



FOR LEASE

16,500 SF Retail Jr. Anchor on 1.5 Acres

SEC of Chapman Ave & State College | 2450 E Chapman Ave, Fullerton, CA 92831

PROPERTY HIGHLIGHTS

- Strategically located at one of Orange County's busiest intersections with over 70,000 cars per day
- Outstanding demographics with average household incomes of over \$100,000 in a one and three mile radius
- Nearby Fullerton College (with 22k+ enrolled) and California State Fullerton University (with 39K+ enrolled)
- Rear loading
- **Please do not disturb existing occupant**

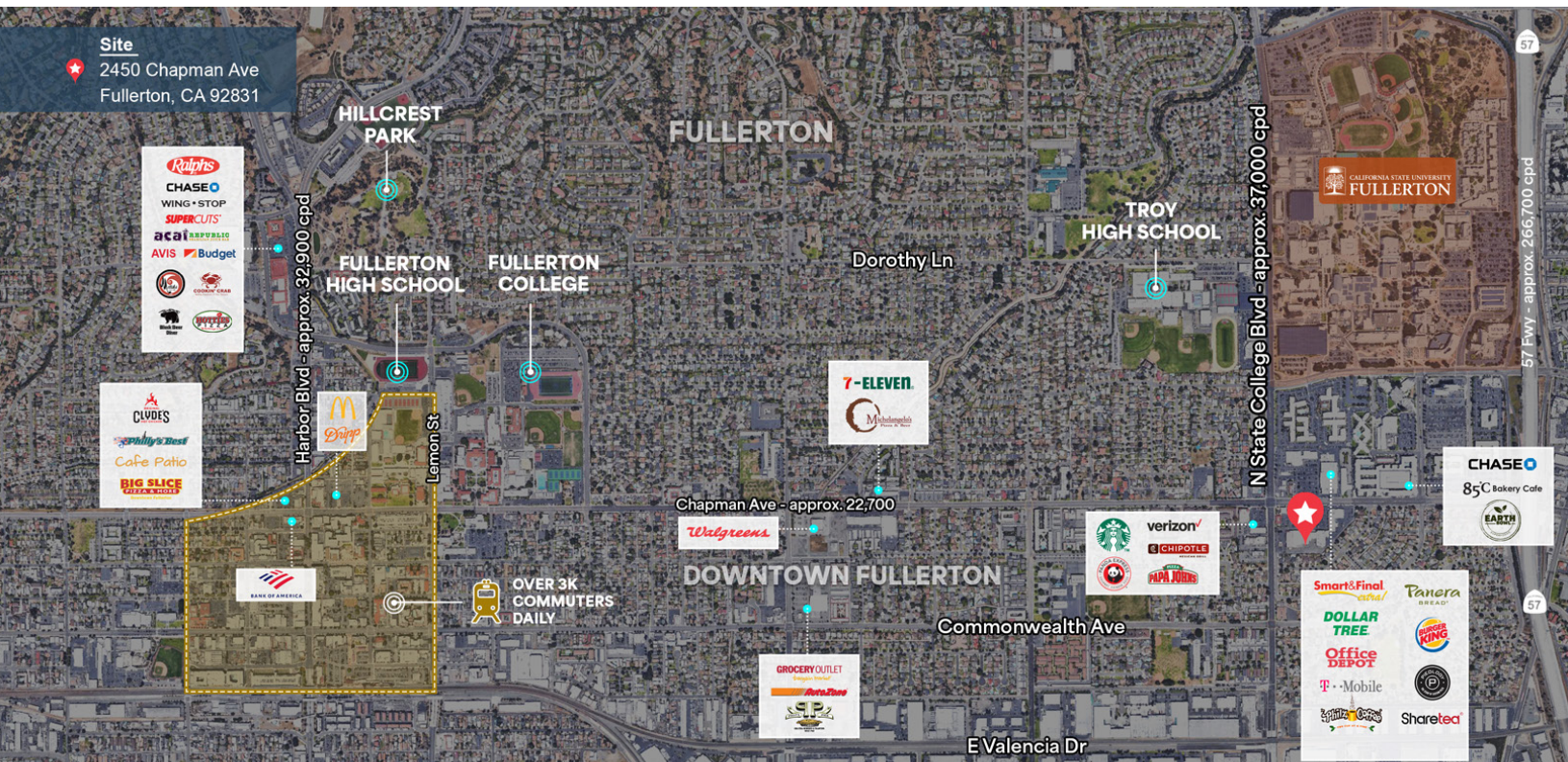
DEMOGRAPHICS

EST. 2025	1 MILE	3 MILE	5 MILE
Population	30,083	193,140	453,168
Average Household Income	\$99,301	\$134,143	\$141,162
Daytime Population	13,887	110,188	296,047

TRAFFIC COUNT

Chapman Ave	approx. 37,000 cars per day
State College Blvd	approx. 22,700 cars per day

*Source: Esri & Costar Traffic Counts



16,500 SF RETAIL JR. ANCHOR

Site Plan & Surrounding Trade Aerial



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SUBJECT

RETAIL JR. ANCHOR

16,500 SF

Available

Please Do Not Disturb

Top-billing pylon signage on Chapman Ave



FOR LEASING INFORMATION:

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TERRISON QUINN

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Site

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