

# Atlas Condesa

RI

Fullerton / Orange County

CONCEPTUAL RENDERING

229 EAST ORANGETHORPE AVE

# Atlas Condesa

FULLERTON, CALIFORNIA

Atlas Condesa is a premier Class A multifamily community bringing 329 modern residences to the heart of Orange County set to deliver in 2027.

Located along Orangethorpe Avenue, the five-story development sits within one of the region's most walkable retail corridors, with Target and Sprouts steps away. Residents will enjoy resort-style amenities including a pool, fitness center, coworking spaces, and a clubhouse, along with approximately 5,995 SF of on-site retail.

RETAIL & RESTAURANT SPACE AVAILABLE

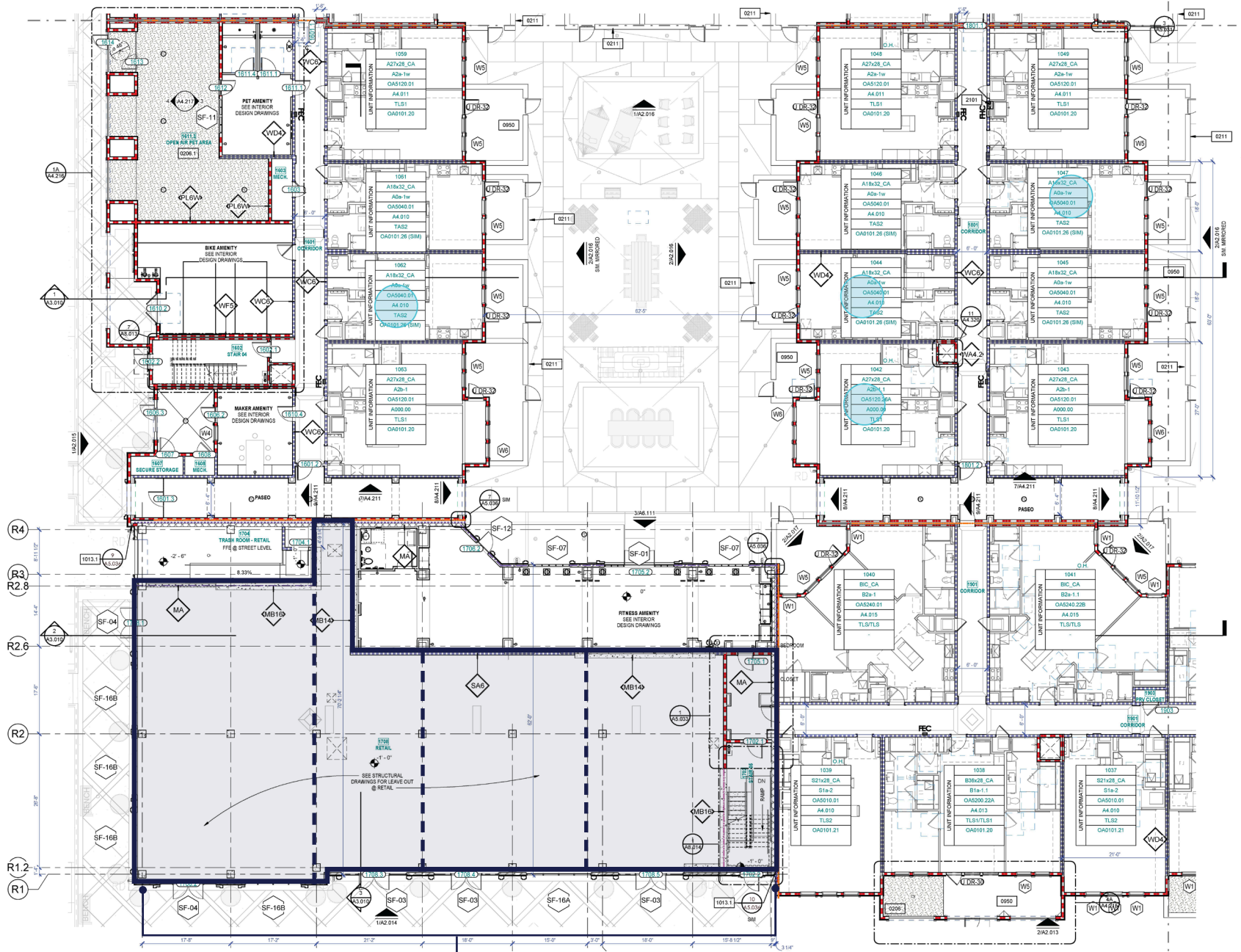
OFFERS GREAT FRONTAGE TO DOWNTOWN'S  
PRIMARY RETAIL CORRIDOR

UNIQUE OPPORTUNITY FOR LOCALLY SOURCED  
RETAILERS AND RESTAURANTEURS

APPROXIMATELY 5,995 SF (DEMISABLE)



# Site Plan



**5,995 SF (DIVISIBLE) AVAILABLE RESTAURANT/RETAIL**

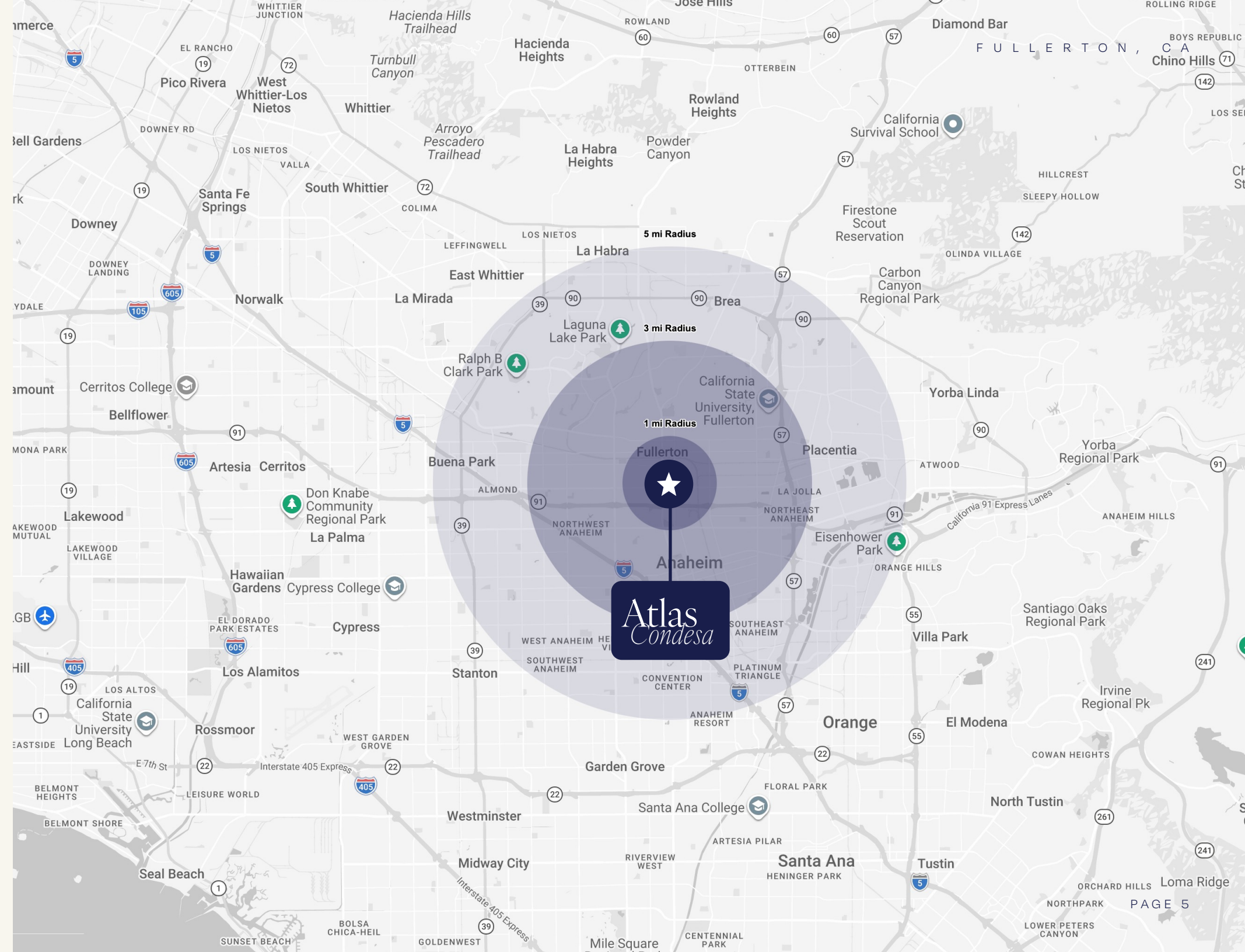
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



# Trade Area Aerial

# Demographics

	POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	29,665	34.5	\$98,174
3 MILES	241,709	36.3	\$124,272
5 MILES	609,321	37.1	\$126,211





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