

FULLERTON CROSSROADS

3200 – 3362 YORBA LINDA BLVD
FULLERTON, CA 92831

**JUNIOR ANCHOR & SHOP
SPACE OPPORTUNITIES**

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Jones Lang LaSalle Brokerage, Inc. Real Estate
License #: 01856260

FULLERTON COMMUNITY CENTER WITH REGIONAL APPEAL



PROPERTY HIGHLIGHTS

WELL-POSITIONED NEIGHBORHOOD CENTER SERVING FULLERTON'S AFFLUENT COMMUNITY

- Established 219,899 SF neighborhood shopping center with 25 diverse units
- Ideal tenant mix featuring Ralphs Supermarket, and Kohl's provides essential services and destination shopping appeal
- Well positioned location on Yorba Linda Blvd directly off of CA-57 and in close proximity to CA-90
- Average household income of \$146,739 within three miles
- Strong purchasing power and consistent demand from residential neighborhoods and local higher education institutions
- Premium 20,100 SF junior anchor and shop space available in this established Orange County retail environment with proven traffic patterns

*Source: Esri, 2025



FEATURED TENANTS



KOHL'S



LOCATION



	1 MILE	2 MILES	3 MILES
Population	30,043	85,764	163,784



Daytime Population	19,875	86,268	190,738
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Households	10,855	30,170	57,028
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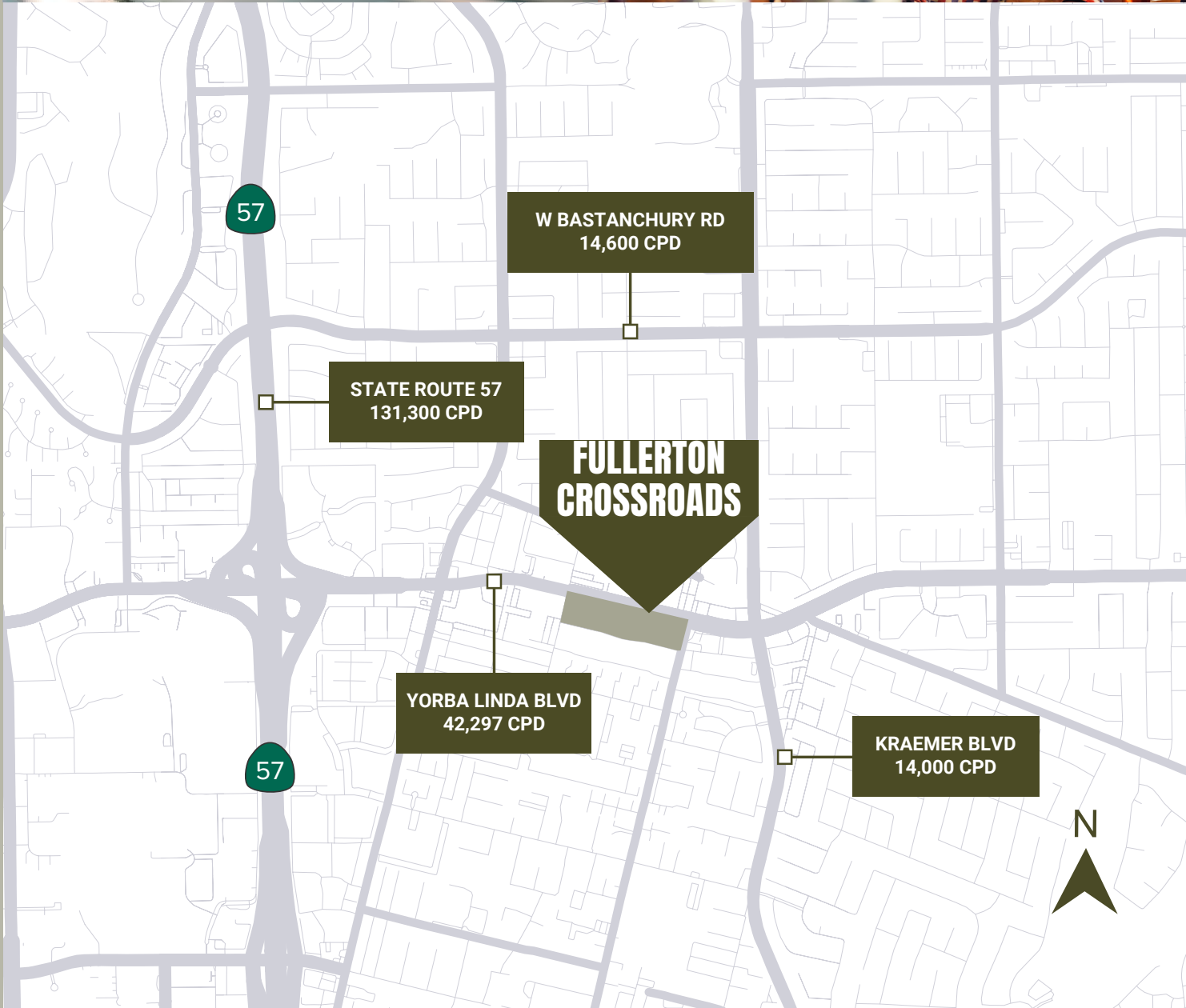
Avg. HH Income	\$121,255	\$144,805	\$146,739
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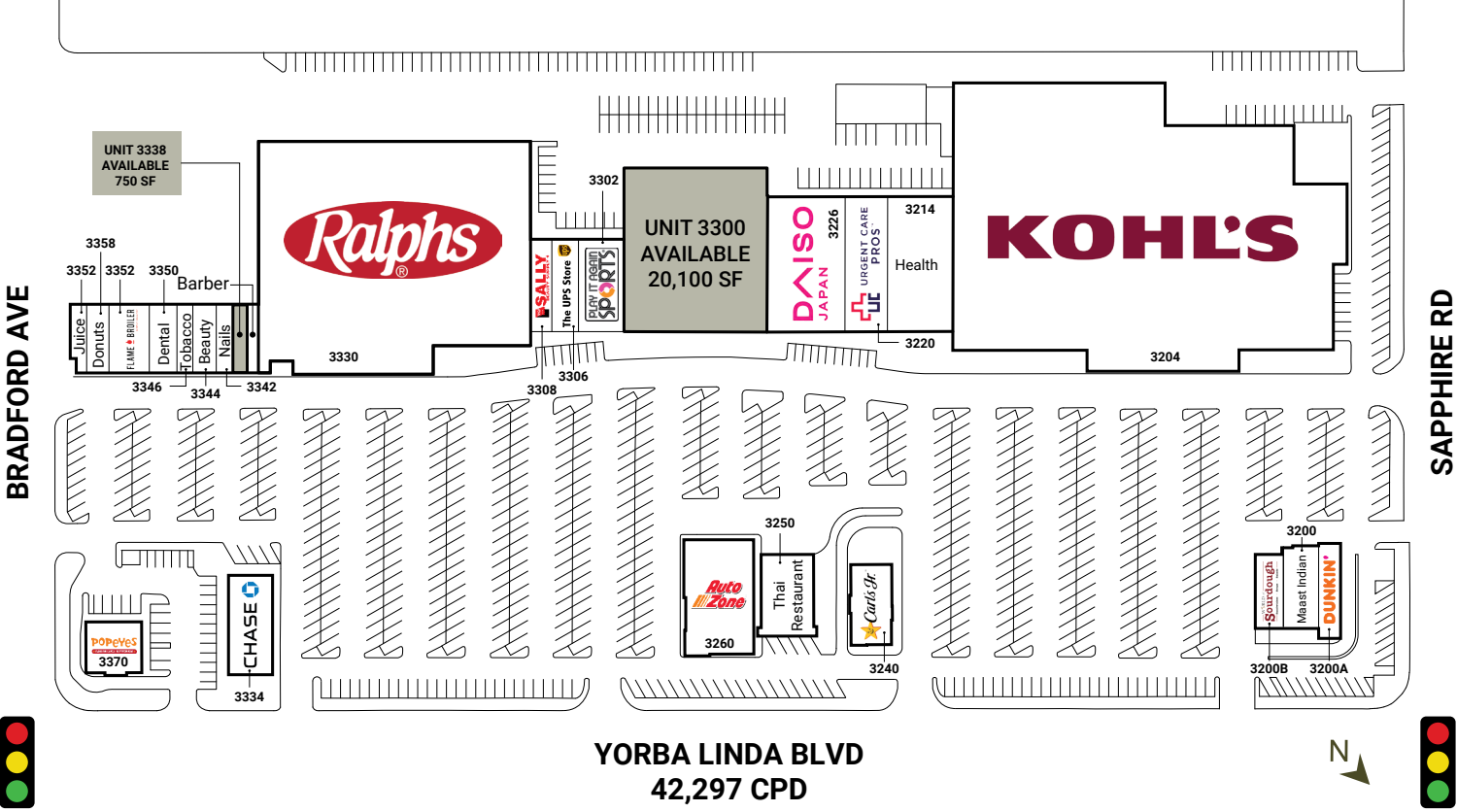
Med. HH Income	\$90,963	\$105,023	\$109,134
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Source: Esri, 2025

DEMOGRAPHICS

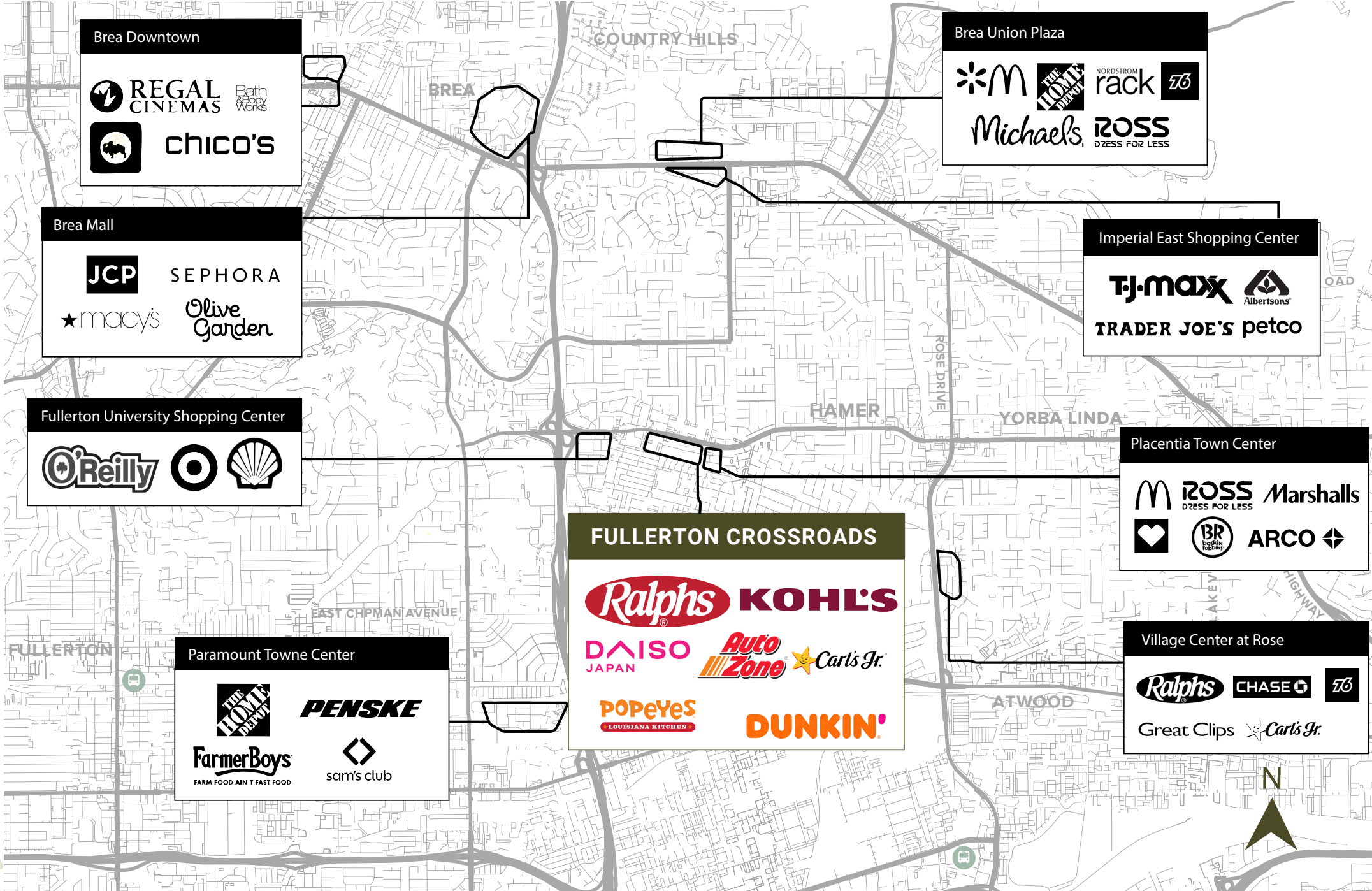


SITE PLAN



UNIT	TENANT	SF
3204	KOHL'S	83,732 SF
3330	RALPHS GROCERY COMPANY	52,737 SF
3300	AVAILABLE	20,100 SF
3226	DAISO	8,744 SF
3214	DAVITA DIALYSIS	7,500 SF
3260	AUTOZONE	6,300 SF
3220	URGENT CARE	4,870 SF
3334	CHASE BANK	4,500 SF
3302	PLAY IT AGAIN SPORTS	3,760 SF
3250	WOOD CAFE THAI CUISINE	3,000 SF
3370	POPEYES	2,994 SF
3240	CARL'S JR.	2,883 SF
3200	MAAST INDIAN RESTAURANT	2,250 SF
3200B	SOURDOUGH & CO	1,702 SF
3200A	DUNKIN DONUTS	1,700 SF
3306	THE UPS STORE	1,600 SF
3308	SALLY BEAUTY SUPPLY	1,600 SF
3352	FLAME BROILER	1,450 SF
3350	ARYA DENTAL	1,300 SF
3362	ACAI REPUBLIC	1,250 SF
3358	DONUT STAR	1,150 SF
3344	PRACHI THREADING & BEAUTY	1,000 SF
3342	LOVE NAILS AND SPA	800 SF
3338	AVAILABLE	750 SF
3346	TRIPLE J'S SMOKE & VAPE	650 SF
3336	REAL BARBERS	550 SF

AERIAL MAP







FULLERTON CROSSROADS

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