



FULLERTON SQUARE

FULLERTON, CA

GROCERY ANCHORED NEIGHBORHOOD CENTER IN ORANGE COUNTY, CA



THE OFFERING

JLL and KW Commercial are pleased to present Fullerton Square, a 77,918-square-foot grocery-anchored retail center strategically positioned at the signalized corner of N. Raymond Avenue & E. Commonwealth Avenue in Fullerton, California. Currently 95.7% occupied, Fullerton Square is anchored by Grocery Outlet, Planet Fitness, and AutoZone, with additional tenancy from Goodwill, Davita, Legacy Dance Studio, Dowlaty Dental Corporation (ChildSmiles OC), and Polly’s Pies. All current leases carry favorable lease terms, with 100% of tenants at the center holding renewal options, and anchor tenants Grocery Outlet, Planet Fitness, and AutoZone each signed original lease terms of 10+ years, reflecting long-term commitment to the center, and driving secured cash-flow.

The center generates approximately 1.1 million annual visits, with Grocery Outlet ranking as the #1 chain location within 10 miles. Fullerton Square benefits from an affluent, densely populated trade area with strategic proximity to CSU Fullerton (±1.4 miles) and Fullerton College (±1.2 miles), capturing consistent foot traffic and spending power from a combined student population of ±70,000. The property offers unobstructed visibility and seamless access to ±54,000 vehicles per day at the corner of N Raymond Ave & E Commonwealth Ave.

**Sale is subject to U.S. Bankruptcy Court approval and overbid. Email Listing Brokers For Additional Information & Bid Procedures.*

NOTABLE TENANTS





POPULATION	1-MILE	3-MILE	5-MILE
2026 Population	19,429	222,702	544,161
2026 Total Daytime Population	25,424	209,852	584,574
HOUSEHOLDS			
2026 Households	7,116	72,712	178,800
2031 Households Projection	7,175	73,616	181,190
Projected Household Growth (2026-2031)	0.83%	1.24%	1.34%
INCOME			
Avg. Household Income	138,304	133,684	141,584
Projected Household Income Growth (2026-2031)	12.94%	12.92%	14.65%
HOUSING			
Avg. Home Value	889,795	948,413	966,510
Projected Home Value Growth (2026-2031)	12.60%	10.94%	11.00%
CONSUMER SPENDING			
Consumer Spending Power	\$984,171,264	\$9,720,431,008	\$25,315,219,200



PROPERTY SUMMARY

**Address**
120 N Raymond Ave,
Fullerton, CA 92831

**Total Rentable Area**
77,918 SF

**Occupancy**
95.7%

**Acreage**
5.52 AC

**Year Built/Renovated**
1967 / 2018

**Year 1 NOI**
\$1,755,073

**WALT**
4.1 Years

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SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF	% OF GLA
104	Planet Fitness	20,748	26.60%
120	Grocery Outlet	18,000	23.10%
136-138, 140	Polly's Pies Inc.	8,500	10.90%
146	AutoZone	8,800	11.30%
130	Goodwill	7,700	9.90%
172	Davita	4,103	5.30%
174	Legacy Dance Studio	4,103	5.30%
166 & 170	Dowlaty Dental Corporation	2,336	3.00%
104 E	AT&T - Cell Tower	300	0.40%
TOTAL OCCUPIED SF		74,590	95.73%
162	VACANT	3,328	4.27%
TOTAL AVAILABLE SF		3,328	4.27%
TOTAL OVERALL SF		77,918	100.00%



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