



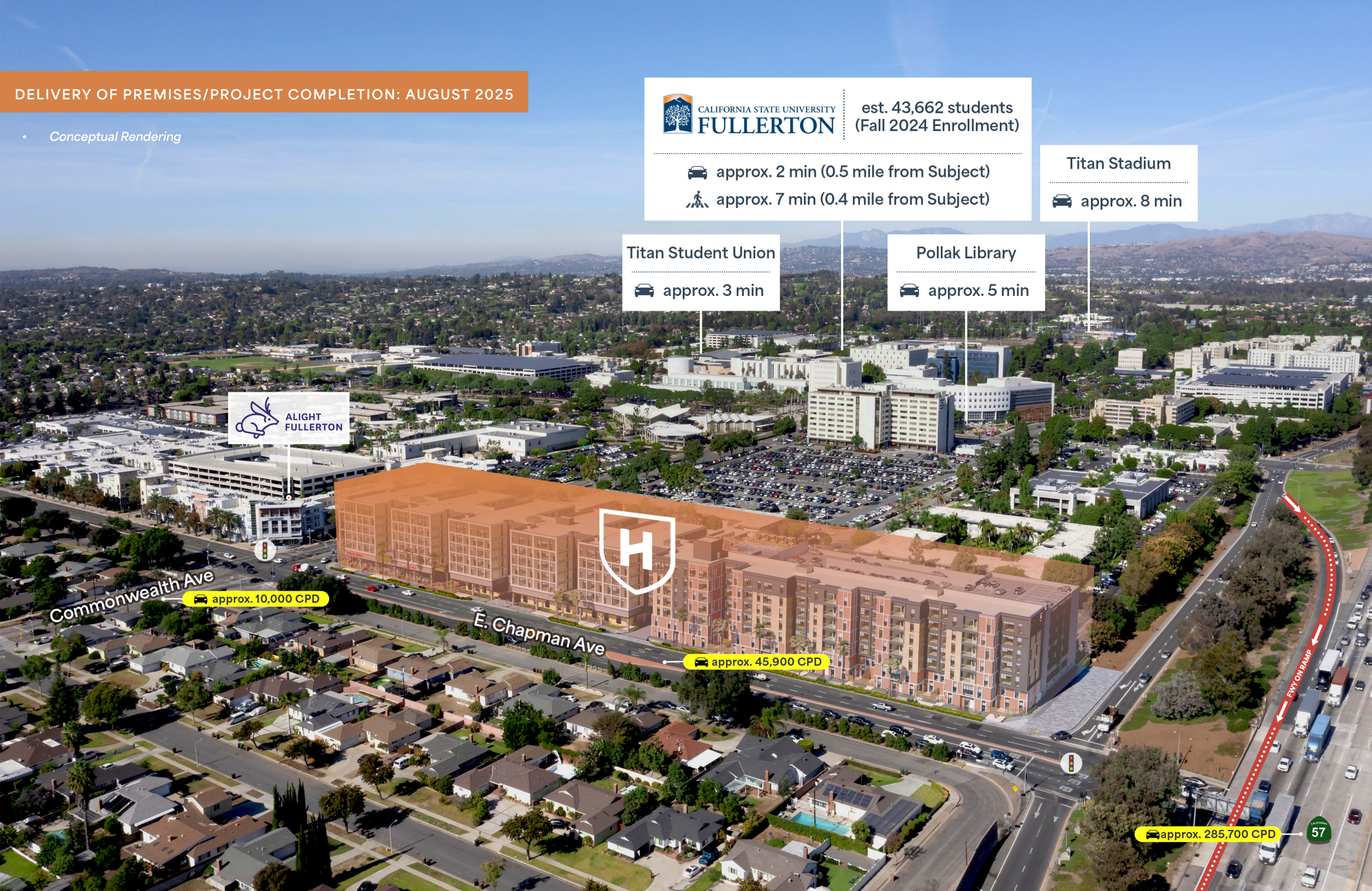
2601 E. Chapman Ave, Fullerton, CA 92831

LEASING BROCHURE

RESTAURANT / RETAIL OPPORTUNITY

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





DELIVERY OF PREMISES/PROJECT COMPLETION: AUGUST 2025

• Conceptual Rendering



est. 43,662 students
(Fall 2024 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



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 **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

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

2601
E. Chapman Ave
Fullerton, CA
92831



FULLERTON





ROOFTOP + POOL



EXECUTIVE BUSINESS AREA

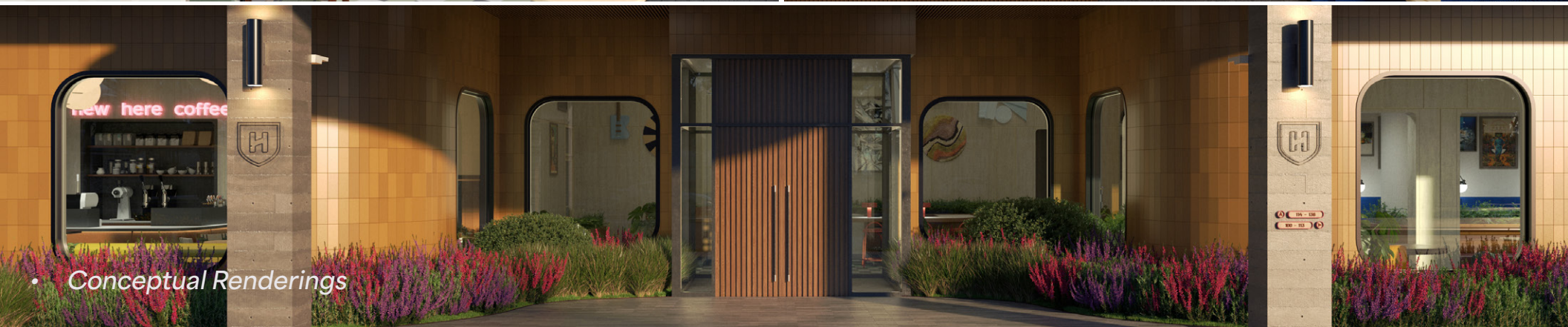
THE AMENITIES



located inside the lobby for locally roasted coffee & pastries



MEET + STUDY



Conceptual Renderings

RESTAURANT / RETAIL OPPORTUNITY

1,895 - 4,057 RSF

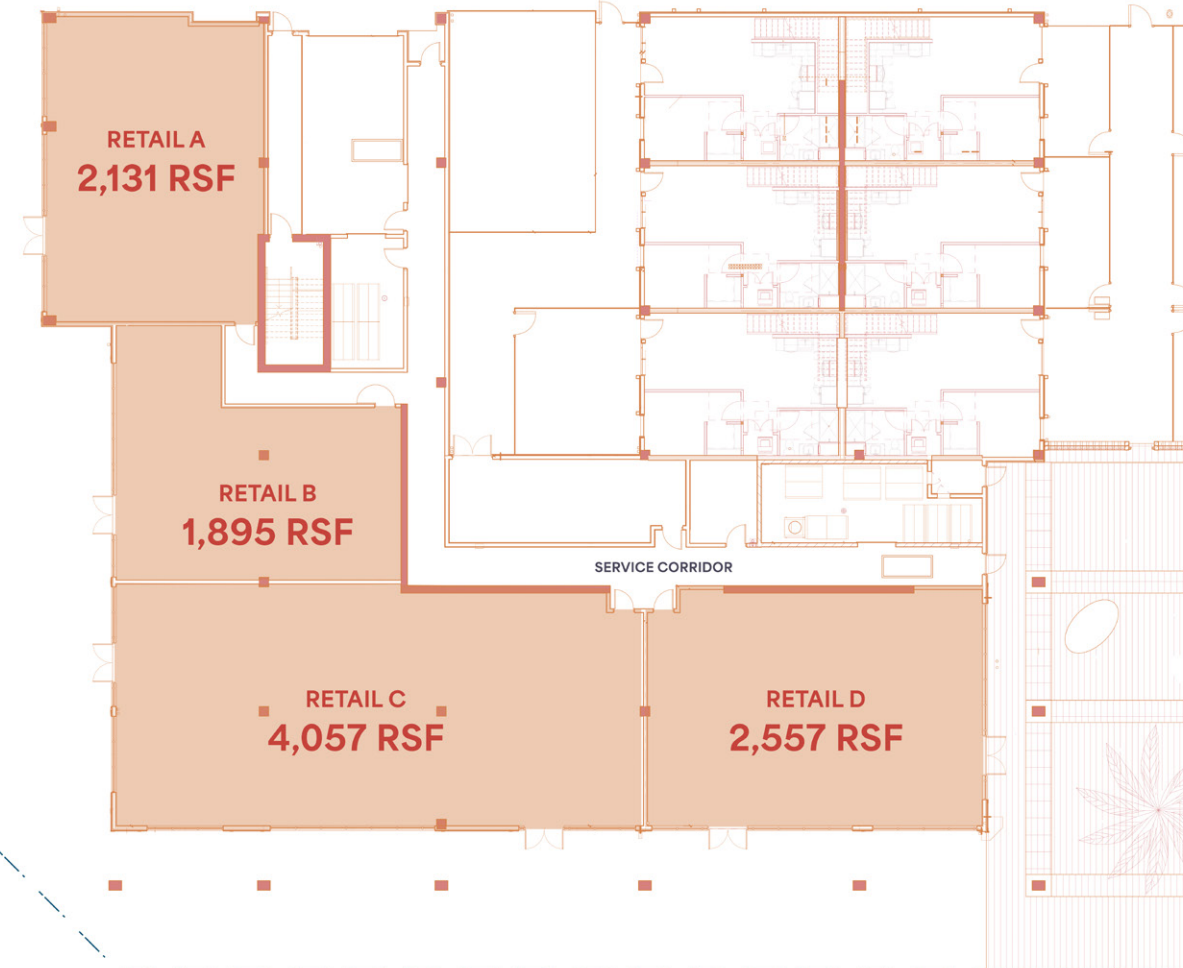
New Construction Mixed-Use Project

FLOOR PLAN

Commonwealth Avenue (approx. 10,000 cpd)



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



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FULLERTON



OVERALL SITE PLAN

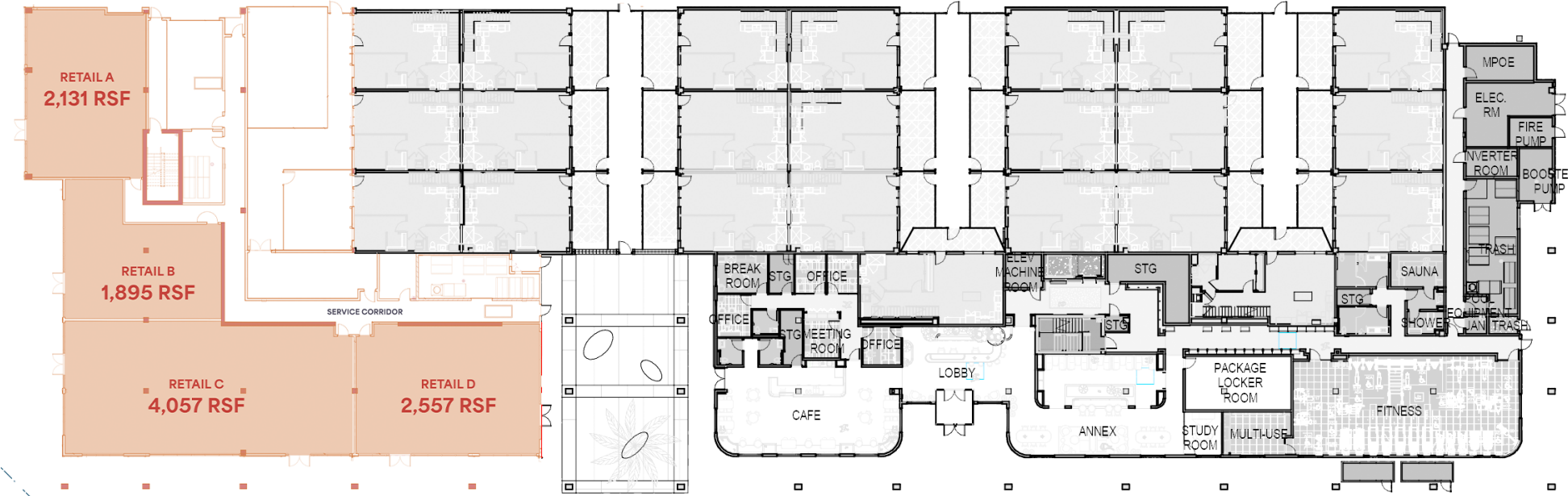
RESTAURANT / RETAIL OPPORTUNITY

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



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FULLERTON



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HUB 
FULLERTON

