NOHL PLAZA

1440-1628 E LINCOLN AVENUE | ORANGE, CA

STATE ROUTE 55 | 211,600 ADT

55

N TUSTIN STREET | 19,000 ADT

LINCOLN AVENUE | 21,900 ADT

Regency Centers.

RETAIL/RESTAURANT SPACE
AVAILABLE FOR LEASE

RI

Location Aerial.

91

55

Nohl Ranch Rd

W Lincoln Ave

NOHL PLAZA

VONS | Starbucks

IN·N·OUT BURGER

Chick-fil-A

Walmart | **TRADER JOE'S**

HomeGoods | **CHIPOTLE**

24 FITNESS | **PETSMART**

SPROUTS FARMERS MARKET | **ULTA** BEAUTY

N Santiago Blvd

Orange Lutheran High School

Meats Ave

TARGET

Meats Ave

N Tustin St

Ralphs

Villa Park High School

THE HOME DEPOT

W Taft Ave

T·J·MAXX | **Smart&Final.**

DAISO JAPAN | **CVS** pharmacy

E Katella Ave

E Katella Ave

Michaels

E Katella Ave

Meats Ave

Property Highlights.

Features:

+ Large format Vons grocery anchored neighborhood center catering to daily needs

+ Freeway access with convenience to the 55 Fwy (211,600 ADT)

+ Strong arteriole streets of North Tustin (19,000 ADT) and Lincoln Avenue (21,900 ADT)

+ Approximately 1.4 million property visits

+ Conveniently located within a short 4-mile radius from Chapman University

RI

# Site Plan.

Stand Alone Pad
2,625 SF total
(space is divisible)

LINCOLN AVE
(21,700 VPD)

DEL TACO
1440

1602
1604
1606

1628

2756

76

The UPS Store UPS

1442
1444
1446
1448
1500
1502
1504
1506
1508
1510
1512
1514
1516
1518
1520
1522

Elite Sports Medicine

verizon✓

JUST SIGNED!

BEAUTY Bungalows

1526

2734

STARBUCKS

STATE RTE 55
(222,100 VPD)

N TUSTIN ST
(31,000 VPD)

VONS

2680
2668
2664
2660
2652

2684

2634-2638

BANK OF AMERICA

N

■ AVAILABLE   ■ LEASED   ■ AVAILABLE SOON   □ NAP (NOT A PART)

Center Size: 103,639

SPACE	TENANT	SF
1502	AVAILABLE	1,310
1506	AVAILABLE (2ND GEN SANDWHICH SHOP)	1,120
1602	AVAILABLE (FORMER MS.DONUT) - PAD	900
1604	AVAILABLE - PAD	875
1606	AVAILABLE - PAD	873
2660	AVAILABLE	865
2664	AVAILABLE	716
1440	DEL TACO	2,500
1442	THE UPS STORE	1,120
1444	AVAILABLE SOON	1,120
1446	MODERN CUT	1,120
1448	KAI JAPANESE RESTAURANT	1,400
1500	WHAT A LOT A PIZZA	1,120
1504	ELITE SPORTS MEDICINE	1,700
1508	SAHARA NAILS AND LASHES	1,839
1510	ROGER'S HOMEMADE ICE CREAM	1,400
1512	SPIN CYCLE CLEANERS	1,120
1514	EJ'S SMOKESHOP & WATER	1,120
1516	CARE ACUPUNCTURE CLINIC	1,120
1518	GOODDAY DENTAL CARE	1,120
1520	PACIFIC URGENT CARE	1,365
1522	VERIZON WIRELESS	865
1526	BEAUTY BUNGALOWS	5,271
1628	MAMMA HONGS	2,520
2634	CAT CARE CLINIC	3,162
2652	TARTAN ROOM	2,700
2668	NICOLE HAYDT DDS ORTHODONTIST	1,015
2680	BANK OF AMERICA	6,300
2684	VONS	50,810
2734	STARBUCKS	2,673
2756	UNION 76	2,500

Pad Building & Rendering.

Stand Alone Pad 2,625 SF total (space is divisible)
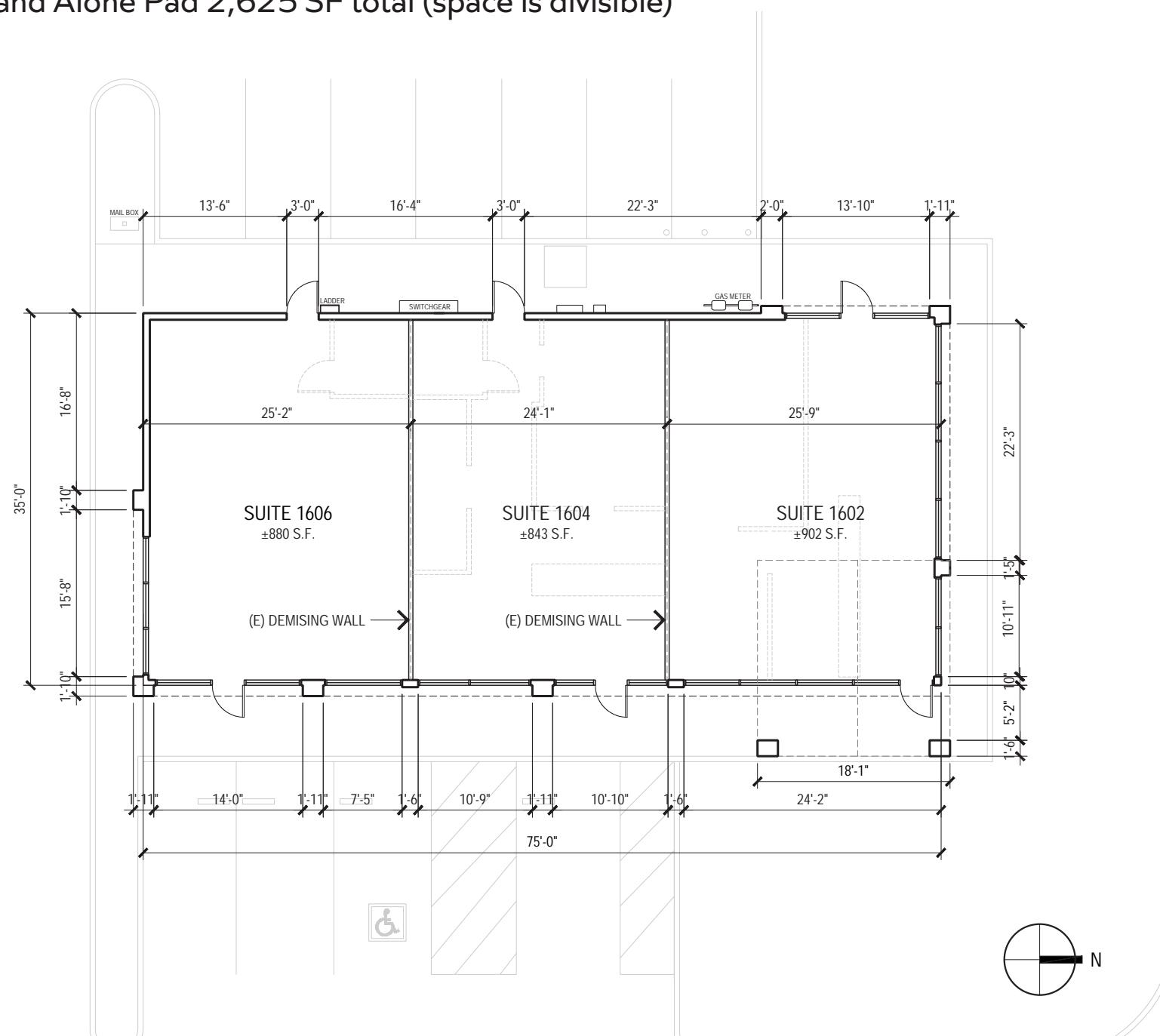
Floor Plan

	13'-6"	3'-0"	16'-4"	3'-0"	22'-3"	2'-0"	13'-10"	1'-11"

MAIL BOX

LADDER   SWITCHGEAR   GAS METER

25'-2"   24'-1"   25'-9"

22'-3"

35'-0"   16'-8"

1'-10"

SUITE 1606
±880 S.F.

SUITE 1604
±843 S.F.

SUITE 1602
±902 S.F.

15'-8"

(E) DEMISING WALL →   (E) DEMISING WALL →

1'-5"

10'-11"

1'-10"

1'-0"

5'-2"

1'-6"

18'-1"

1'-11" | 14'-0" | 1'-11" | 7'-5" | 1'-6" | 10'-9" | 1'-11" | 10'-10" | 1'-6" | 24'-2"

75'-0"

N

Demographics.

Nohl Plaza is located in the heart of Orange, surrounded by affluent communities such as Villa Park, Anaheim Hills, and Orange Hills.

+ Dense trade area with large daytime population

+ Close proximity to Chapman University with over 8,305 enrolled students

+ Median Household Incomes over $100,000

+ Located at a strong intersection with great traffic counts

Population	1 Mile	3 Miles	5 Miles
Estimated Population	19,274	142,026	469,821
Forecasted Population (2027)	19,227	142,524	472,497

Daytime Demos			
Total Daytime Population	17,981	178,880	510,526

Median Household Income			
Estimated Median Household Income	$121,076	$106,546	$101,867
Median Disposable Income	$100,736	$86,734	$82,046

Avg Household Income			
Estimated Average Household Income	$154,531	$147,699	$140,662
Average Disposable Income	$109,619	$103,464	$99,245
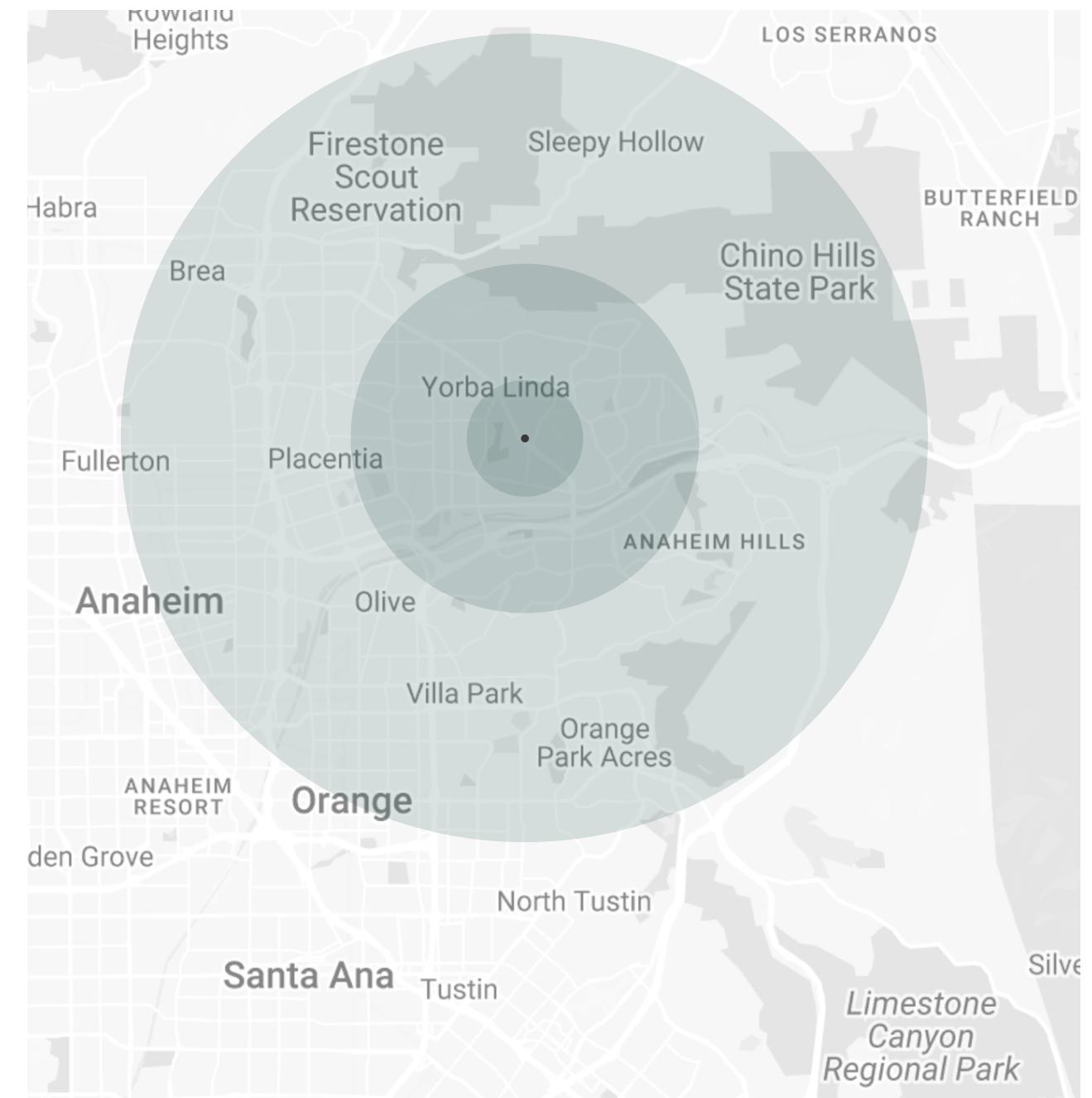
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Regency Centers.

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