

FOR LEASE

# Orangefair Marketplace

1440 S Harbor Blvd | Fullerton, CA 92832



## Retail & Restaurant Opportunity

7,387 SF Endcap

Divisible: 3,684 SF - 7,387 SF

3,000 SF

Improved Restaurant + Patio

## Ground Lease Opportunity

±5,000 SF of Land

## DESCRIPTION

- Prominent regional retail center anchored by Best Buy, Big 5 Sporting, Marshalls, Burlington, Michaels, Chuze Fitness, Skechers, & more!
- Immediate access to 91 Freeway & shopping center bordered by 3 major arterials including Harbor Blvd. (±56k CPD), Lemon St. (±35k CPD), & Orangethorpe Ave. (±38k CPD)
- Strategically positioned center within an extremely dense retail corridor surrounded by numerous national & regional tenants
- 323 unit multifamily offering additional customer base immediately adjacent to shopping center
- Strong demographics and dense residential and workforce populations within 1, 3, & 5 mile radiuses

## CONTACT

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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	30,685	242,539	606,176
Avg Household Income	\$103,502	\$121,340	\$125,014
Daytime Population	15,514	132,385	324,558

Source: Esri 2025

## SRSRE.COM

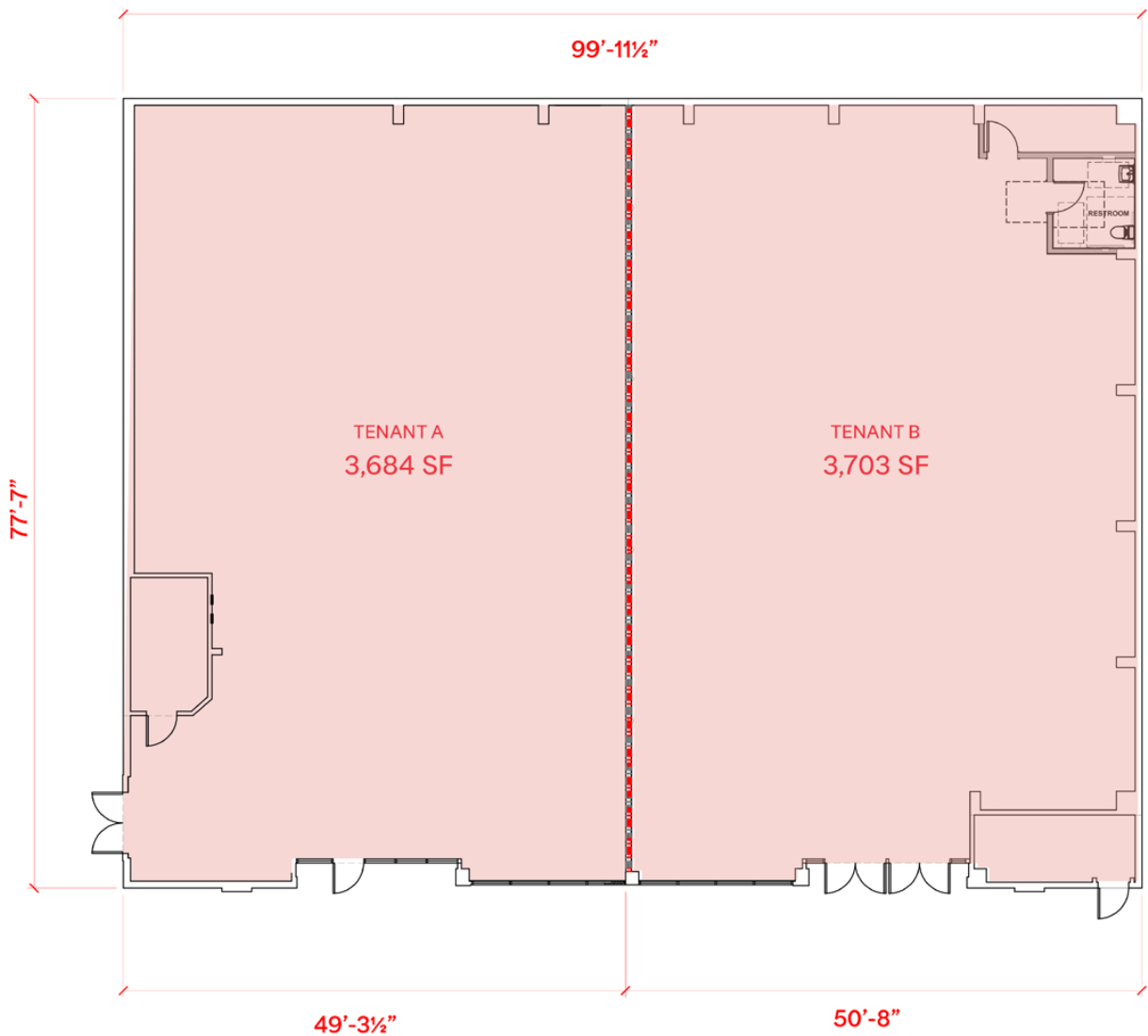
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**PLEASE DO NOT DISTURB EXISTING TENANTS**



No.	Tenant	SF
1	GEN Korean BBQ House	7,100
2	Panda Express	1,800
3	Dave's Hot Chicken	1,925
4	El Pollo Loco	2,240
5	Chuze Fitness	37,500
<b>a</b>	<b>6 Available</b>	<b>3,684 - 7,387</b>
7	Cycle Gear	6,000
8	Gallagher Pediatric	9,100
9	Visionworks	5,300
10	Dollar Tree	13,020
Shop Building (11A-11F)		
11A	Azure Nails & Spa	1,135
11B	EyeBrow Threading	868
11C	Cold Stone Creamery	1,110
11D	Tru Bowl	930
<b>b</b>	<b>11E Improved Restaurant + Patio</b>	<b>3,000</b>
11F	Coffee Bean & Tea Leaf	1,440
12	Michaels	20,821
13	Big 5 Sporting	16,167
14	Best Buy	38,100
15	Skechers	14,016
16	Western Union	2,100
17	Marshalls	31,444
18	Mattress Firm	4,890
19-20	Bikram Yoga	2,900
21	Broken Yolk	5,000
23	Dunn-Edwards	9,000
24	Burlington Coat Factory	75,000
26	DaVita	10,000
27	InCahoots	10,000
<b>d</b>	<b>Ground Lease Opportunity</b>	<b>±5K SF of Land</b>

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**Site**  
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 Fullerton, CA 92832

**SRS**  
 SRS REAL ESTATE PARTNERS

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CALIFORNIA STATE UNIVERSITY  
**FULLERTON**  
 Total Enrollment  
 Est. 45K (2025)

**FULLERTON**  
 Total Enrollment  
 19,521 (2024-25)

St. Joseph Health  
 200,000 SF

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