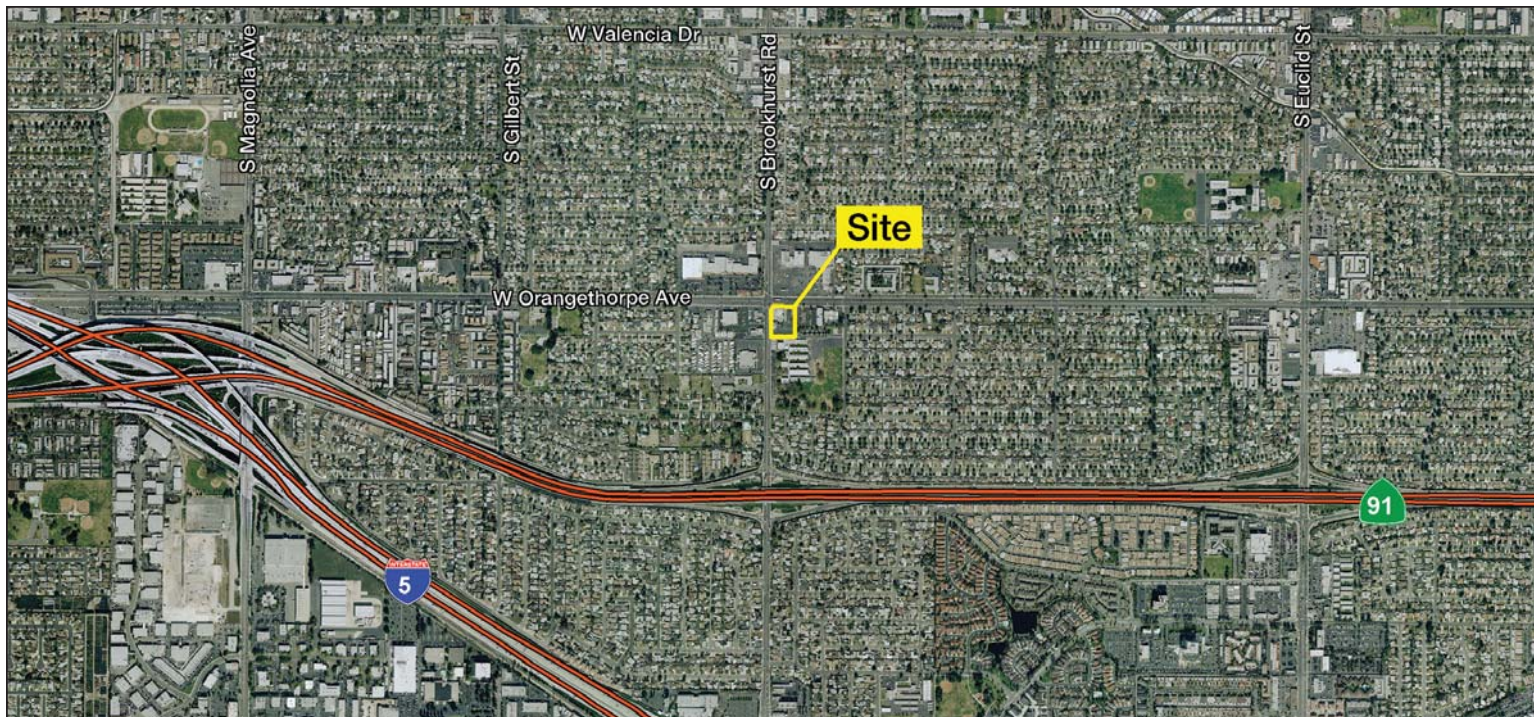


# Major Signalized Corner

North Orange County



## SEC Brookhurst St. & Orangethorpe Ave. ■ Fullerton, California

### FEATURES

- Strategic Signalized Intersection of Approx. 67,835 Sq. Ft. of Land Area with Traffic Counts of Over 60,000 Cars per Day
- Close Proximity to Both the 91 and 5 Freeways
- Dense Residential Base in Trade Area
- Excellent Access and Visibility
- The Property is Available for Lease in its Entirety or will Consider Leasing Individual Pads Separately. Will also Consider Build to Suit



### TRAFFIC COUNTS

- Brookhurst 31,700 CPD
- Orangethorpe 28,800 CPD
- TOTAL 60,500 CPD

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Population	28,980	114,355	241,783
Avg. HH Income	\$61,324	\$60,456	\$63,754
No. of Employees	5,600	32,615	87,161



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