



NNN LEASED INVESTMENT

# at Fullerton Crossings

603 S. Placentia Avenue | Fullerton, California



**\$39,100,000**

Asking Price

**5.00%**

Cap Rate







NNN LEASED INVESTMENT

# at Fullerton Crossings

603 S. Placentia Avenue | Fullerton, California



## Investment Highlights

INVESTMENT GRADE, WORLD CLASS RETAILERS

DURABLE LONG-TERM NNN LEASE STRUCTURES

BARRIERS TO ENTRY

EASE OF MANAGEMENT

PRIME ORANGE COUNTY INFILL LOCATION

EXCELLENT LONG-TERM CO-ANCHOR

RECENT CONSTRUCTION

PROPERTY DELIVERED FREE OF EXISTING DEBT

## Offering Terms

**\$39,100,000**  
Asking Price

**5.00%**  
Cap Rate

**136,791**  
Square Feet

**12.1990**  
Acres

**100.0%**  
Occupancy

### Investment Advisors

**PETE BETHEA**  
Vice Chairman  
T +1 858 875 3630  
pbethea@ngkf.com  
CA RE Lic. #00922535

**ROB IPPOLITO**  
Senior Managing Director  
T +1 858 875 5925  
rippolito@ngkf.com  
NV RE Lic. #S.167491  
CA RE Lic. #01242854

**GLENN RUDY**  
Senior Managing Director  
T +1 949 608 2014  
grudy@ngkf.com  
CA RE Lic. #01412484

**BILL BAUMAN**  
Vice Chairman  
T +1 213 298 3593  
bill.bauman@ngkf.com  
CA RE Lic. #00969493

**KYLE MILLER**  
Executive Managing Director  
T +1 213 298 3597  
kyle.miller@ngkf.com  
CA RE Lic. #01716644

### Leasing/Local Market

**BRYAN NORCOTT**  
Executive Managing Director  
T +1 213 298 3595  
bryan.norcott@ngkf.com  
CA RE Lic. #01200077

### Financing

**JESSE LOWE**  
Managing Director  
T +1 858 875 3612  
jesse.lowe@ngkf.com  
CA RE Lic. #01261314

### Retail Analyst

**JOHN DEMPSEY**  
Regional Financial Analysis Dir.  
T +1 858 875 5926  
jodempsey@ngkf.com  
CA RE Lic. #01934117

The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank that broker shall not look to Newmark Knight Frank for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Knight Frank and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Knight Frank's client.

Corporate License #01355491

