

ORANGE

Chapman Ave & Prospect

3302-3444 E Chapman Ave.
Orange, CA

Anchor Retail
Opportunity

PROSPECT PLAZA



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CITY OF ORANGE CHAPMAN AVENUE RETAIL

Rare anchor unit opportunity at busy Orange center with national tenants. Situated directly at the busy intersection of Chapman Avenue and Prospect Street, close to I-55 commuter Freeway. Strong daytime density including El Modena High School within walking distance.

- Busy retail center with strong co-tenants including Chipotle, Jersey Mike's, Original Pancake House, and more.
- Property located directly on Chapman Ave. near CA-55 Fwy; visibility to over 45,000 CPD
- Close proximity to office and residential projects; 30,000 employees within two miles

LOCATION

3400 E Chapman Avenue

SEC Prospect St. & Chapman Ave.
Orange, CA 92869

AVAILABLE

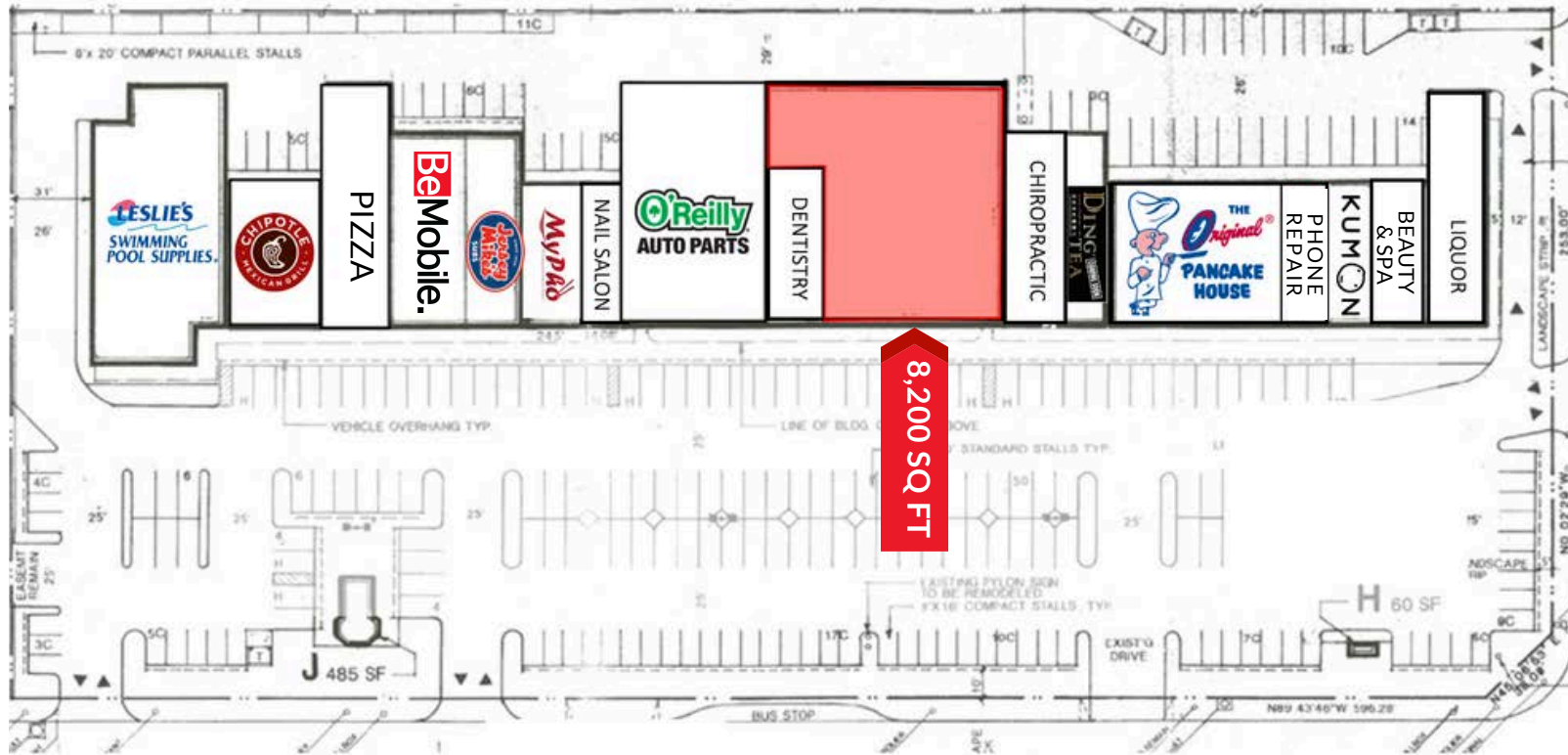
Anchor Unit | 8,200 Sq. Ft.

IN GOOD COMPANY

Key area tenants include In-n-Out Burger, Chipotle, 85 Degrees Cafe, Stater Bros., Target, Walgreens, and more.



SITE PLAN



PROSPECT ST
21,500 CPD

CHAPMAN AVE
57,000 CPD



3202-3444 E CHAPMAN AVE
ORANGE, CA

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THE AREA

BY THE NUMBERS

3202-3444 E Chapman Avenue
SEC Prospect St. & Chapman Ave.
Orange, CA 92869

POPULATION

1 mile | 26,616
2 mile | 82,577
3 mile | 164,684

HOUSEHOLD INCOME

1 mile | \$153,041
2 mile | \$166,425
3 mile | \$166,403

DAYTIME POPULATION

1 mile | 19,528
2 mile | 65,909
3 mile | 173,975

STUDENT POPULATION

El Modena High School | 2,000+

TRAFFIC COUNT

E Chapman Ave | 57,000 CPD
N Prospect St | 21,500 CPD

