FOR SALE

4128 W Commonwealth Ave Fullerton CA 92833
$4,300,000

BD Investment Company
Brady Kim
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Description

Introducing a well-positioned commercial office property located at 4128 W Commonwealth Ave, Fullerton, CA 92833. Set on a generous 35,619 SF lot, this building offers 16,656 SF of flexible interior space suitable for a wide range of professional, administrative, or creative office uses.

The property features adaptable floor plans and a functional layout that supports both open work areas and private office configurations. With excellent visibility along Commonwealth Avenue and convenient access to major freeways, including the 91 and 5, the location offers strong exposure and accessibility for employees and visitors.



Description

This is a rare opportunity for investors or owner-users to acquire a quality office asset in one of Orange County's established and highly active commercial corridors. The surrounding mix of businesses and residential neighborhoods provides long-term stability and ongoing demand for office use in the area. Whether you are looking to occupy, expand, or add a reliable asset to your investment portfolio, this property offers strong potential and immediate usability.

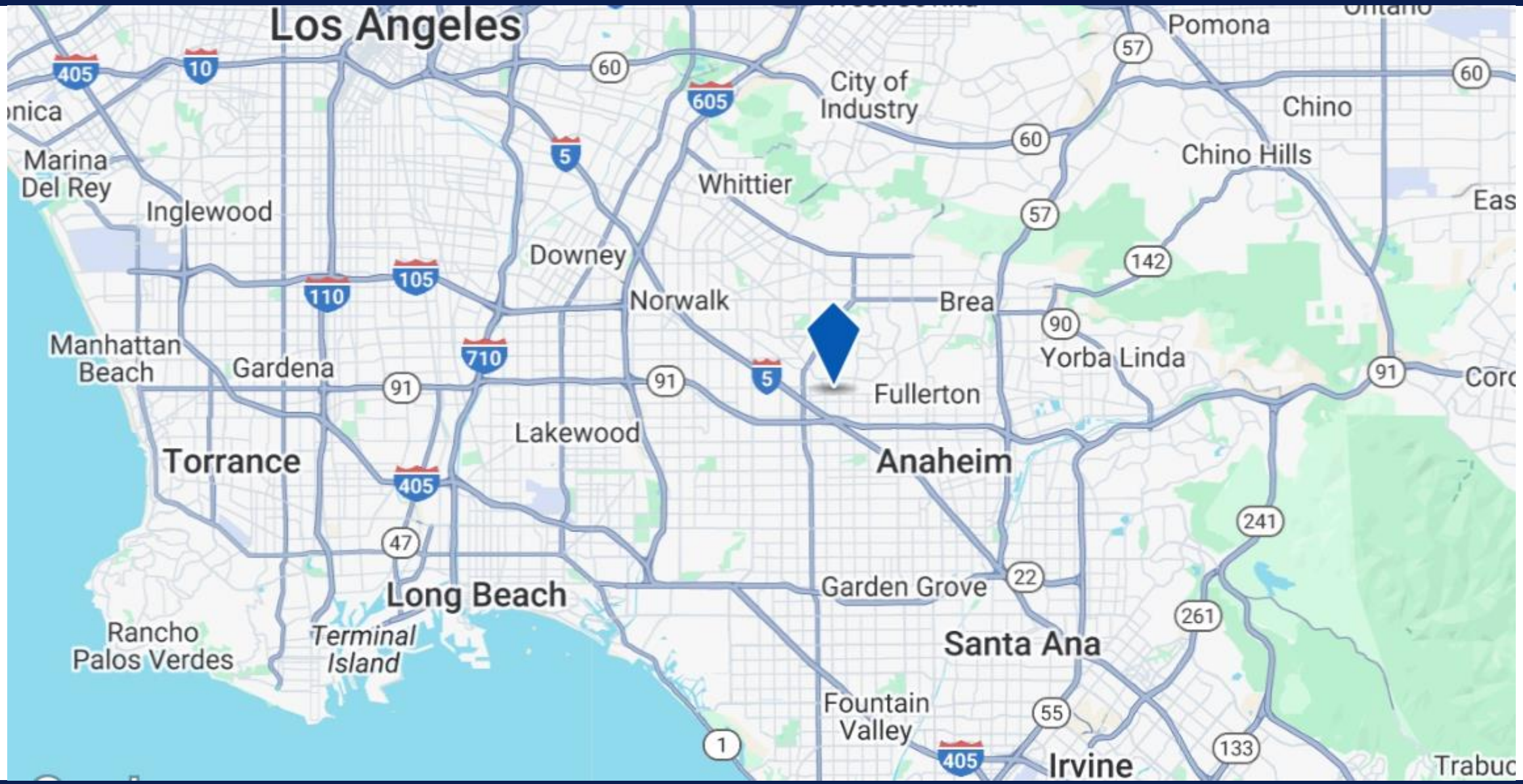


Summary

4128 W Commonwealth Ave Fullerton CA 92833
APN# 070-241-47
Size : 16,656 sqf
Lot Size : 35,619 sqf
96% Leased, Vacant : only 694sqf
Price : $4,300,000
Parking : There are 62 Space, and the ratio is 3.72 per 1,000 sqf
Current Rental Income : $409,733.78
Current NOI : $217,436.74
Current Cap rate : 5.06%
Pro Forma Rental Income : $428,933.78
Pro Forma NOI : $236,636.74
Pro Forma NOI : 5.5%

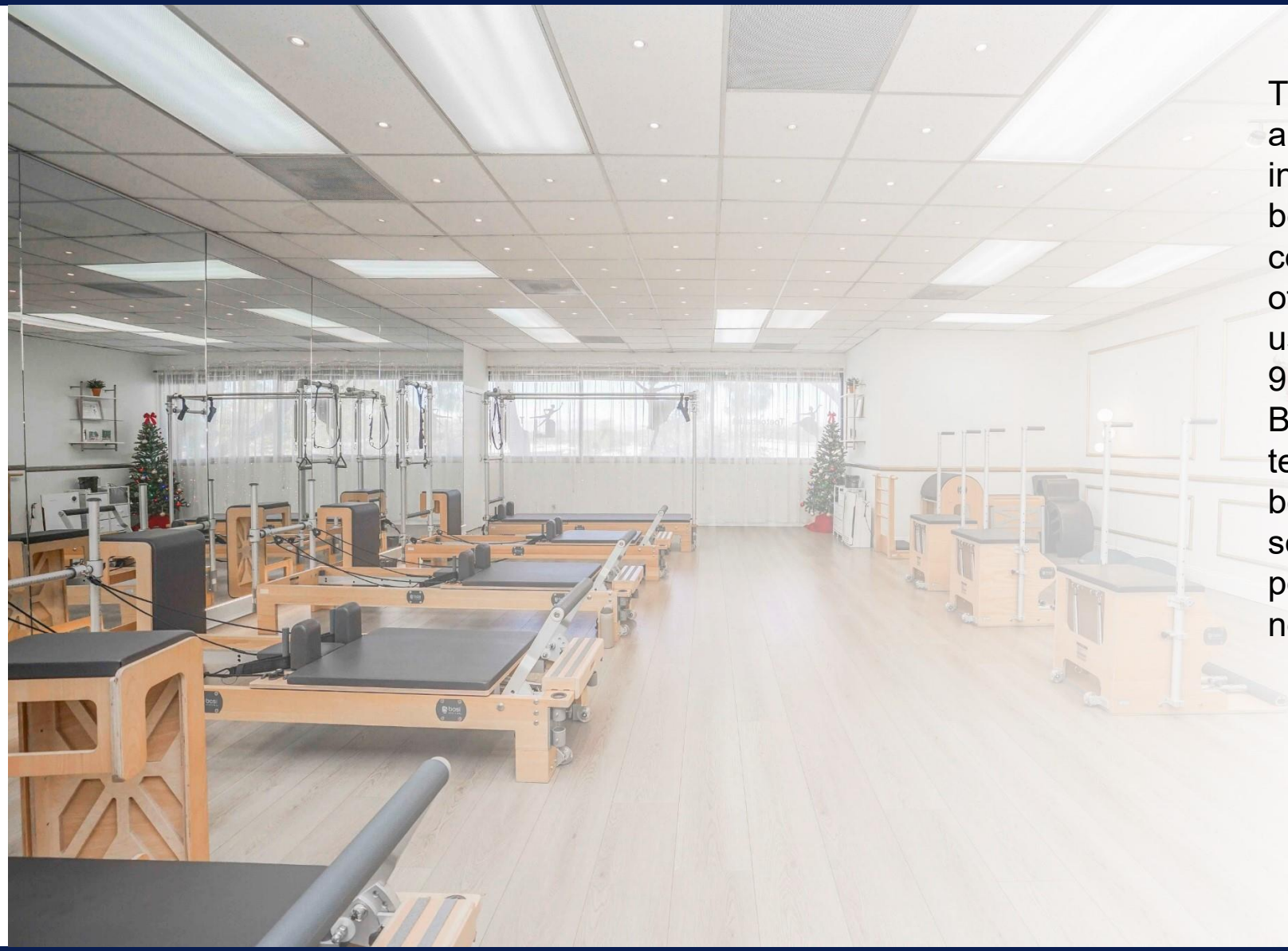
Location

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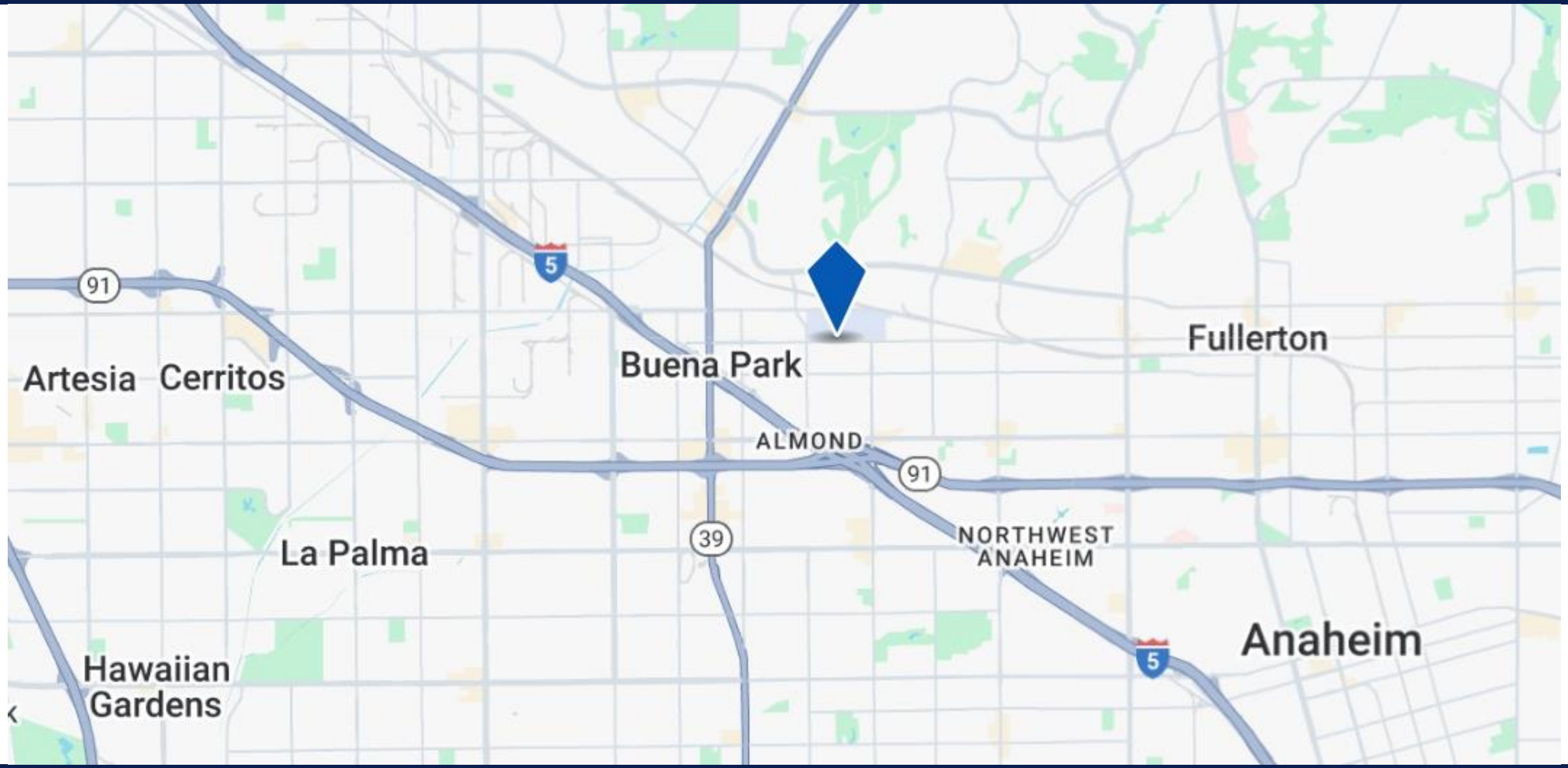
The property is strategically located along the West Commonwealth corridor in west Fullerton



The property is strategically located along the West Commonwealth corridor in west Fullerton, at the gateway between Fullerton and Buena Park. This corridor is characterized by a mix of office, service retail and light industrial uses with convenient access to the 5 and 91 Freeways and State Route 39 (Beach Blvd). A variety of on-site and nearby tenants – including education, food & beverage, insurance and engineering services – create a strong daytime population and support a stable neighborhood commercial environment.

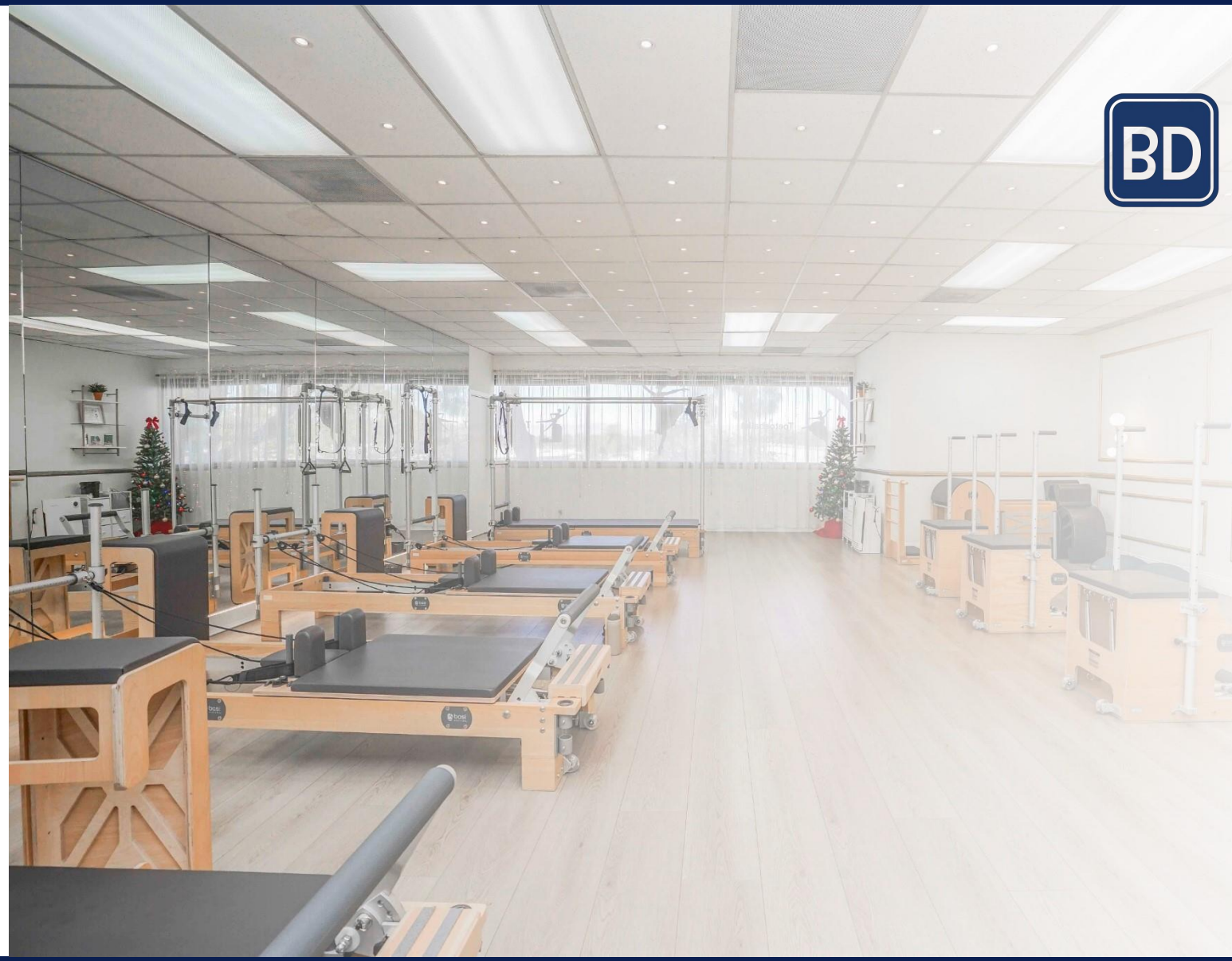
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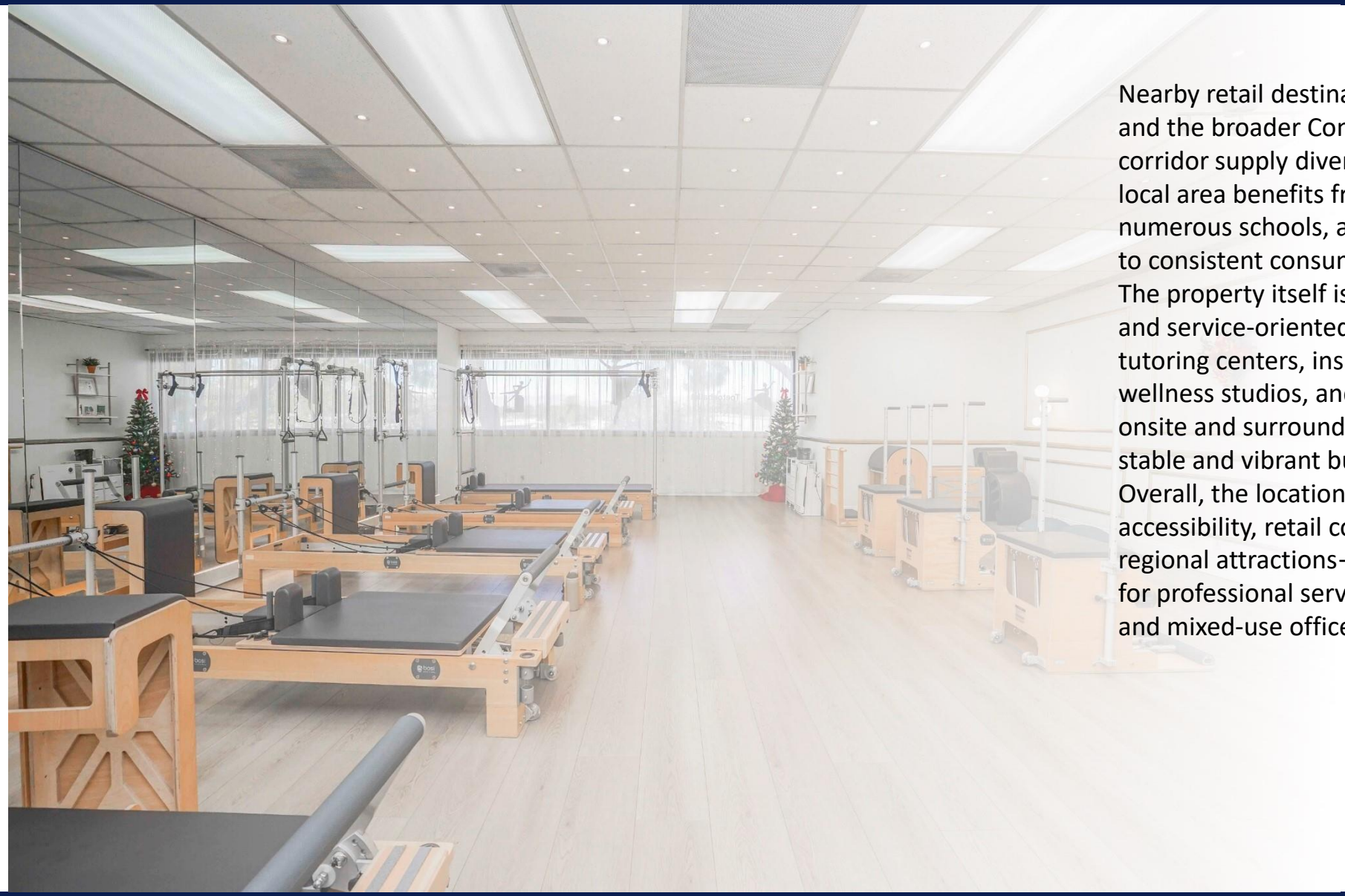
Strategically situated near several major regional attractions.



The property is located along the West Commonwealth corridor in Fullerton, positioned near the Buena Park–Fullerton boundary, a well-established commercial and service-oriented district. The surrounding blocks along Commonwealth Avenue, Beach Boulevard, and Rosecrans Avenue are lined with a wide range of amenities including restaurants, cafés, banks, supermarkets, and daily retail services, offering strong convenience for both tenants and visitors. In addition to the immediate commercial offerings, the property is strategically situated near several major regional attractions. **Knott's Berry Farm**, one of Southern California's most popular amusement parks, is only minutes away. The **Fullerton Arboretum**, a renowned botanical garden, and **Ralph B. Clark Regional Park**, a large recreational open space, provide ample outdoor, leisure, and cultural activities. These features enhance the area's desirability for residents, employees, and visitors alike.

Location

The location offers an exceptional combination of accessibility, retail convenience, lifestyle amenities.



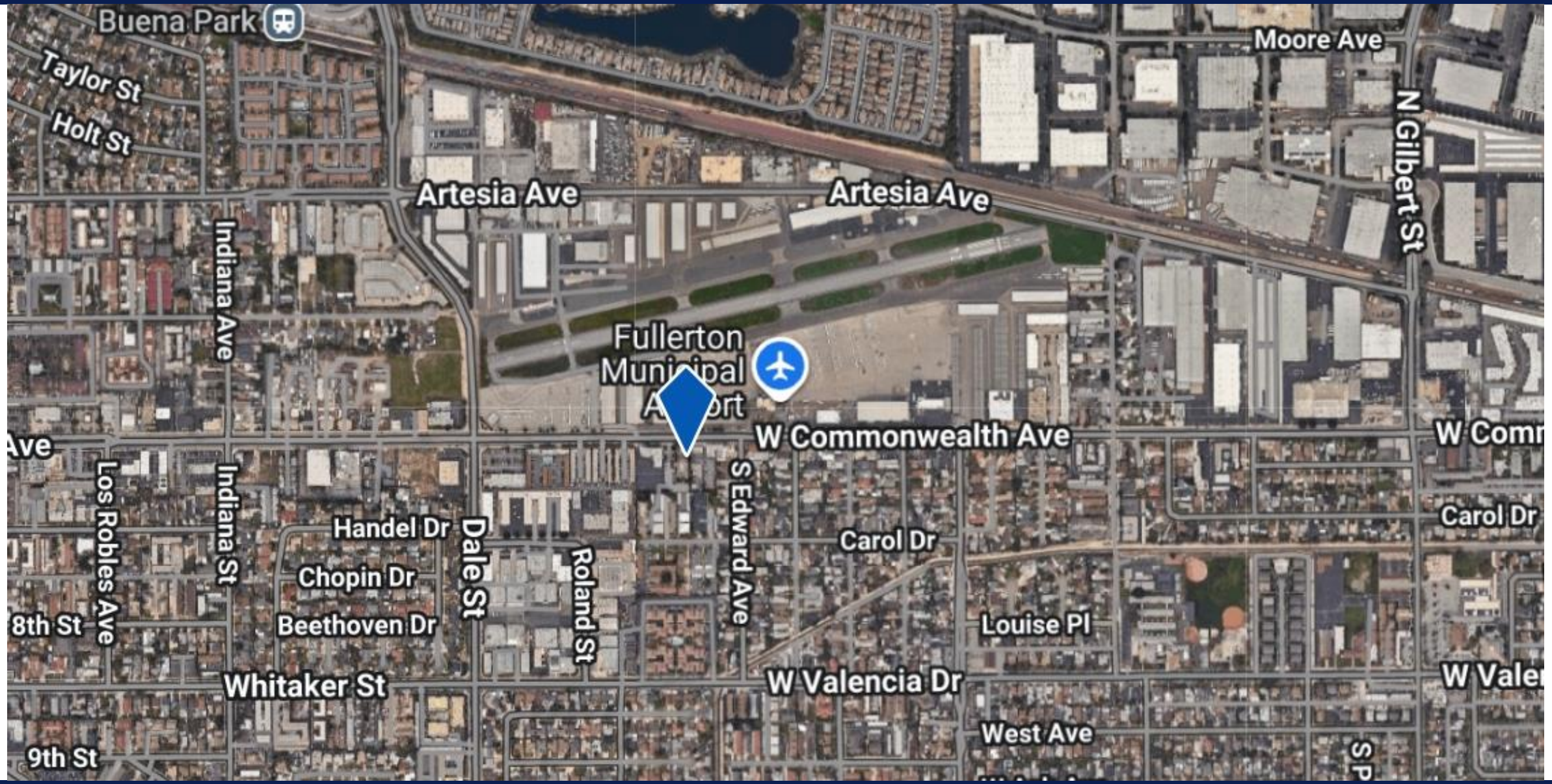
Nearby retail destinations such as **Orangefair Marketplace** and the broader Commonwealth–Beach Blvd shopping corridor supply diverse dining and shopping options. The local area benefits from strong household density, numerous schools, and community facilities, contributing to consistent consumer traffic throughout the day.

The property itself is home to a mix of business owners and service-oriented tenants, including educational and tutoring centers, insurance services, Pilates and beauty-wellness studios, and acupuncture practices. This blend of onsite and surrounding commercial activity supports a stable and vibrant business environment.

Overall, the location offers an exceptional combination of accessibility, retail convenience, lifestyle amenities, and regional attractions—making it a highly desirable setting for professional services, medical, wellness, education, and mixed-use office tenants.

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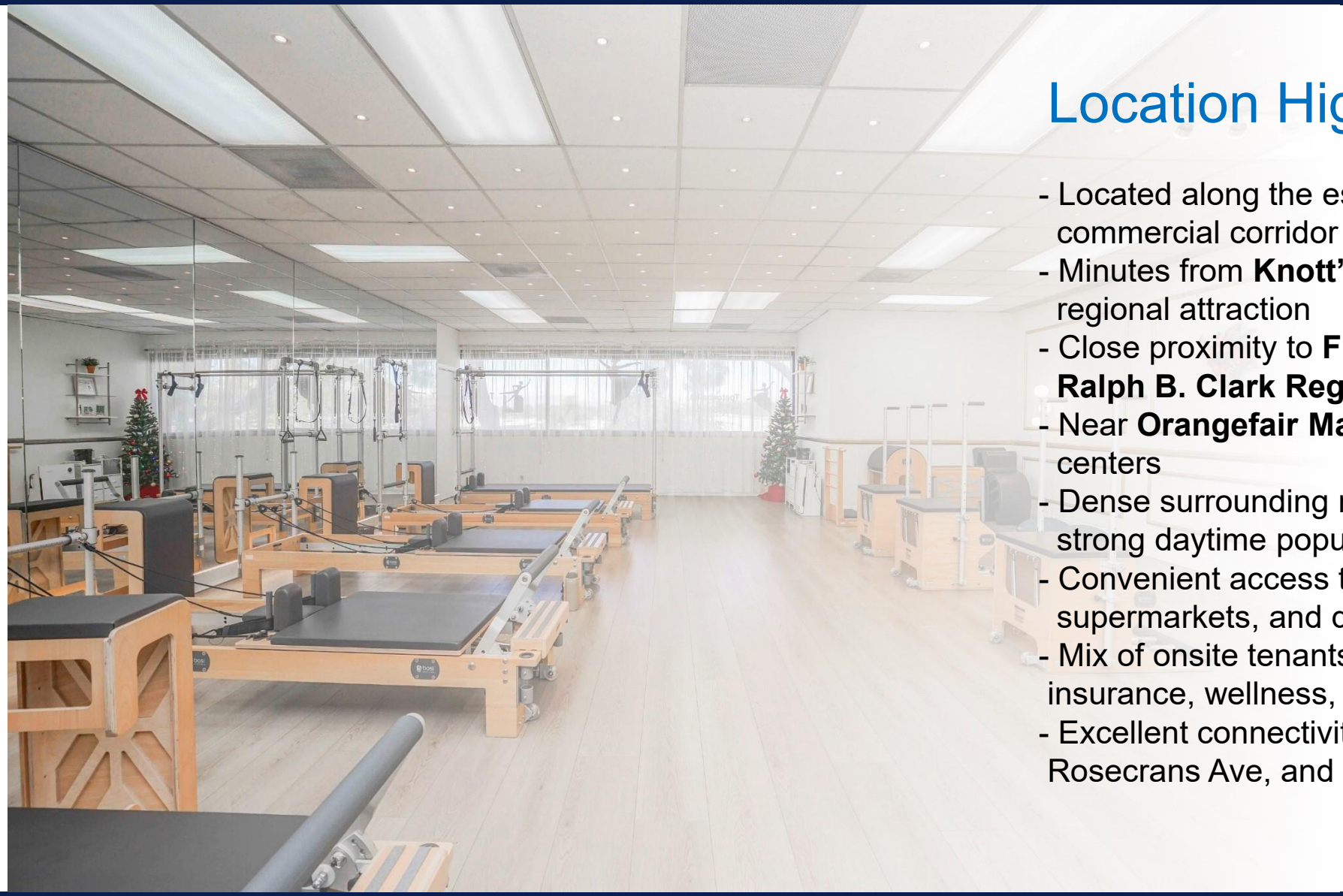
Area feature a wide range of amenities, including restaurants, cafes, banks, supermarkets, and various retail shops.



The surrounding blocks along the Commonwealth corridor and the Beach Blvd/Rosecrans Ave area feature a wide range of amenities, including restaurants, cafes, banks, supermarkets, and various retail shops. Convenient access to nearby schools, cafes, medical facilities, banks, theaters, and grocery stores further enhances the appeal of the location. Within the property, a variety of business owners occupy the premises, including education and tutoring centers, insurance services, beauty and wellness uses such as Pilates studios, and acupuncture practices.

Location

Location Highlights



Location Highlights

- Located along the established Commonwealth commercial corridor in Fullerton
- Minutes from **Knott's Berry Farm**, a major regional attraction
- Close proximity to **Fullerton Arboretum** and **Ralph B. Clark Regional Park**
- Near **Orangefair Marketplace** and multiple retail centers
- Dense surrounding residential neighborhoods and strong daytime population
- Convenient access to restaurants, cafés, banks, supermarkets, and daily retail
- Mix of onsite tenants including education, insurance, wellness, Pilates, and acupuncture
- Excellent connectivity to Beach Blvd, Rosecrans Ave, and the 91 & 5 freeways

Photographs

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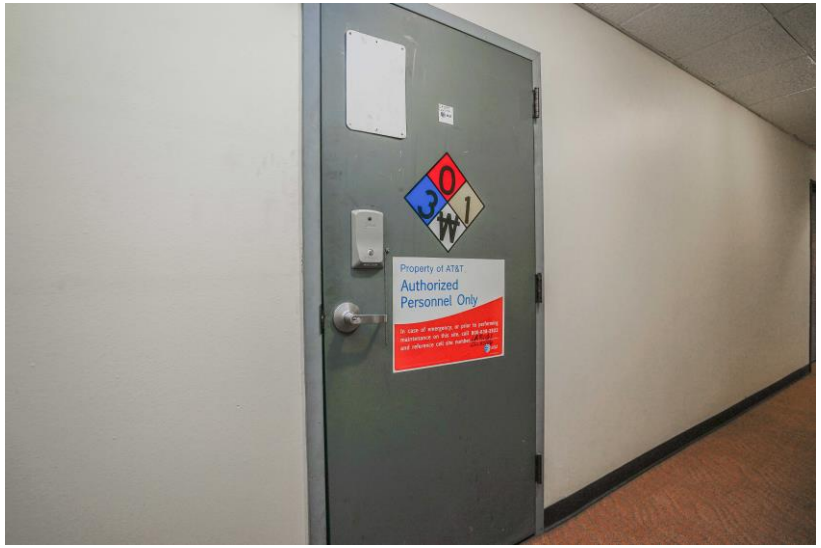


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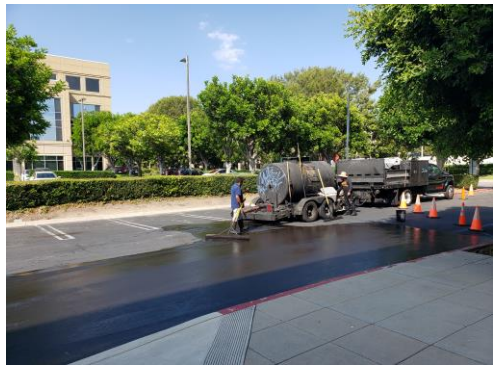






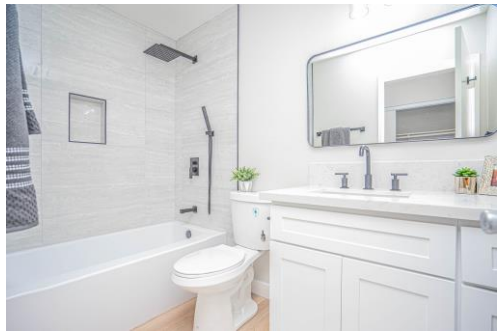
BD Investment Company

BD Investment Company provides services in commercial property acquisition, sales, and renovation.








BD Investment Company delivers a true one-stop real estate experience — offering expert services in property acquisition, sales, renovation, and staging. With both a Real Estate License and a General Contractor License, we provide clients with seamless, end-to-end solutions that elevate value and bring every vision to life.

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