

FOR LEASE

Bank/Medical/Financial Service/Retail with Drive-Thru

1235 HARBOR BLVD, FULLERTON, CA 92832



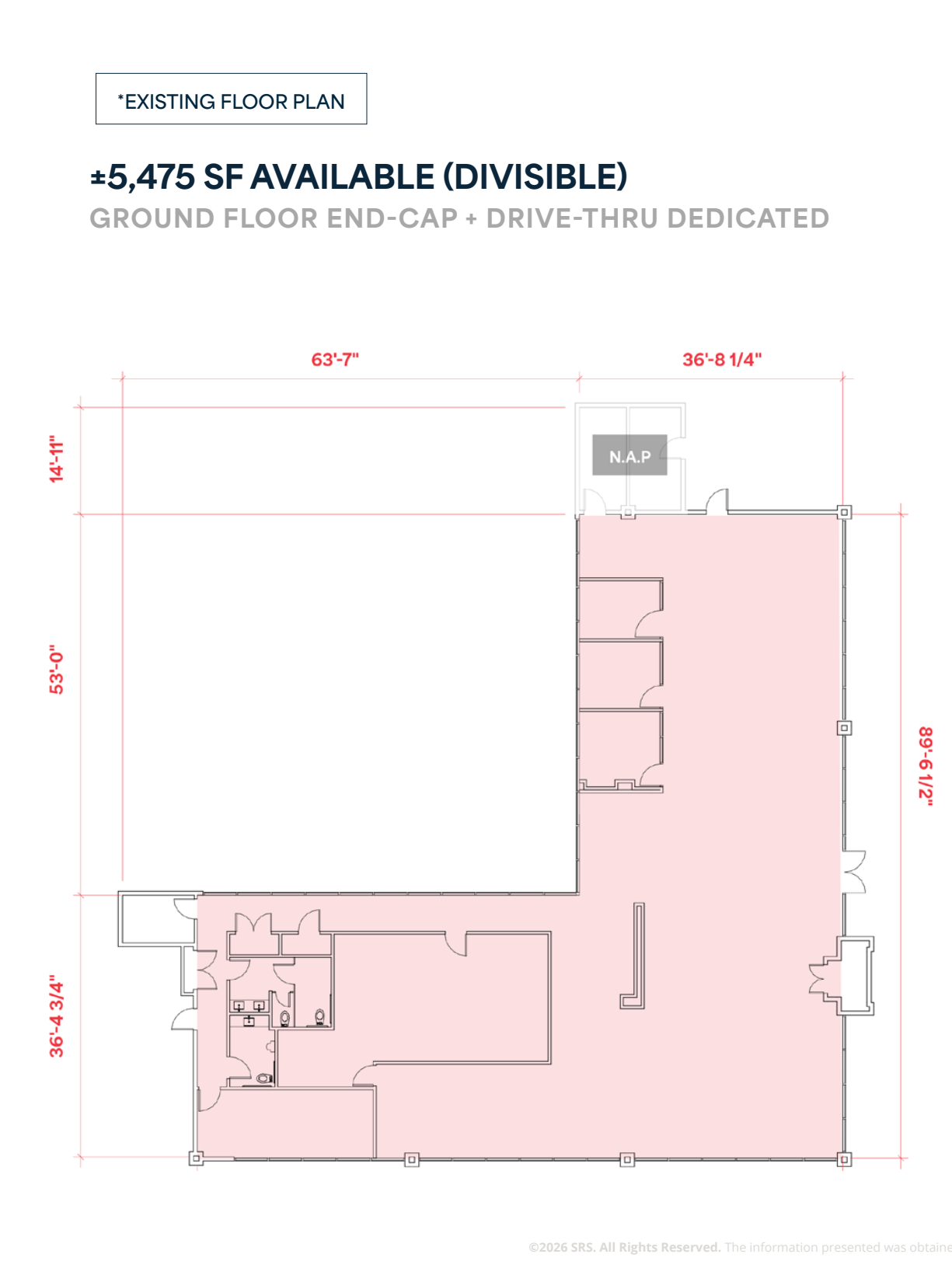
±5,475 SF (DIVISIBLE)
GROUND FLOOR END-CAP
AVAILABLE + DRIVE-THRU

± 53,000 CPD

MONUMENT SIGN AVAILABLE

N. HARBOR BLVD

W. VALLEY VIEW DR



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BANK/MEDICAL/FINANCIAL SERVICE/RETAIL SPACE WITH DRIVE-THRU

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Hillcrest Professional Building presents a unique opportunity for a presence along Harbor Boulevard at a signalized intersection, one of Fullerton's highest-traffic and most visible commercial corridors.

- Prime Harbor Blvd visibility at a signalized intersection
- Abundant parking available in common
- Convenient freeway access: ±3-5 minutes to the 91 Fwy and ±8-12 minutes to I-5 Fwy
- Located ±2-3 miles from Downtown Fullerton
- Located ±1.5-2 miles from St. Jude Medical Center
- Surrounded by retail, dining, and daily-needs services
- Near Cal State Fullerton (±43,000 students) and Fullerton College (±19,500 students), with a combined student population exceeding 60,000
- 187,000+ daytime population (employees + residents)
- Within 5 miles of Biola University (±5,400 Students)

SRS REAL ESTATE PARTNERS / NAI CAPITAL

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AREA DEMOGRAPHICS

Hillcrest Professional Building is positioned within a dense Fullerton trade area delivering strong population, workforce, driving consistent demand for medical and professional users.

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	16,528	187,763	568,657
Median Age	42.1	37.4	37.8
Total Daytime Population	11,904	91,071	272,417
Average Household Income	\$152,714	\$134,645	\$130,807

SOURCE: ESRI 2025



Positioned along Harbor Boulevard with traffic counts of approximately 53,000+ cars per day, the property offers strong daily visibility and convenient access to the 91 and I-5 freeways—enhancing patient exposure and accessibility

FOR MORE INFORMATION CONTACT



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