

# FOR SALE

## OWNER / USER / INVESTOR OPPORTUNITY

±16,656 SQUARE FEET

OVER 16,000 CARS TRAFFIC COUNT

# 4128 WEST COMMONWEALTH AVENUE

## FULLERTON, CALIFORNIA

EXCLUSIVELY OFFERED BY:

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# PROPERTY FEATURES

- Historically High Occupancy
- Approximately 16,656 SF Two Story Building
- Ample parking with 62 surfaces spaces- 3.72 / 1,000 SF
- Built in 1982
- Prime location with Frontage on Commonwealth Avenue
- 24 Suites With a Diverse Tenant Mix Ranging From Professional Services to Medical Uses
- Additional Built-In Income from AT&T and Sprint Cell Phone Towers
- Upside Rental Potential with Seven (7) Leases Coming Due in Mid to Late 2020

## PROPERTY DESCRIPTION

Address	4128 West Commonwealth Avenue Fullerton, CA 92833
Total Building Area	±16,656 Square Feet
Lot Size	±25,265 Square Feet
In Place Cap Rate	5.38%
Year Built	1982
Total Units	24 Suites
Parking Ratio	3.72: 1,000 (32 parking space)
Assessor Parcel #	070-241-41
Suite Size Range	170 - 2,600 RSF

