

COLLEGE SQUARE

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

FOR LEASE

1,600 SF

HEAVILY TRAVELED INTERSECTION | ADJACENT TO CAL STATE FULLERTON UNIVERSITY

CO TENANTS: SMART & FINAL, DOLLAR TREE, OFFICE DEPOT, PANERA BREAD, PIEOLOGY, 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
DENISSE@ICICORPORATE.COM

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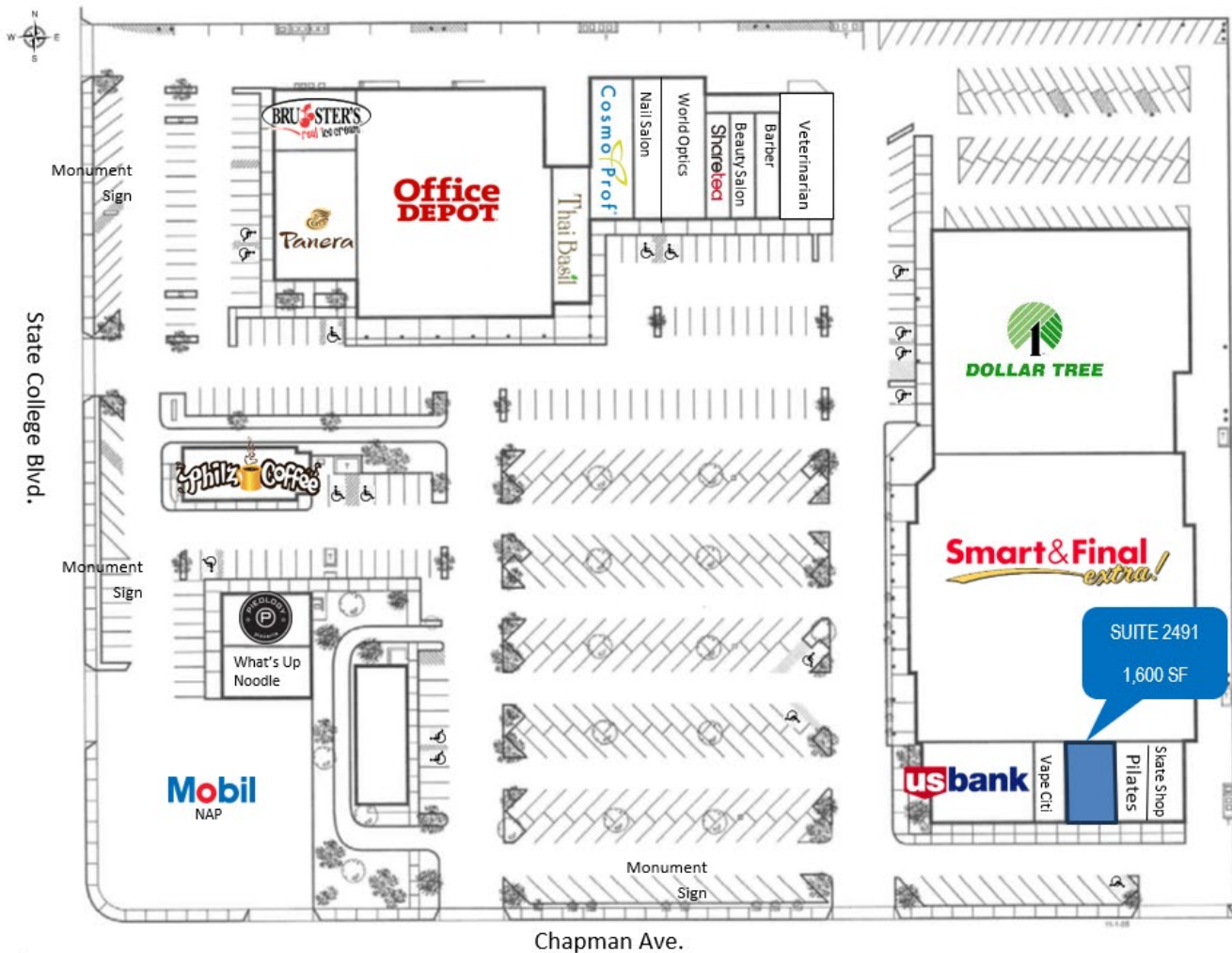
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FOR LEASE

2491 E. Chapman Avenue: 1,600 SF

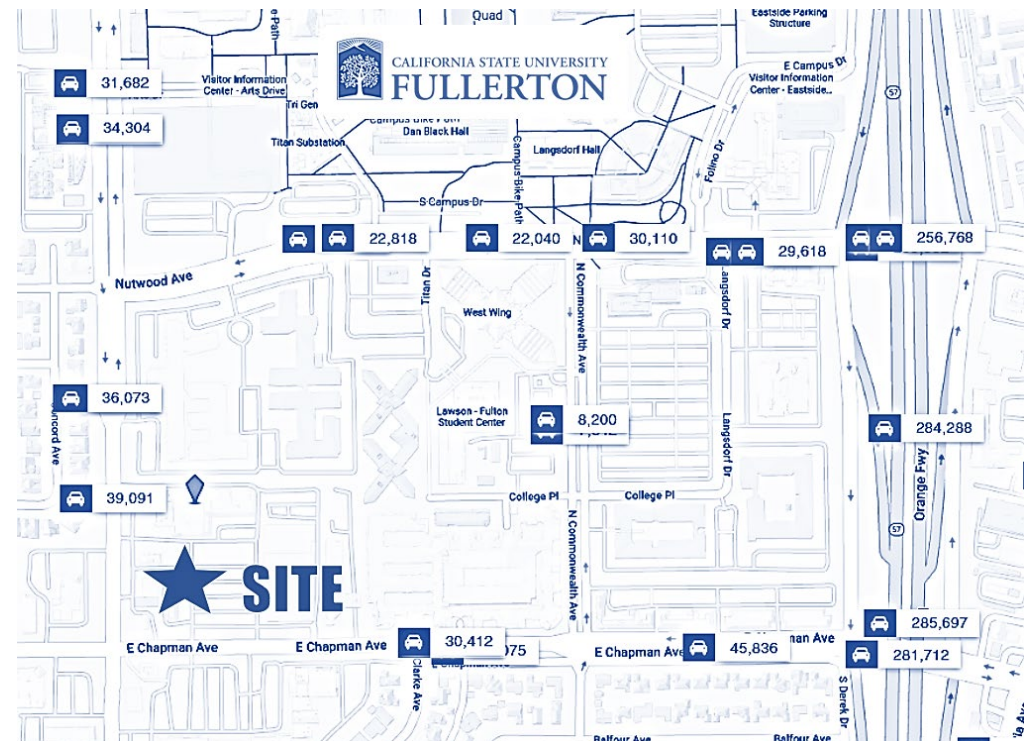
- Asking Rent: Negotiable
- NNN: \$0.46 PSF

Demographics >>

	1 mile	3 miles	15 Min. Drive
Population	22,283	201,789	605,278
Households	7,434	63,565	188,024
Median Age	34.20	36.60	37.20
Median HH Income	\$66,972	\$80,795	\$87,875
Daytime Employees	14,695	114,080	303,507

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
North State College ...	Sycamore Ave W	39,091	2022	0.06 mi
N State College Blvd	Nutwood Ave N	35,172	2022	0.09 mi
E Chapman Ave	Clarke Ave W	30,412	2022	0.19 mi
Nutwood Ave	Titan Dr E	22,859	2022	0.20 mi
Nutwood Avenue	Titan Dr E	22,818	2022	0.21 mi
East Chapman Aven...	E Chapman Ave W	41,075	2022	0.22 mi
East Chapman Aven...	Wilson Ave NW	37,068	2022	0.23 mi
N State College Blvd	Clarke Ave N	22,650	2022	0.24 mi
North State College ...	W Campus Dr N	35,767	2022	0.26 mi
N Commonwealth Ave	College Pl S	7,842	2022	0.26 mi



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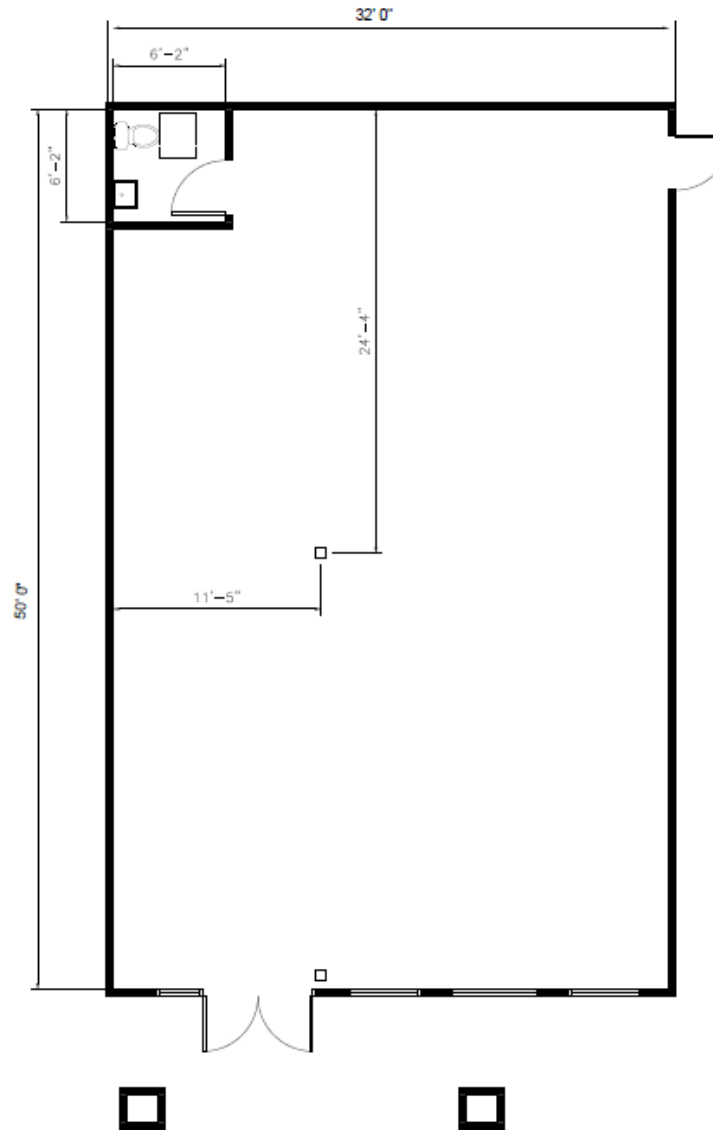
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FOR LEASE

SUITE 2491
1,600 SF



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