



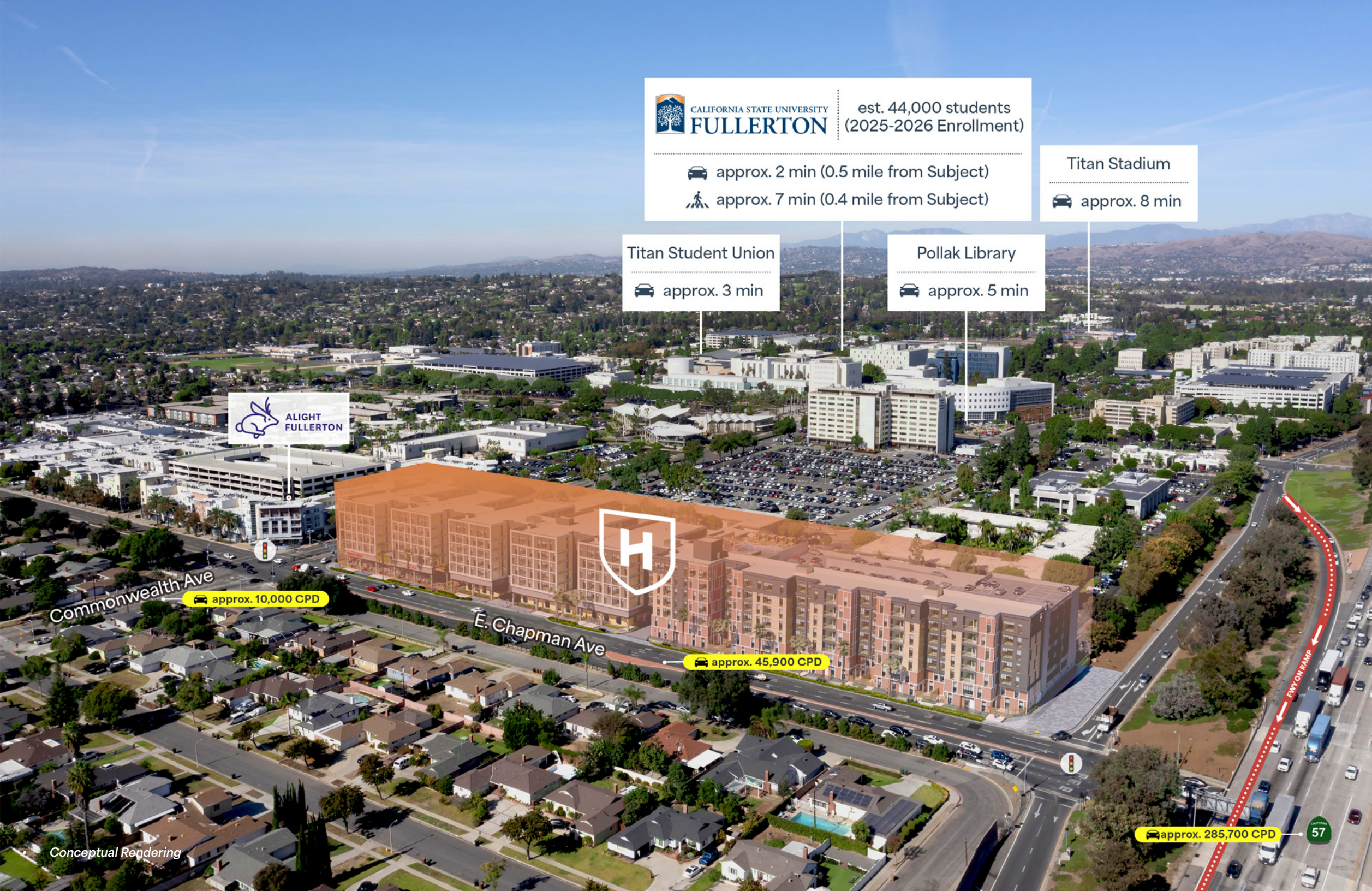
2601 E. Chapman Ave, Fullerton, CA 92831

LEASING BROCHURE

RESTAURANT / RETAIL OPPORTUNITY

1,895 SF - 4,057 RSF New Construction Mixed-Use Project





est. 44,000 students
(2025-2026 Enrollment)

approx. 2 min (0.5 mile from Subject)

approx. 7 min (0.4 mile from Subject)

Titan Stadium

approx. 8 min

Titan Student Union

approx. 3 min

Pollak Library

approx. 5 min



ALIGHT
FULLERTON



Commonwealth Ave

approx. 10,000 CPD

E. Chapman Ave

approx. 45,900 CPD

approx. 285,700 CPD

57

HUB

FULLERTON

Steps from campus and downtown, and fully in the mix of everything Fullerton has to offer. From school, restaurants, take-out joints, entertainment venues, and shopping plazas, all within walking distance.

RESTAURANT / RETAIL OPPORTUNITY

PROJECT OVERVIEW

1,895 - 4,057 RSF
New Construction
Mixed-Use Project

- New, high Image 1251 bed student-oriented housing development
- Walkable to large number of adjacent residential and employment bases surrounding Cal State Fullerton
- High volume spaces with expansive storefront and signage opportunities

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.





ROOFTOP + POOL



EXECUTIVE BUSINESS AREA

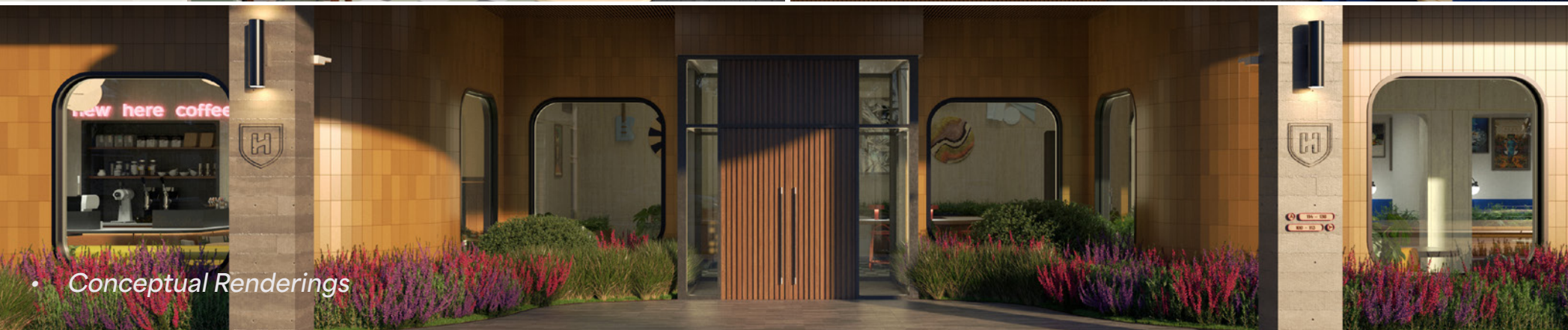
THE AMENITIES



located inside the lobby for locally roasted coffee & pastries



MEET + STUDY



Conceptual Renderings

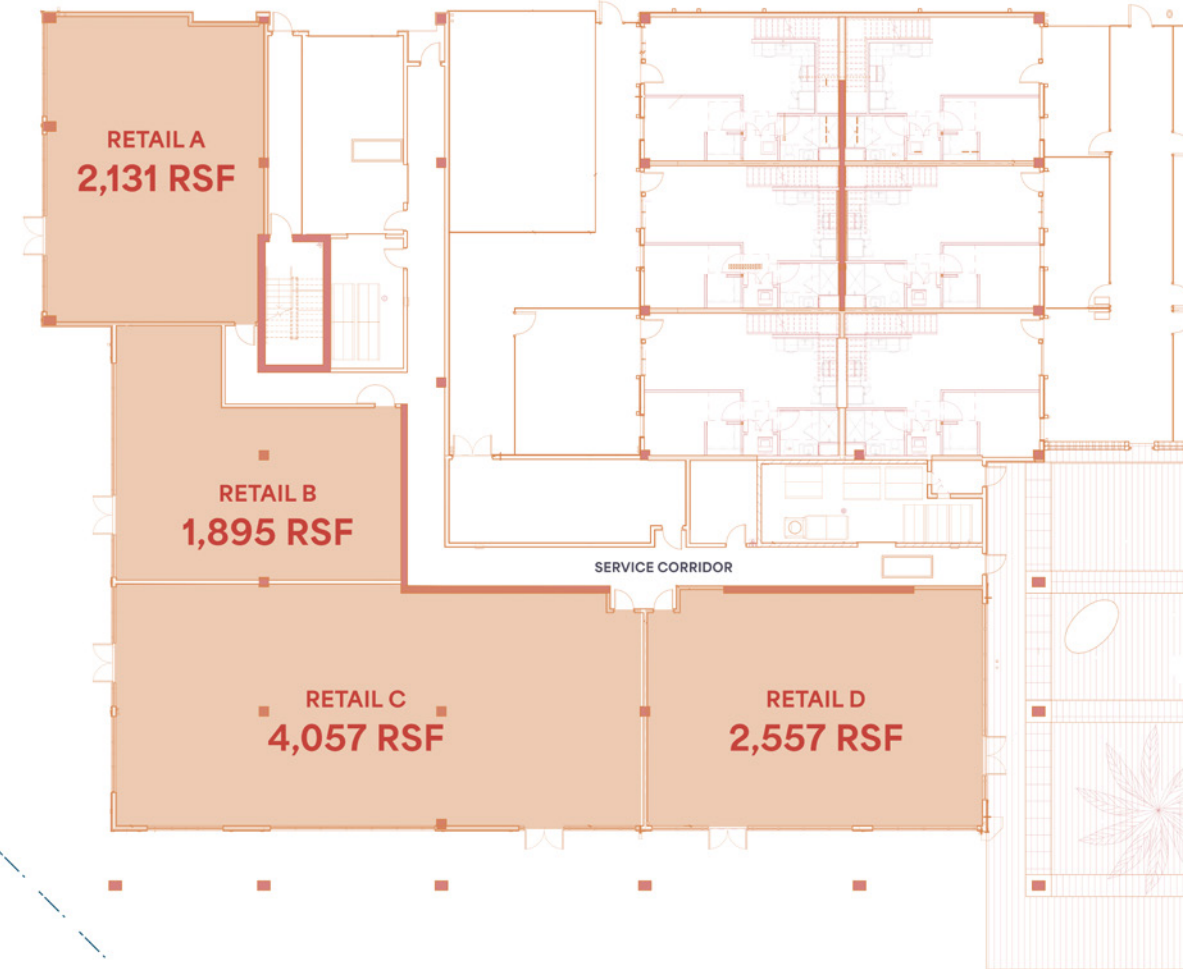
RESTAURANT / RETAIL OPPORTUNITY

1,895 - 4,057 RSF

New Construction Mixed-Use Project

FLOOR PLAN

Commonwealth Avenue (approx. 10,000 cpd)



SERVICE CORRIDOR

E. Chapman Avenue (approx. 45,900 cpd)

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2601
E. Chapman Ave
Fullerton, CA
92831



FULLERTON



OVERALL SITE PLAN

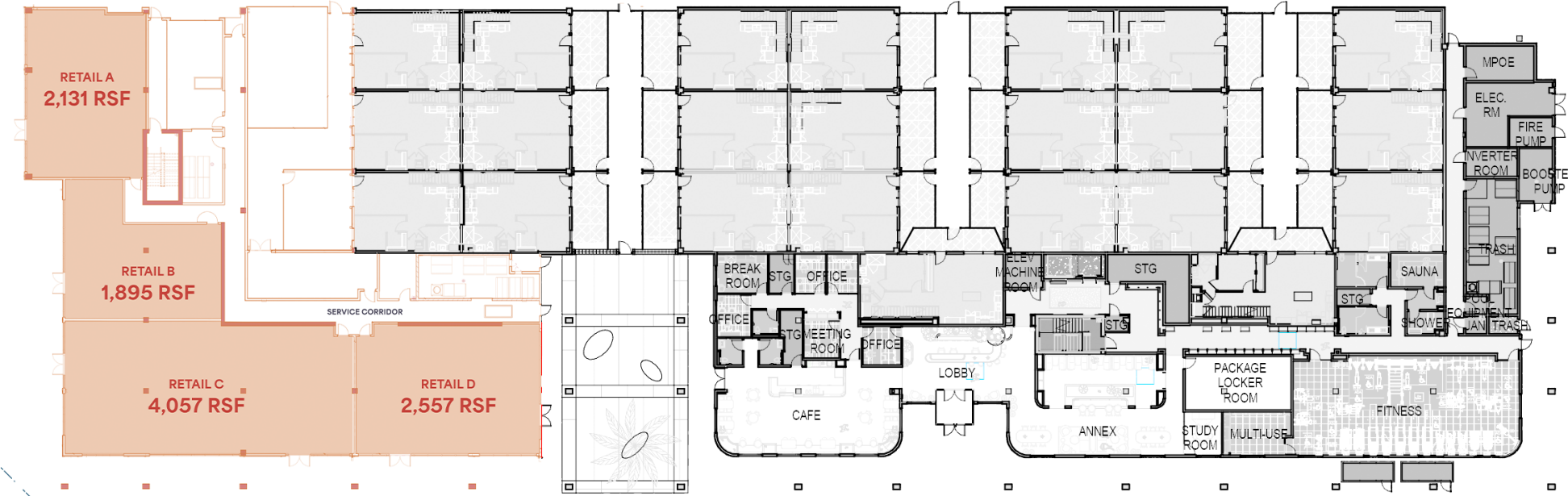
RESTAURANT / RETAIL OPPORTUNITY

1,895 - 4,057 RSF

DESIGNATED RETAIL PARKING

27 Spaces

Commonwealth Avenue (approx. 10,000 cpd)



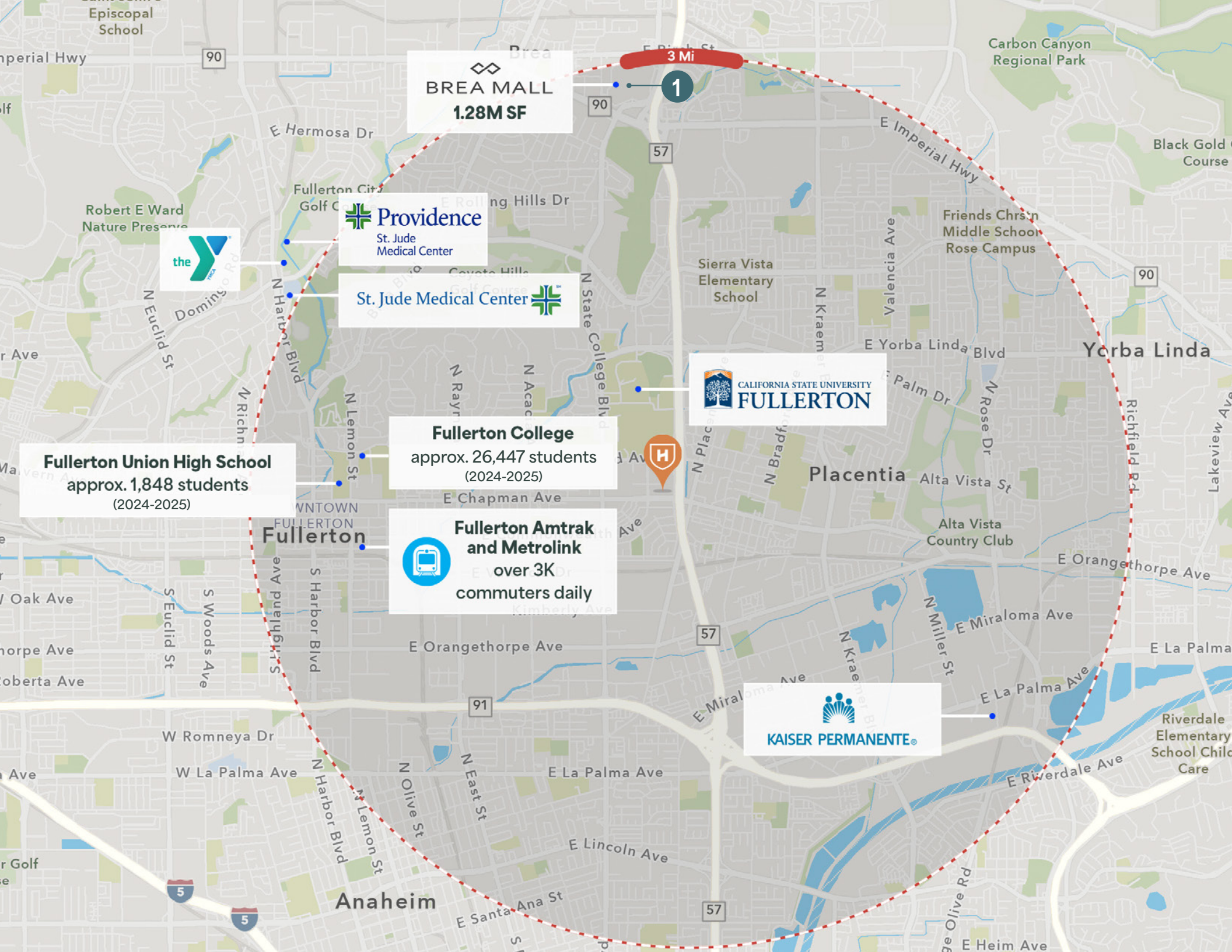
E. Chapman Avenue (approx. 45,900 cpd)

E. Chapman Avenue



2601
E. Chapman Ave
Fullerton, CA
92831





NEARBY PROJECTS



HUB Fullerton

STUDENT HOUSING

2601 E. Chapman Ave, Fullerton, CA

Number Beds / **1,251**

Floors / **6**

*Milender White, Core Spaces



Brea Mall

SEARS REDEVELOPMENT MULTI-FAMILY

1065 Brea Mall, Brea, CA

Number Beds / **380**

Floors / **6**

*Homart Development Co., Simon Property Group, Inc.

SURROUNDING TRADE AREA

Fullerton is a full-service city renowned for its unique mix of residential, commercial and industrial, educational and cultural environments that provide an outstanding quality of life for its residents.

The City Council has officially approved a fresh new look for our downtown wayfinding as part of the Transit Center Enhancement project;

RACE & ETHNICITY	one mile	three mile	five mile
White Alone	34.3%	35.6%	34.8%
Black Alone	3.3%	2.2%	2.1%
American Indian/Alaska Native Alone	1.4%	1.5%	1.4%
Asian Alone	17.9%	17.0%	20.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Hispanic Origin (Any Race)	49.2%	49.7%	47.2%

DEMOGRAPHICS

one mile

Population / **25,963**

Avg HH Income / **\$95,907**

Daytime Population / **14,577**

Median Age / **30**

three miles

Population / **198,788**

Avg HH Income / **\$131,263**

Daytime Population / **109,761**

Median Age / **36**

five miles

Population / **468,323**

Avg HH Income / **\$140,271**

Daytime Population / **304,055**

Median Age / **37**



FOR MORE INFORMATION, CONTACT

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HUB 
FULLERTON

