



160  
FULLERTON

E SANTA  
CA

FE AVE  
92832

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## Tony B's Loading Dock Restaurant

The Loading Dock at 160 E. Santa Fe Ave. is an existing covered loading dock within the historic Fullerton Santa Fe Depot center in Downtown Fullerton, offered with approved plans for a first-class restaurant featuring indoor dining, a bar, a full kitchen, and an outdoor patio. The space occupies the former covered loading dock and platform of the depot – a linear structure with Santa Fe Avenue frontage and corner visibility at Pomona Avenue.

The proposed build-out, designed by Shokati Architects, converts the existing Loading Dock into a full-service restaurant with indoor dining, a bar, a full kitchen, and an outdoor patio with shaded canopy. The design incorporates the existing depot's historic polychromatic plaster and platform structure, with new folding glass door systems, wood slat ceilings, and a covered outdoor dining canopy. The space benefits from two large City-owned parking lots on either side of Pomona Avenue, providing shared parking for the downtown district at no additional cost to the tenant.

The property is located in the Downtown Fullerton Restaurant District, steps from the Fullerton Metrolink/Amtrak Station, and surrounded by established dining, retail, and entertainment uses.

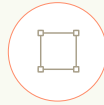


# Specifications



## TOTAL RENTABLE AREA

3,107 SF



## OUTDOOR PATIO

1,291 SF  
(Included in Rentable SF)



## PARKING

Existing City parking lots on both sides of Pomona Ave. – no dedicated parking; no change per site summary



## FRONTAGE

Direct Santa Fe Ave. frontage; corner exposure at Pomona Ave.



## LOADING DOCK PLATFORM

Existing covered loading dock platform – converted to indoor/outdoor dining



## OUTDOOR PATIO / LANDSCAPE AREA

Existing landscape area at east end (highlighted green on plans)



## ADA ACCESS

Provided by ramp located on the east side of the building



## ZONING

Downtown Fullerton Restaurant District (per Site Summary on A1.0)

## MONTHLY BASE RENT

\$15,535

## LEASE TYPE

GROSS

## ASKING RENT

\$4.90/SF/YR

## ANNUAL BASE RENT

\$186,420



**ENTERTAINMENT DISTRICT**

37,726 ATC

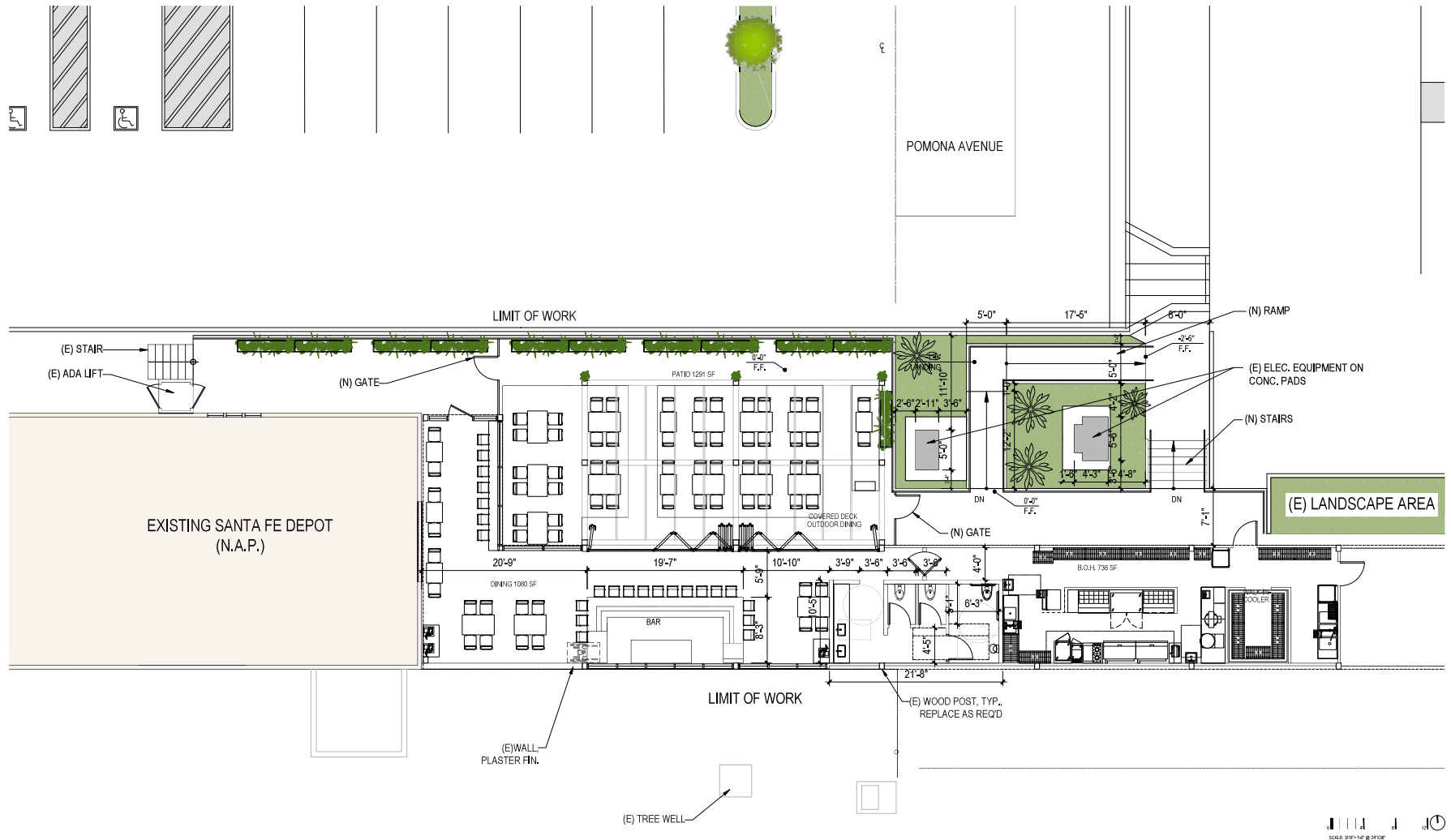
**SITE**

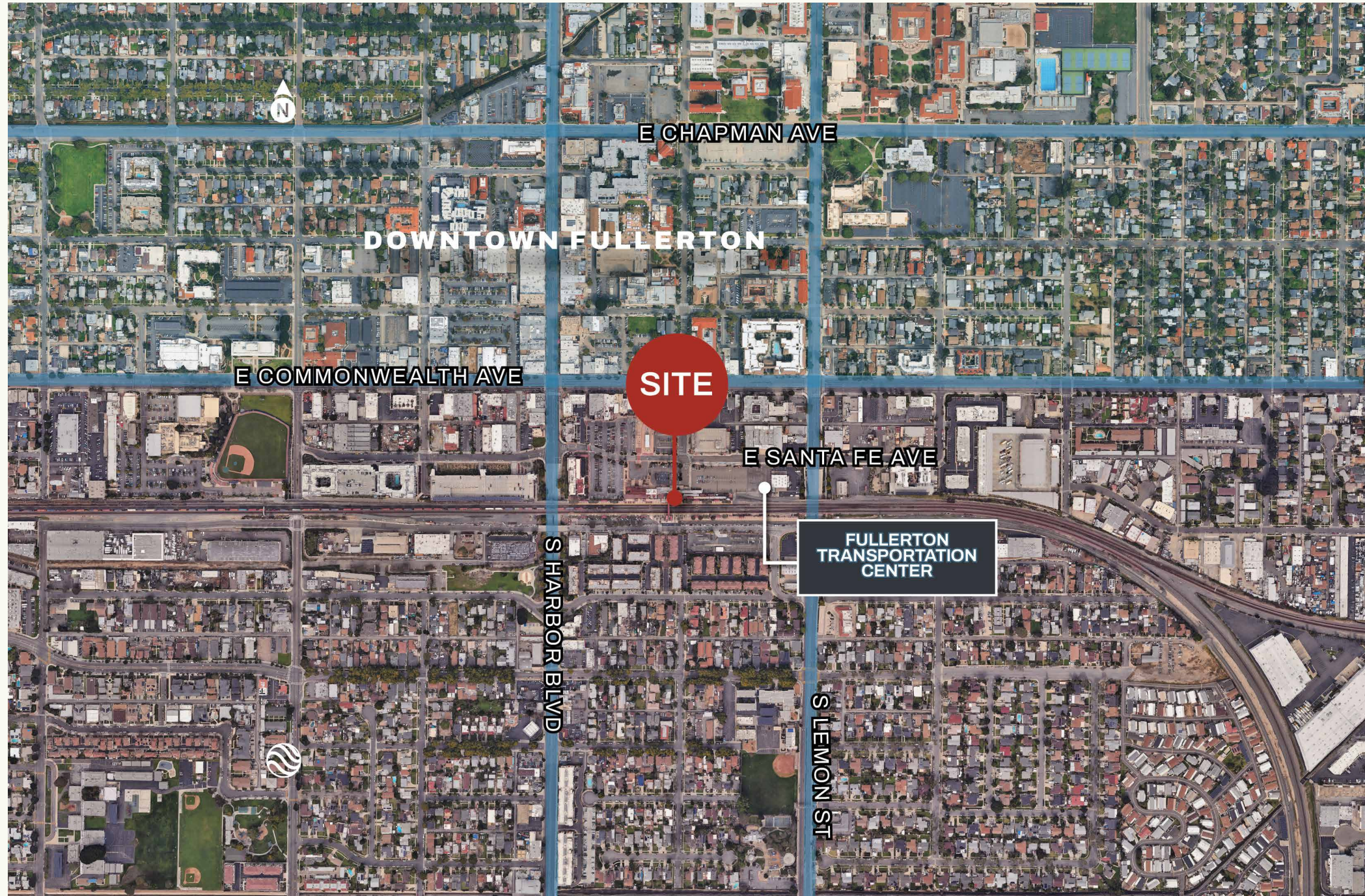


## Property Highlights

- 1 ±3,107 SF restaurant space in the heart of Downtown Fullerton
- 2 Located within the historic Fullerton Santa Fe Depot complex
- 3 Zoned Downtown Fullerton Restaurant District
- 4 Direct Santa Fe Ave. frontage with corner visibility at Pomona Ave.
- 5 Architect-designed build-out by Shokati Architects – plans approved and ready
- 6 Indoor dining + bar + full kitchen + covered outdoor patio
- 7 Folding glass door system for seamless indoor/outdoor dining
- 8 Steps from Fullerton Metrolink/Amtrak station – high foot traffic corridor
- 9 Shared City parking on both sides of Pomona Ave. – no parking cost to tenant
- 10 ADA accessible provided by ramp located on the east side of the building
- 11 4.90/SF/YR Gross – competitive for Downtown Fullerton restaurant district







# 160 E SANTA FE AVE

FULLERTON CA 92832

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