

# 301 Bastanchury Medical

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301 W Bastanchury Rd, Fullerton, CA 92835



## OFFERING SUMMARY

Available SF:	726 - 1,842 SF
Lease Rate:	\$42.00 SF/yr (Full Service; Gross)
Building Size:	55,000 SF
Zoning:	O-P

## PROPERTY OVERVIEW

301 W Bastanchury is a professional medical office building located just across from St. Jude Medical Center and Proposed 112-Bed Senior Housing. Other nearby improvements include medical offices, medical laboratories, restaurants, financial institutions, senior housing, and general offices. Amenities include ample FREE parking, easy access to the property, great street exposure and monument signage.

## PROPERTY HIGHLIGHTS

- Free Parking
- Near St. Jude Hospital
- On-site Management

# Available Suites



LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	726 - 1,842 SF
LEASE TYPE:	Full Service; Gross	LEASE TERM:	NEGOTIABLE

SPACE	SIZE
Suite 240	985 SF
Suite 125/128	1,842 SF
Suite 5	726 SF

# Suite 240 Floor Plan



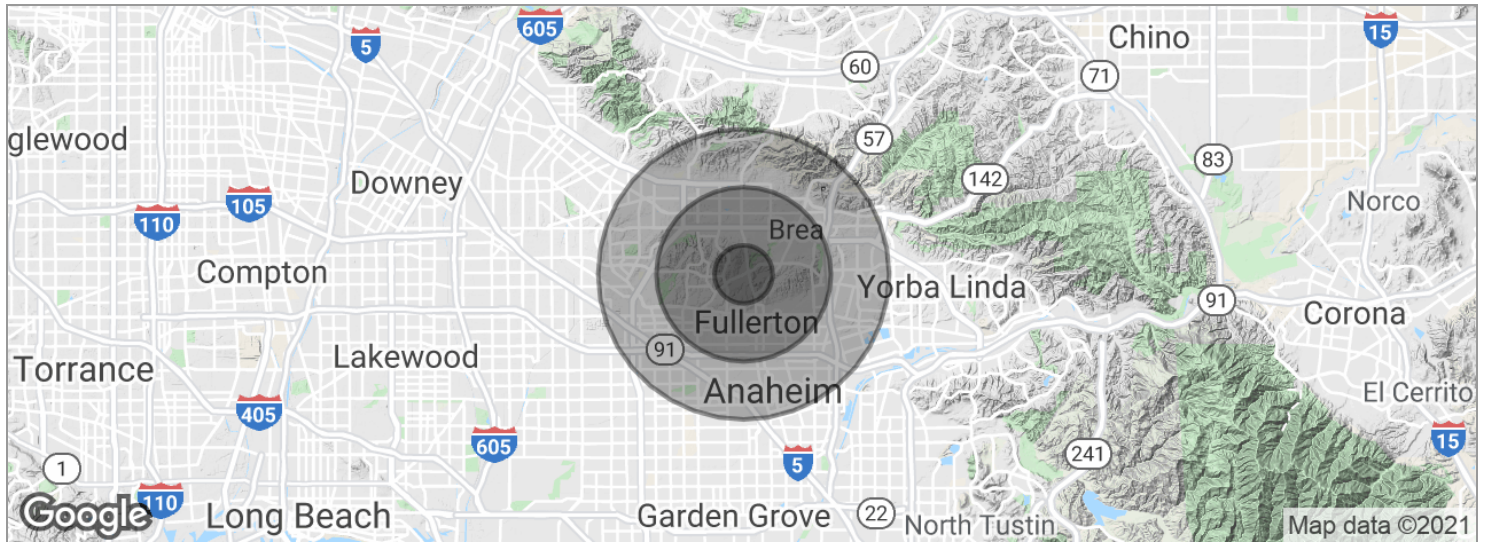
# Suite 5 Floor Plan



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# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,049	158,696	519,388
Median age	46.5	36.4	34.3
Median age [Male]	44.5	35.4	33.3
Median age [Female]	48.9	37.6	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,855	52,778	164,238
# of persons per HH	2.6	3.0	3.2
Average HH income	\$119,282	\$91,484	\$80,042
Average house value	\$823,409	\$616,372	\$566,853

\* Demographic data derived from 2010 US Census