

Fullerton Court

444 N Harbor Blvd, Fullerton, CA 92832



Investment Highlights

- Strategically located at Fullerton's busiest intersection with approximately 70,000 cars per day
- Historically 100% leased for over 20 years. Property boasts 11 Tenants, plus upside to add tenancy and increase cash flow
- 21,000 gross square foot building, plus a large covered patio area totaling over 2,000 SF
- 92% of tenancy on triple net basis, reimbursing Landlord for property taxes, property insurance, repairs and maintenance, including air conditioning and elevator, security, and administration fee.
- Outstanding demographics with average household incomes of \$110,000
- Nearby Fullerton College (with 22k+ enrolled) and Fullerton High School across Chapman Ave. Cal State Fullerton University and other colleges less than one mile away.
- Major thoroughfares - Harbor Blvd. connects to 91 Fwy & Chapman Ave. connects to 57 Fwy.

Investment Summary

Listing Price:	\$14,600,000
Cap Rate:	5.75%
NOI	\$839,380
Price/SF:	\$718
Rentable SF	20,309 SF
# of Tenants	11
Lot Size	0.60 AC
Year Built	1982/Remodeled 2004
APN	033-011-21.22.19

SCOTT HOOK

Senior Vice President Investments

P: (949) 419.3224 | M: (949) 290.8884

Scott.Hook@marcusmillichap.com

License: CA #00914392

Marcus & Millichap



SCOTT HOOK
Senior Vice President Investments
P: (949) 419.3224 | M: (949) 290.8884
Scott.Hook@marcusmillichap.com
License: CA #00914392

Marcus & Millichap