

COLLEGE SQUARE

2403 – 2495 E. CHAPMAN AVE., FULLERTON CA
NEC E. CHAPMAN AVE. / N. STATE COLLEGE BLVD.

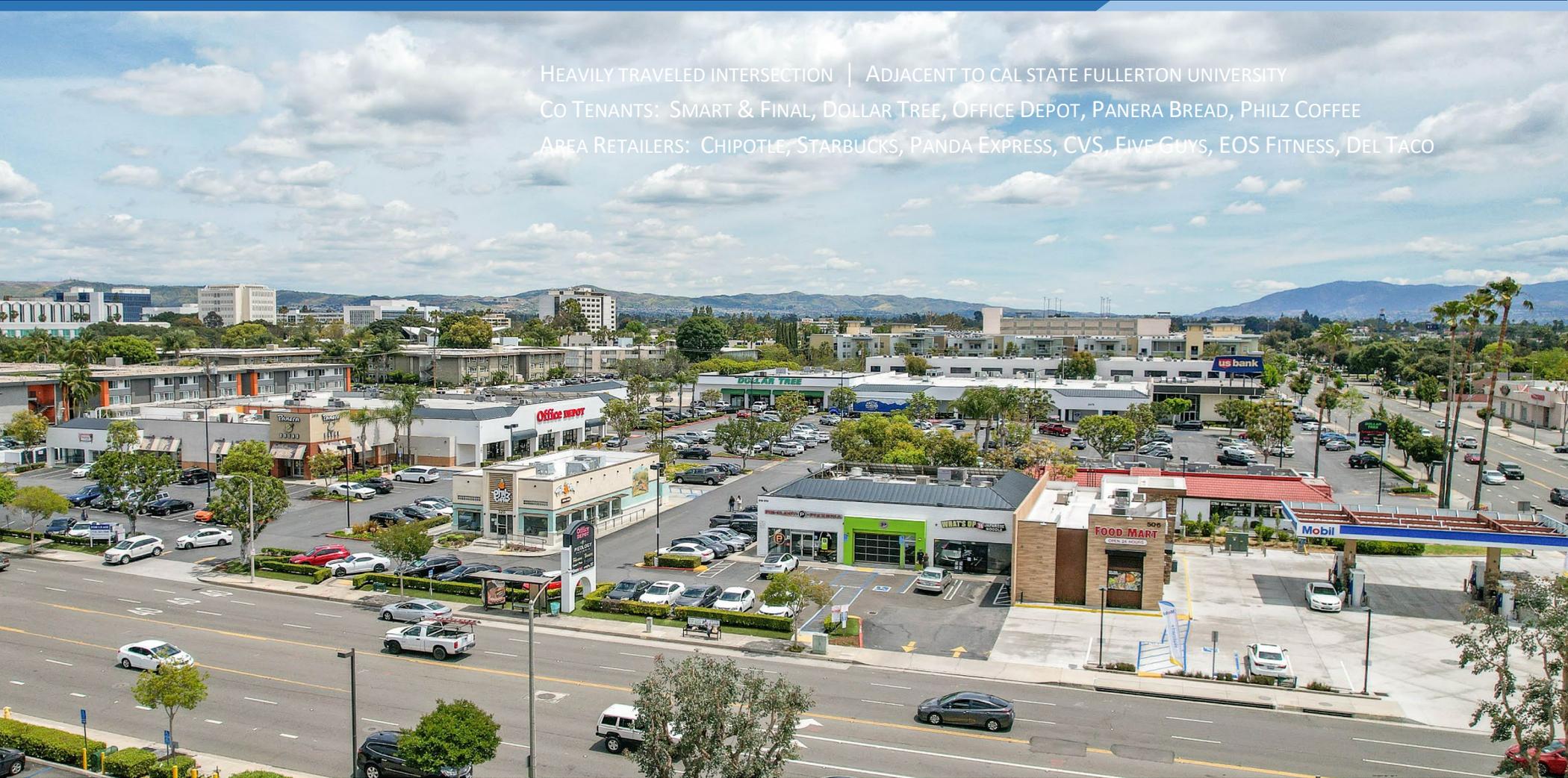
FOR LEASE

1,600 – 2,900 SF

HEAVILY TRAVELED INTERSECTION | ADJACENT TO CAL STATE FULLERTON UNIVERSITY

CO TENANTS: SMART & FINAL, DOLLAR TREE, OFFICE DEPOT, PANERA BREAD, PHILZ COFFEE

AREA RETAILERS: CHIPOTLE, STARBUCKS, PANDA EXPRESS, CVS, FIVE GUYS, EOS FITNESS, DEL TACO



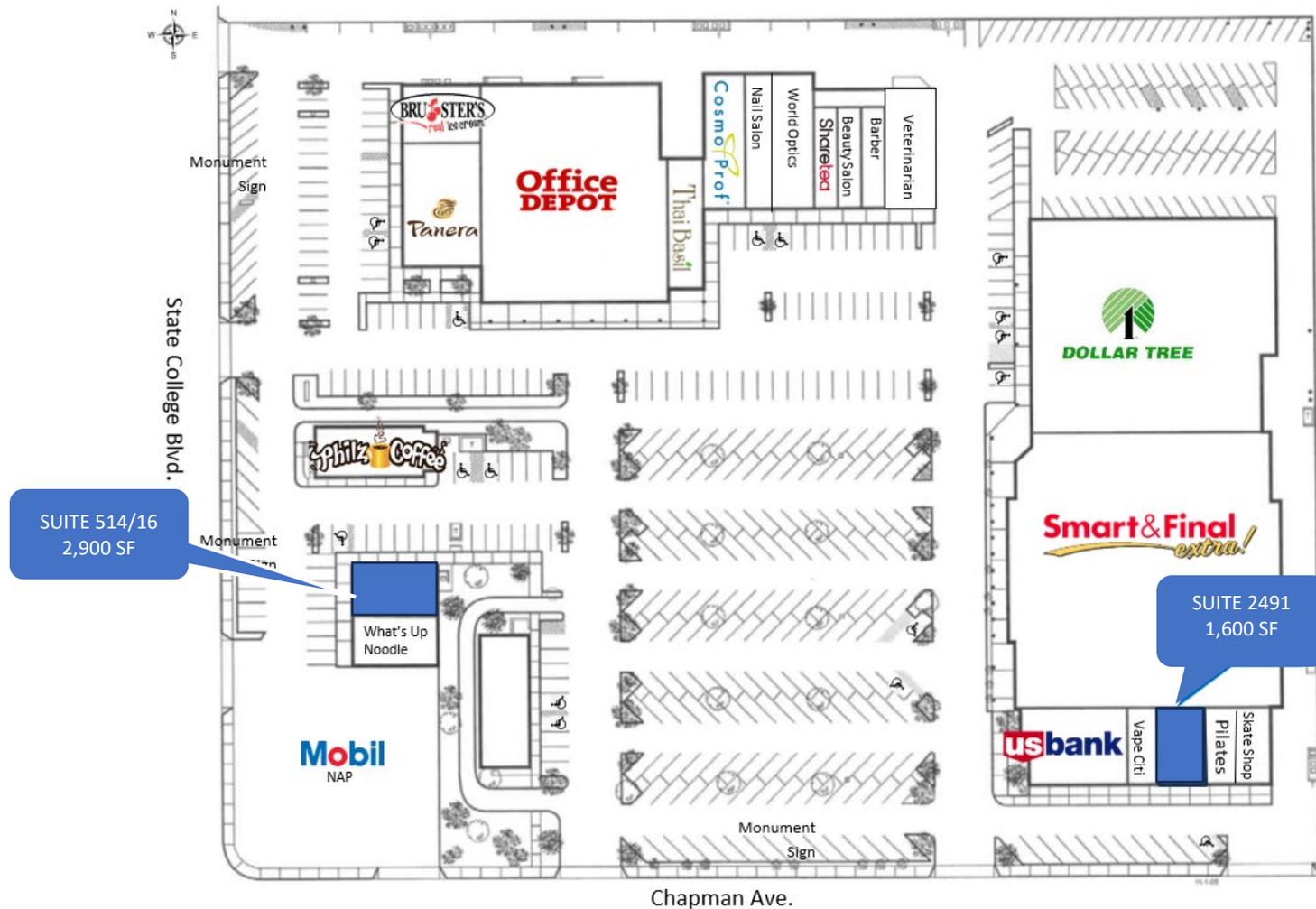
INVESTMENT CONCEPTS, INC.
1667 E. LINCOLN AVE., ORANGE CA 92865

DENISSE SANDOVAL | (714) 283-5800 x 266
DENISSES@ICICORPORATE.COM

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514/516 State College 5,280 Square Feet
2491 E. Chapman Avenue: 1,000 Square Feet
2403 E. Chapman Avenue: 3,200 Square Feet

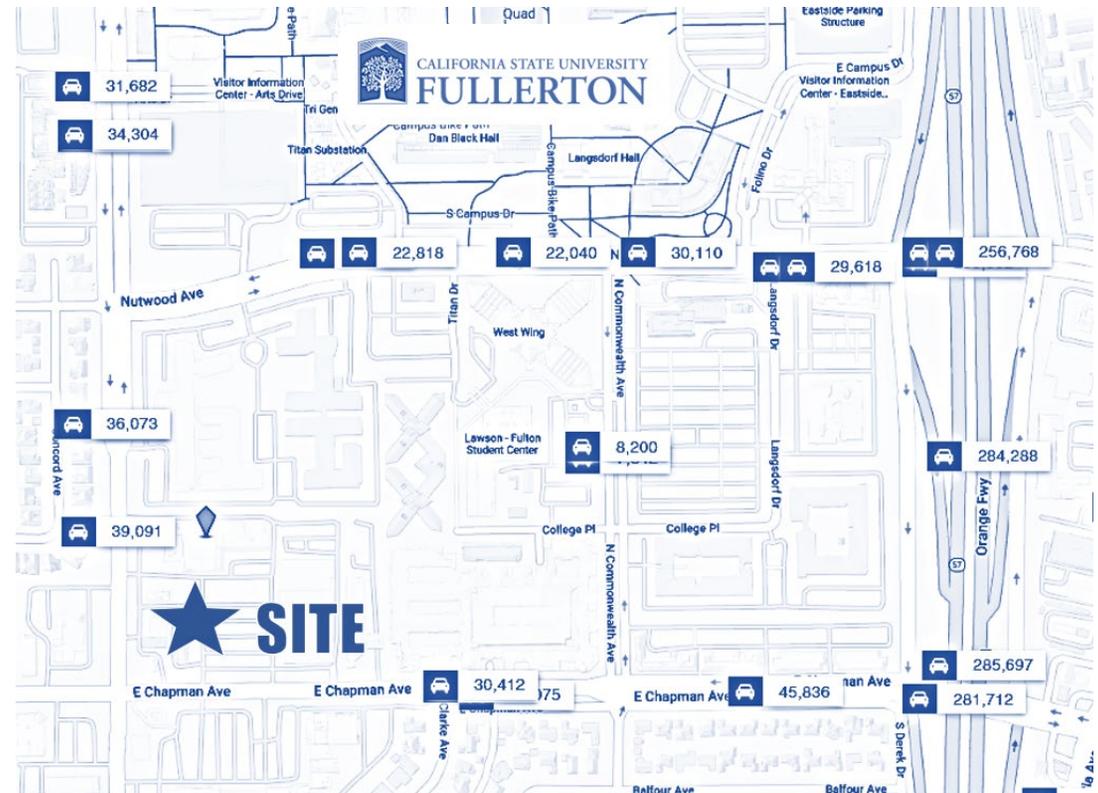
- Asking Rent: Negotiable
- NNN: \$0.50 PSF

Demographics >>

	1 mile	3 miles	15 Min. Drive
Population	21,988	197,251	633,806
Households	6,832	62,990	200,951
Median Age	31.10	36.60	38
Median HH Income	\$72,417	\$86,575	\$94,840
Daytime Employees	14,410	113,926	331,709

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
North State College B...	Sycamore Ave W	39,272	2025	0.08 mi
N State College Blvd	Nutwood Ave N	35,775	2025	0.15 mi
N State College Blvd	Clarke Ave N	22,983	2025	0.17 mi
E Chapman Ave	Clarke Ave W	30,399	2025	0.19 mi
East Chapman Avenue	Wilson Ave NW	33,827	2025	0.20 mi
East Chapman Avenue	E Chapman Ave W	41,054	2025	0.21 mi
North State College B...	E Commonwealth Ave S	23,071	2025	0.26 mi
Nutwood Ave	Titan Dr E	22,792	2025	0.27 mi
Nutwood Avenue	Titan Dr E	22,818	2025	0.28 mi
E Commonwealth Ave	San Carlos Dr SW	8,771	2025	0.28 mi

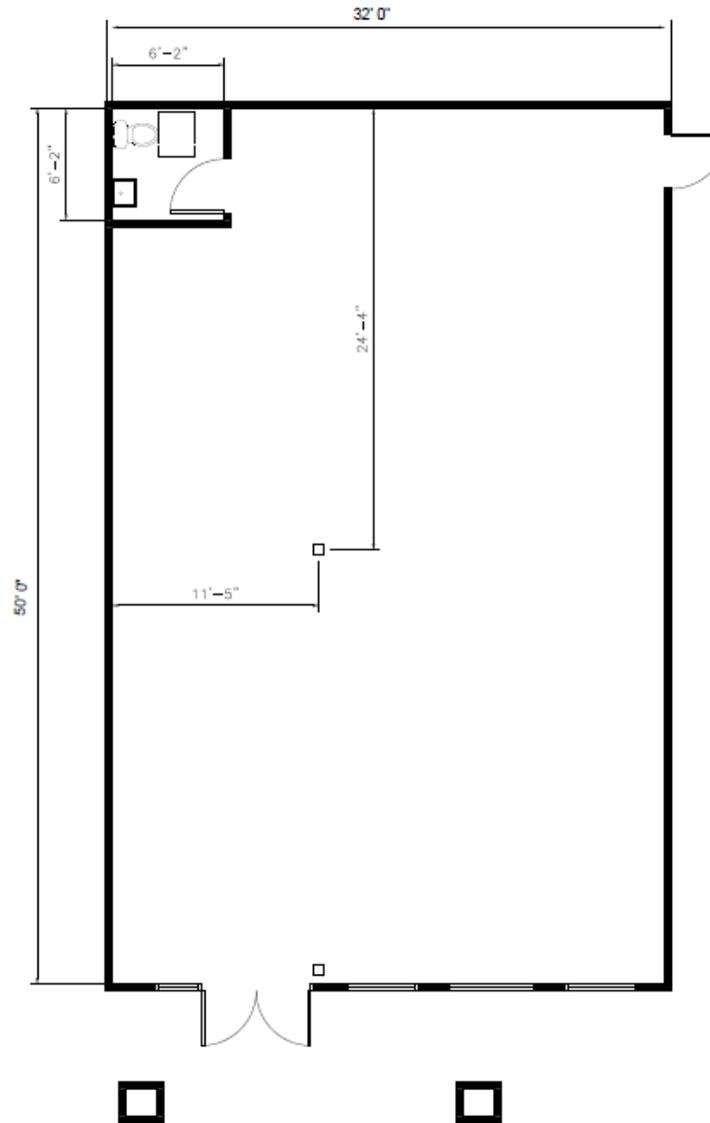


COLLEGE SQUARE

2403 – 2495 E. CHAPMAN AVE., FULLERTON CA
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FOR LEASE

SUITE 2491
1,600 SF



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