

Pinnacle at Fullerton ▶ *Below 192 Residential Units*

Retail Space For Lease

229 E. Commonwealth Ave., Fullerton, CA 92832



Available

Retail 1: ±1,647 SF
Rent: \$2.90 PSF/mo., NNN
NNN: ±\$0.72 PSF/mo.
Parking: Public in building and ample street parking
Available: Immediately

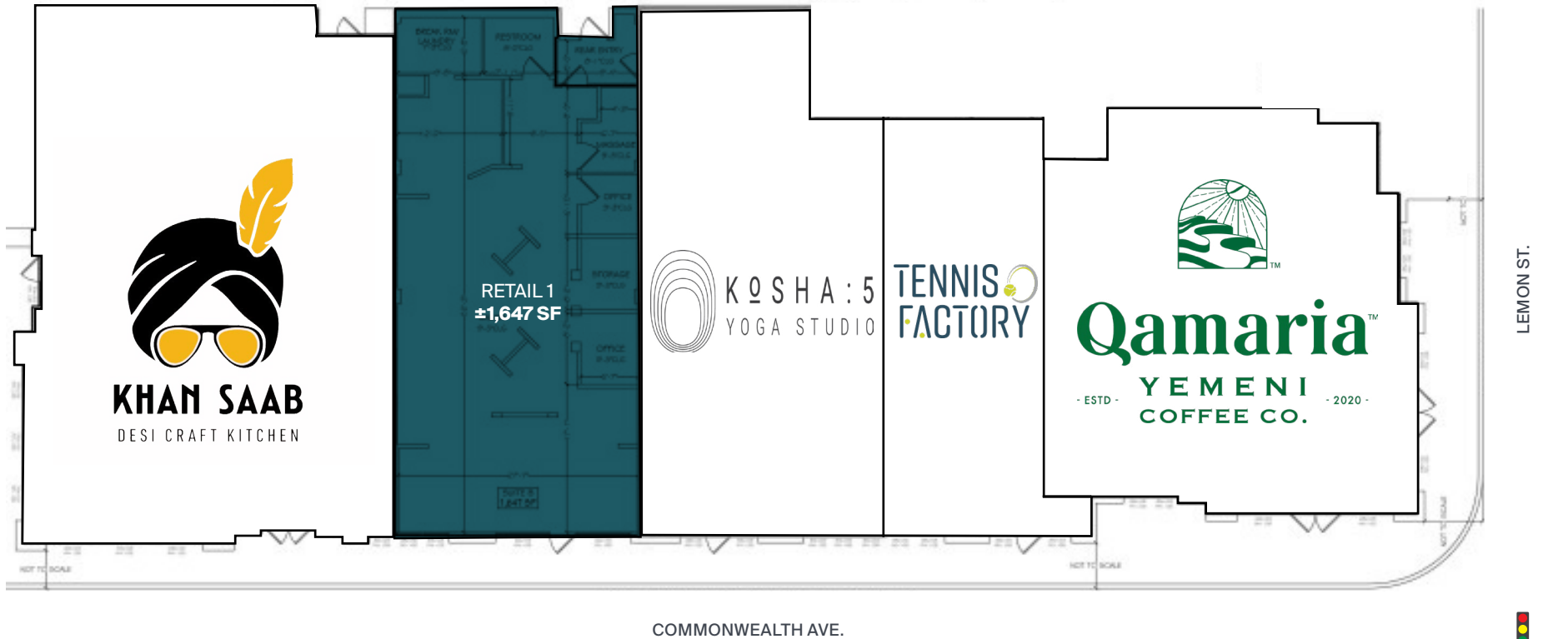
Features

- ▶ Former salon space with high visibility on the ground floor of Pinnacle at Fullerton
- ▶ Vibrant downtown neighborhood with easy access to dining, culture, parks, transit, and education
- ▶ Exceptional walkability
- ▶ Near well-known national retailers such as Target, Costco, Sprouts, and In-N-Out
- ▶ Signalized intersection; ±70,931 vehicles per day at Commonwealth Ave. and Lemon St.
- ▶ Close proximity to I-5, 91, and 57 Freeways
- ▶ Near Fullerton Metrolink/Amtrak station

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor Retail



±70,931
CPD





Interior



Excellent Co-tenancy

Pinnacle at Fullerton's ground floor tenants include Kosha 5 Yoga, Tennis Factory, Qamaria Coffee and Khan Saab



Qamaria Yemeni Coffee Co.



Tennis Factory



Kosha 5 Yoga Studio



Khan Saab Desi Craft Kitchen - Michelin Bib Gourmand recipient

Premier Fullerton Location

Close proximity to Downtown Fullerton and major credit tenants



Fullerton Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	7,914	23,620	89,685
2030 Projected Population	7,615	22,919	87,813
2020 Census Population	8,957	25,080	91,658
2010 Census Population	7,123	21,882	86,529
Projected Annual Growth 2025 to 2030	-0.8%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	0.7%	0.5%	0.2%
2025 Median Age	36.7	37.5	37.2
HOUSEHOLDS			
2025 Estimated Households	3,122	8,583	29,134
2030 Projected Households	3,037	8,464	29,036
2020 Census Households	3,228	8,624	28,815
2010 Census Households	2,658	7,528	26,441
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2025	1.2%	0.9%	0.7%
RACE & ETHNICITY			
2025 Estimated White	41.4%	42.4%	38.9%
2025 Estimated Black or African American	4.0%	3.3%	2.6%
2025 Estimated Asian or Pacific Islander	17.6%	17.3%	19.4%
2025 Estimated American Indian or Native Alaskan	1.7%	1.6%	1.4%
2025 Estimated Other Races	35.2%	35.4%	37.6%
2025 Estimated Hispanic	43.6%	43.5%	46.5%
INCOME			
2025 Estimated Average Household Income	\$102,699	\$118,548	\$137,355
2025 Estimated Median Household Income	\$84,304	\$100,198	\$109,416
2025 Estimated Per Capita Income	\$41,155	\$43,410	\$44,897
EDUCATION			
2025 Estimated High School Graduate	18.3%	18.1%	19.8%
2025 Estimated Some College	20.7%	21.6%	19.8%
2025 Estimated Associates Degree Only	8.9%	7.9%	7.3%
2025 Estimated Bachelors Degree Only	21.1%	21.8%	21.6%
2025 Estimated Graduate Degree	11.4%	13.2%	13.0%
BUSINESS			
2025 Estimated Total Businesses	657	1,326	4,666
2025 Estimated Total Employees	5,358	11,875	44,309
2025 Estimated Employee Population per Business	8.2	9.0	9.5
2025 Estimated Residential Population per Business	12.0	17.8	19.2

Your trusted *partners*

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