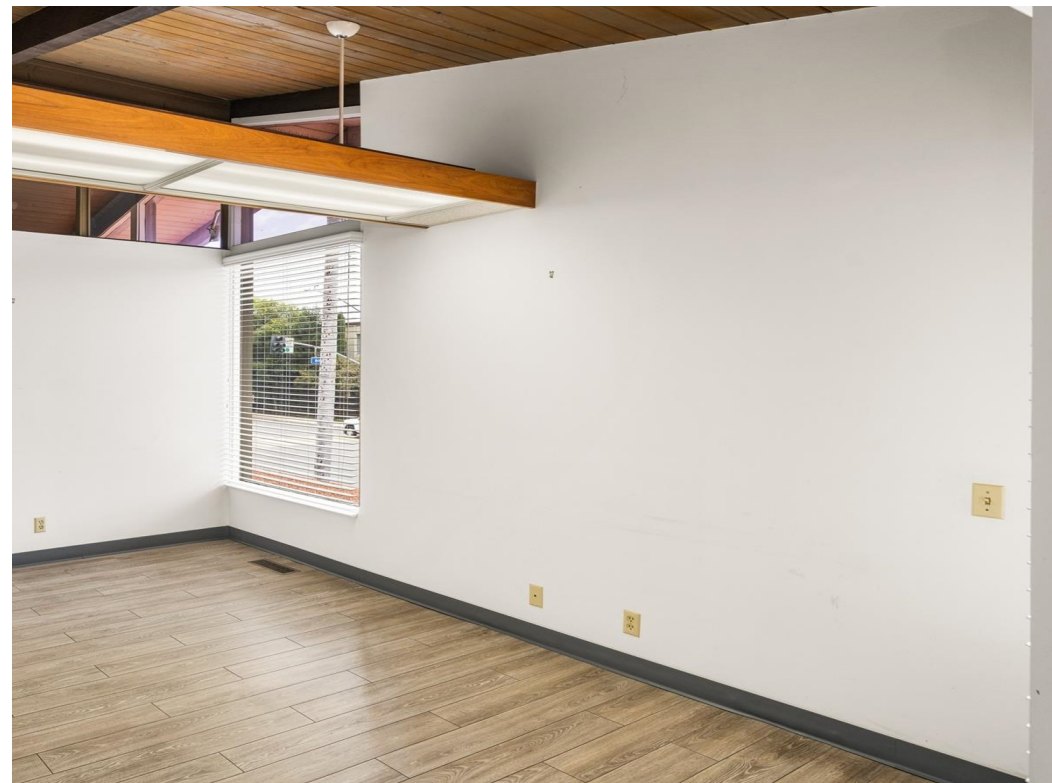
























04

Rent Comps

Rent Comps
Rent Comps Summary
Rent Comps Map

1



Storefront/Office

201 N. Harbor Boulevard
Fullerton, CA 92832

BUILDING SF	11,311
LAND SF	6,534
YEAR BUILT	1911
LEASE TYPE	FSG
RENT PSF (YR)	\$48.00
RENT PSF (MO)	\$4.00
DISTANCE	1.7 miles

RENT PSF (YR)

\$24 - \$48

LOW



HIGH

2



Office Building

1501 N. Harbor Boulevard
Fullerton, CA 92832

BUILDING SF	10,026
LAND SF	29,185
LAND ACRES	.67
YEAR BUILT	1978
LEASE TYPE	MG
RENT PSF (YR)	\$33.00
RENT PSF (MO)	\$2.75
DISTANCE	2.4 miles

RENT PSF (YR)

\$24 - \$48

LOW



HIGH

Land Acres

0.22 - 1.50

LOW



HIGH

3



Office Building

1940 E. Chapman Avenue
Fullerton, CA 92831

BUILDING SF	6,230
LAND SF	16,117
LAND ACRES	.39
YEAR BUILT	1965
LEASE TYPE	MG
RENT PSF (YR)	\$24.00
RENT PSF (MO)	\$2.00
DISTANCE	0.1 miles

RENT PSF (YR) \$24 - \$48

LOW ☐ HIGH

Land Acres 0.22 - 1.50

LOW ☐ HIGH

4



Wish Building

2000 E. Chapman Avenue
Fullerton, CA 92831

BUILDING SF	4,984
LAND SF	9,583
LAND ACRES	.22
YEAR BUILT	1965
LEASE TYPE	MG
RENT PSF (YR)	\$28.20
RENT PSF (MO)	\$2.35
DISTANCE	0.2 miles

RENT PSF (YR) \$24 - \$48

LOW ☐ HIGH

Land Acres 0.22 - 1.50

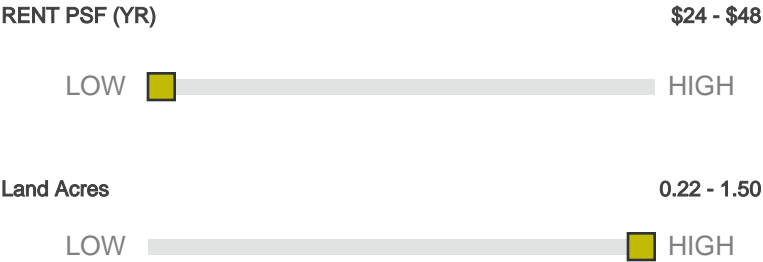
LOW ☐ HIGH

5



University Plaza
680 Langsdorf Drive
Fullerton, CA 92831

BUILDING SF	55,590
LAND SF	65,340
LAND ACRES	1.5
YEAR BUILT	1979
LEASE TYPE	MG
RENT PSF (YR)	\$24.00
RENT PSF (MO)	\$2.00
DISTANCE	1.1 miles









S

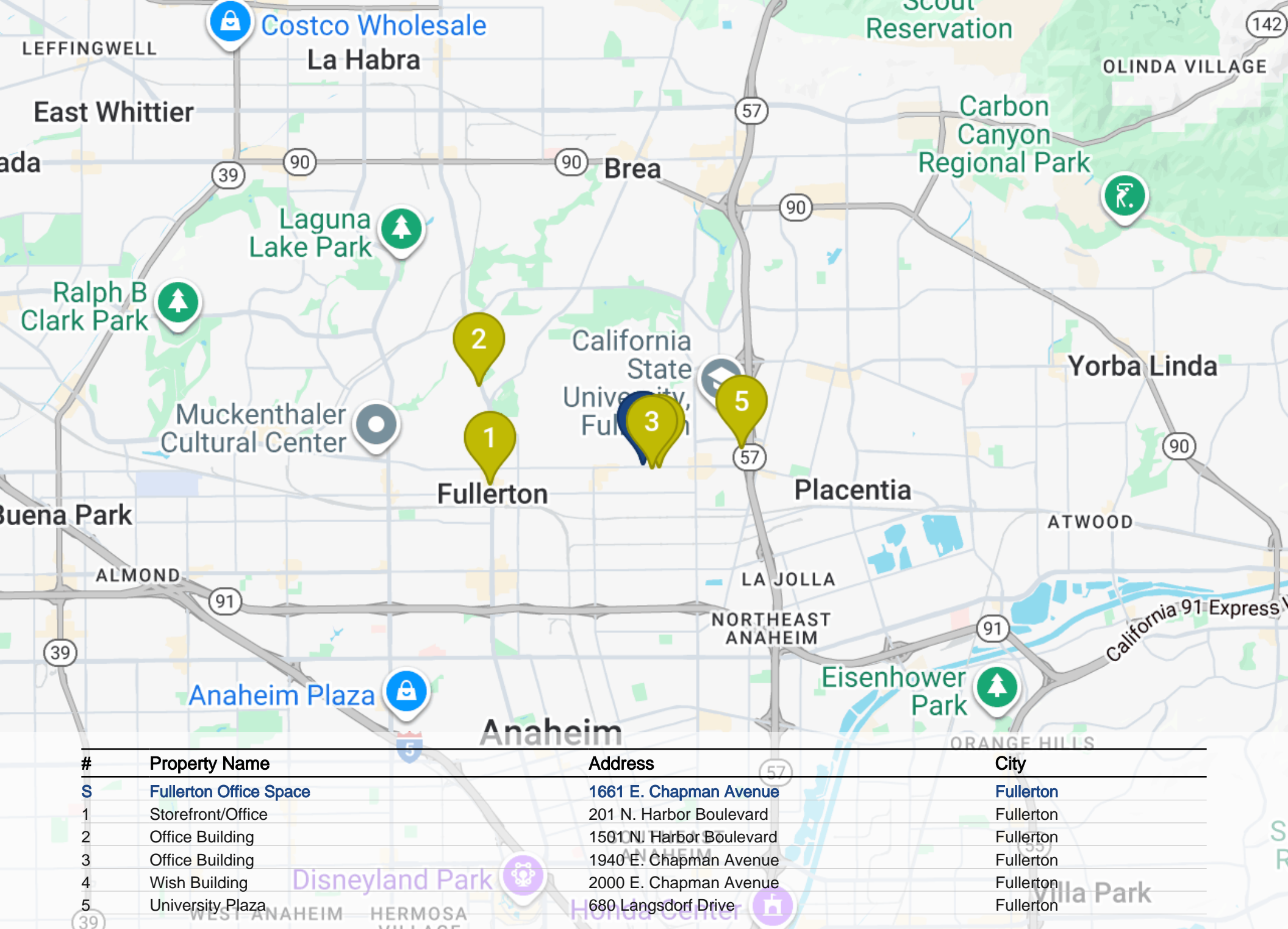


Fullerton Office Space
1661 E. Chapman Avenue
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BUILDING SF	8,512
LAND SF	16,253
LAND ACRES	.37
YEAR BUILT	1965
LEASE TYPE	FSG



	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	 <p>Storefront/Office 201 N. Harbor Boulevard Fullerton, CA 92832</p>	11,311	\$48.00	\$4.00	1911	FSG	1.70
2	 <p>Office Building 1501 N. Harbor Boulevard Fullerton, CA 92832</p>	10,026	\$33.00	\$2.75	1978	MG	2.40
3	 <p>Office Building 1940 E. Chapman Avenue Fullerton, CA 92831</p>	6,230	\$24.00	\$2.00	1965	MG	0.10
4	 <p>Wish Building 2000 E. Chapman Avenue Fullerton, CA 92831</p>	4,984	\$28.20	\$2.35	1965	MG	0.20
5	 <p>University Plaza 680 Langsdorf Drive Fullerton, CA 92831</p>	55,590	\$24.00	\$2.00	1979	MG	1.10
AVERAGES		17,628	\$31.44	\$2.62			
S	 <p>Fullerton Office Space 1661 E. Chapman Avenue Fullerton, CA 92831</p>	8,512			1965	FSG	





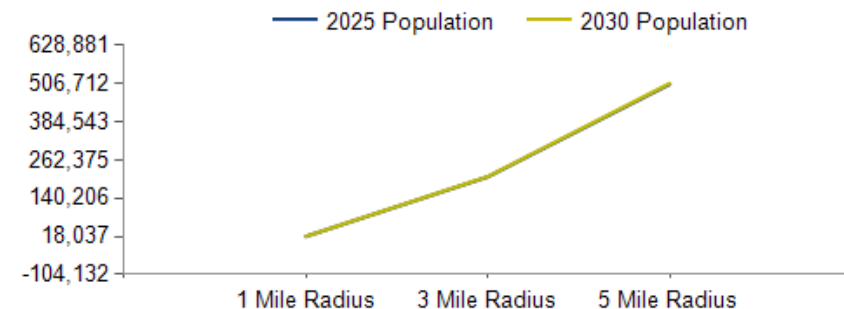
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Demographics

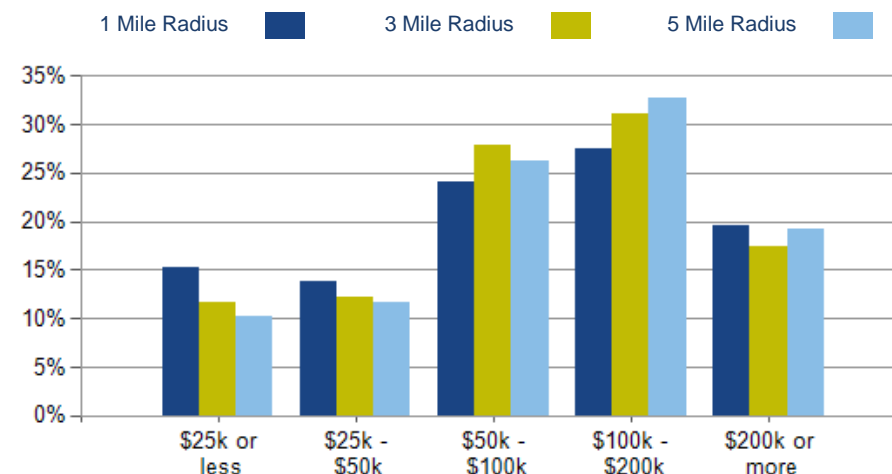
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,606	197,711	461,232
2010 Population	16,320	203,653	485,806
2025 Population	18,037	208,317	503,982
2030 Population	18,145	209,102	506,712
2025 African American	474	4,535	11,328
2025 American Indian	245	3,325	7,484
2025 Asian	3,379	34,850	106,036
2025 Hispanic	7,011	109,302	245,186
2025 Other Race	3,117	56,829	125,816
2025 White	7,532	69,738	164,793
2025 Multiracial	3,249	38,532	87,159
2025-2030: Population: Growth Rate	0.60%	0.40%	0.55%

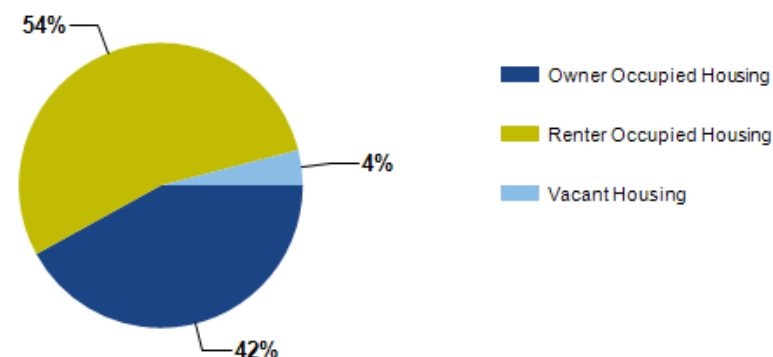
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	502	4,563	9,935
\$15,000-\$24,999	459	3,279	7,028
\$25,000-\$34,999	246	2,933	6,823
\$35,000-\$49,999	629	5,345	12,579
\$50,000-\$74,999	882	9,556	22,308
\$75,000-\$99,999	642	9,258	21,077
\$100,000-\$149,999	1,000	12,596	32,234
\$150,000-\$199,999	737	8,396	22,083
\$200,000 or greater	1,242	11,769	31,715
Median HH Income	\$91,268	\$96,299	\$103,497
Average HH Income	\$130,894	\$130,138	\$135,439



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

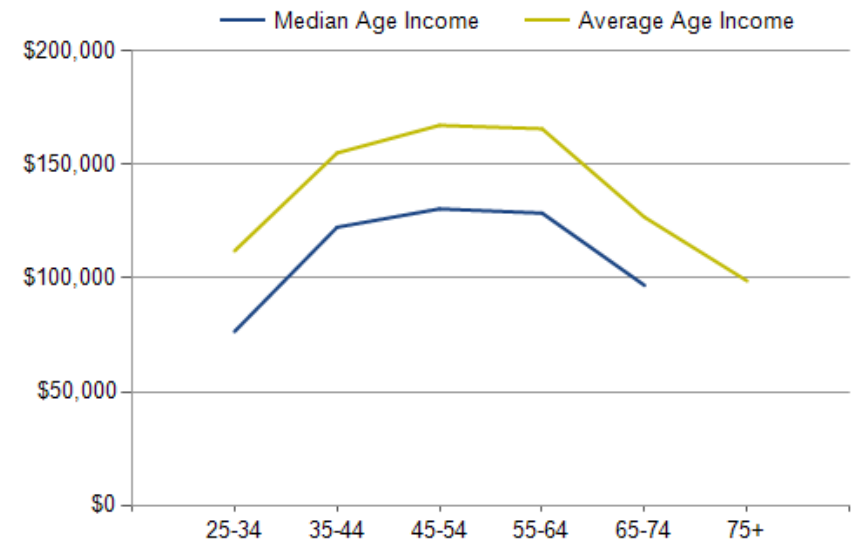
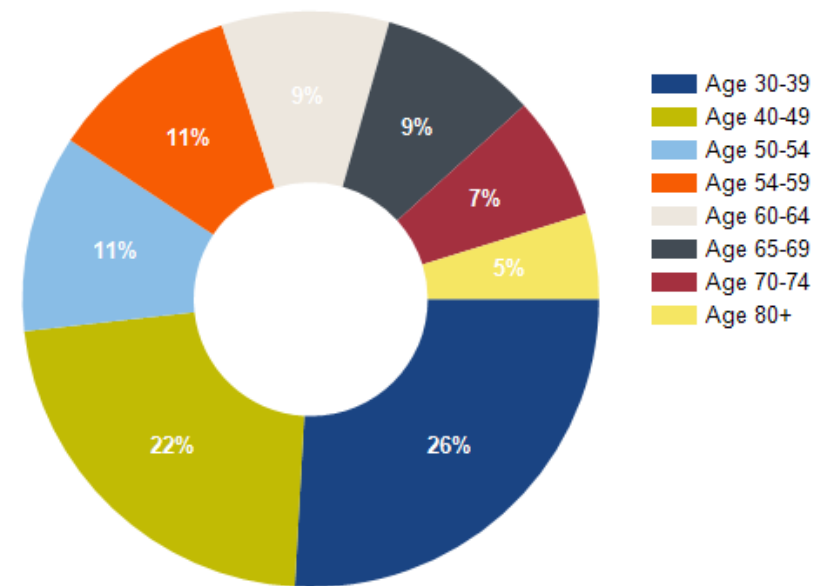


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,316	16,914	40,407
2025 Population Age 35-39	1,104	14,368	35,181
2025 Population Age 40-44	1,061	14,002	34,257
2025 Population Age 45-49	1,027	12,520	31,429
2025 Population Age 50-54	1,037	12,749	31,981
2025 Population Age 55-59	1,000	12,203	30,359
2025 Population Age 60-64	878	11,175	28,266
2025 Population Age 65-69	828	9,732	24,963
2025 Population Age 70-74	649	7,413	19,237
2025 Population Age 75-79	449	5,802	14,767
2025 Population Age 80-84	313	3,829	9,597
2025 Population Age 85+	385	4,113	9,630
2025 Population Age 18+	14,820	166,064	400,443
2025 Median Age	34	36	38
2030 Median Age	35	38	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,504	\$90,449	\$97,957
Average Household Income 25-34	\$112,029	\$115,317	\$121,839
Median Household Income 35-44	\$122,414	\$113,157	\$122,144
Average Household Income 35-44	\$155,148	\$146,062	\$154,024
Median Household Income 45-54	\$130,528	\$124,186	\$132,744
Average Household Income 45-54	\$167,317	\$159,803	\$165,601
Median Household Income 55-64	\$128,666	\$112,787	\$121,747
Average Household Income 55-64	\$165,812	\$151,195	\$155,999
Median Household Income 65-74	\$96,830	\$84,736	\$87,801
Average Household Income 65-74	\$126,830	\$118,346	\$118,227
Average Household Income 75+	\$98,807	\$86,010	\$83,661

Population By Age



Fullerton Office Space

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The information contained herein is not a substitute for a thorough due diligence investigation. Kott & Company, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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