



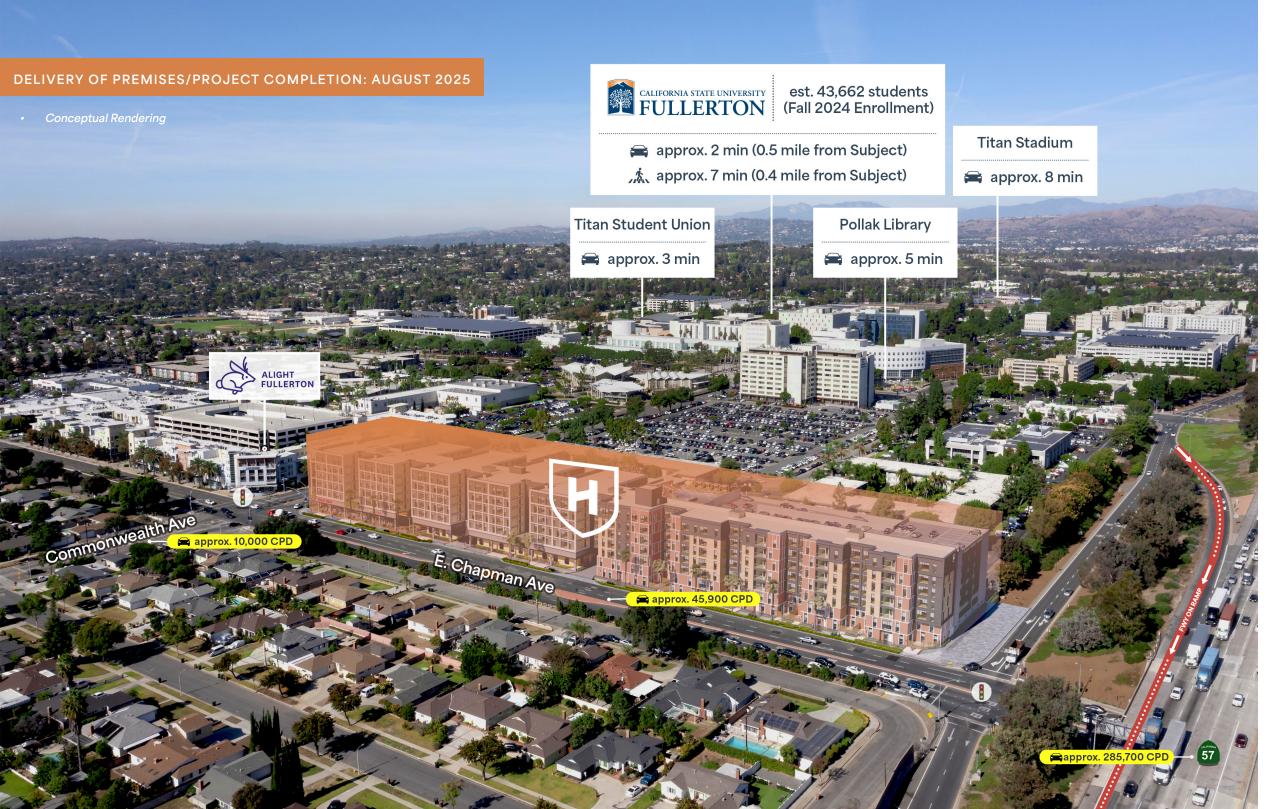
2601 E. Chapman Ave, Fullerton, CA 92831

LEASING BROCHURE

RESTAURANT / RETAIL OPPORTUNITY

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







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 RSFNew Construction
Mixed-Use Project

- New, high Image 1251 bed student-oriented housing development completing Fall 2025
- Walkable to large number of adjacent residential and employment bases surrounding Cal State Fullerton
- High volume spaces with expansive storefront and signage opportunities













FLOOR PLAN

1,895 - 4,057 RSF

New Construction Mixed-Use Project



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





ROOFTOP + POOL







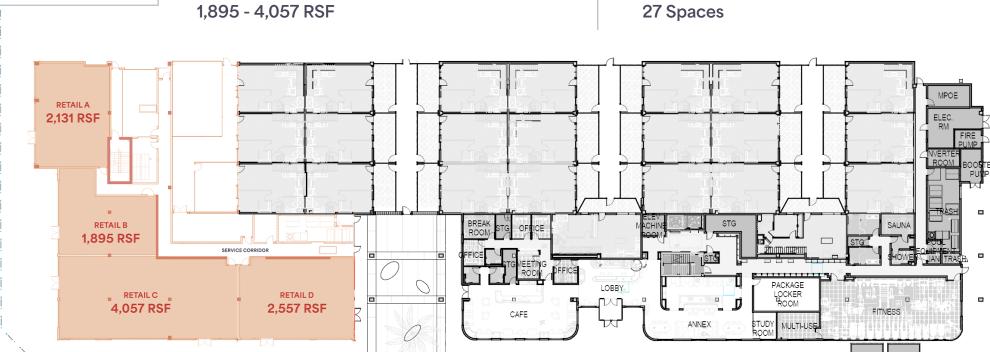








27 Spaces



RESTAURANT / RETAIL OPPORTUNITY

OVERALL SITE PLAN

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



E. Chapman Avenue







SRS



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

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

project;

residents.

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



Brea Mall

Floors / 6

SEARS REDEVELOPMENT MULTI-FAMILY

1065 Brea Mall, Brea, CA

Number Beds / 380

NEARBY PROJECTS

Under Construction

HUB Fullerton

STUDENT HOUSING

Number Beds / 1.251

*Milender White, Core Spaces

2601 E. Chapman Ave, Fullerton, CA

Est Complete / August 2025

Floors / 6

Est Complete / April 2025

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

RACE & ETHNICITY one mile three mile five mile 35.6% White Alone 34.3% 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% 49.2% 49.7% 47.2% Hispanic Origin (Any Race)

W 11th St

W 12th St

Loyola High

School Of Los

Angeles

W 18th St

W 11th St

Venice Blvg

Mes M Wood Blvd

110

Los Angeles

Convention

Shire Blvd

crypto.com

FOR MORE INFORMATION, CONTACT

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