

AVAILABLE FOR LEASE
±1,400SF RETAIL SPACE
4528 E CHAPMAN AVE, ORANGE, CA



PROPERTY OVERVIEW

Lee & Associates - Newport Beach is pleased to offer for lease the multi-tenant retail property, Village Plaza Shopping Center, located at the SEC of Chapman Ave & Hewes St in Orange, CA. The property is anchored by Albertsons Grocery which drives additional traffic to this adjacent retail strip. The landlord is renovating the space to vanilla shell condition, ready for your improvements. Call us today to discuss availability.

Located just over a mile east of the 55 Freeway on Chapman Ave in central Orange County. The signalized intersection of Chapman Ave & Hewes St averages approximately 50,000 cars per day. El Modena High School is just west of the property with an enrollment of almost 2,000.

SPACE DETAILS

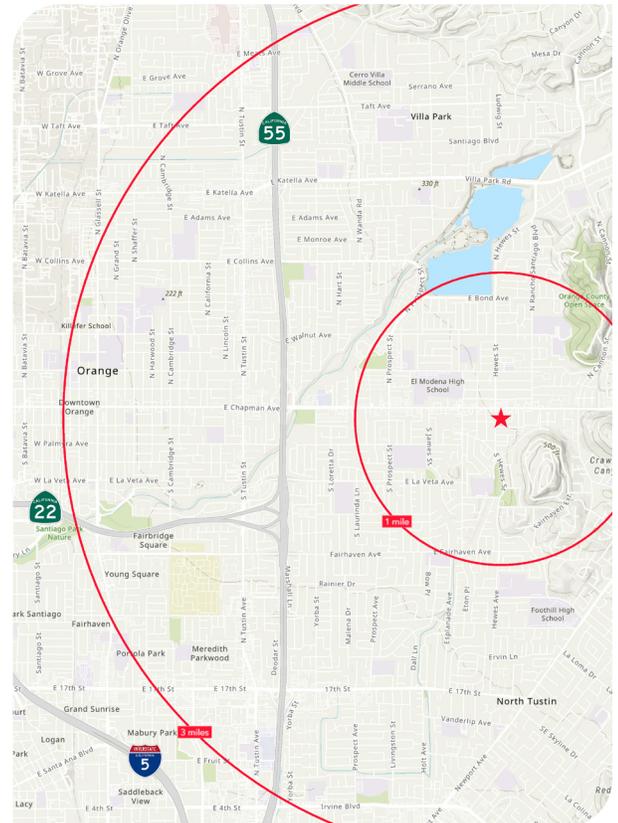
- PROPERTY: Village Plaza Shopping Center
- ADDRESS: 4528 E Chapman Ave
Orange, CA
- LEASE RATE: \$2.75psf + NNN
- SIZE: ±1,400sf

TRAFFIC COUNTS:

Chapman Ave: 40,000 AADT
Hewes St: 9,000 AADT

Brian Barson, CCIM
bbarson@lee-associates.com
D 949.724.4717
CA DRE 01945282

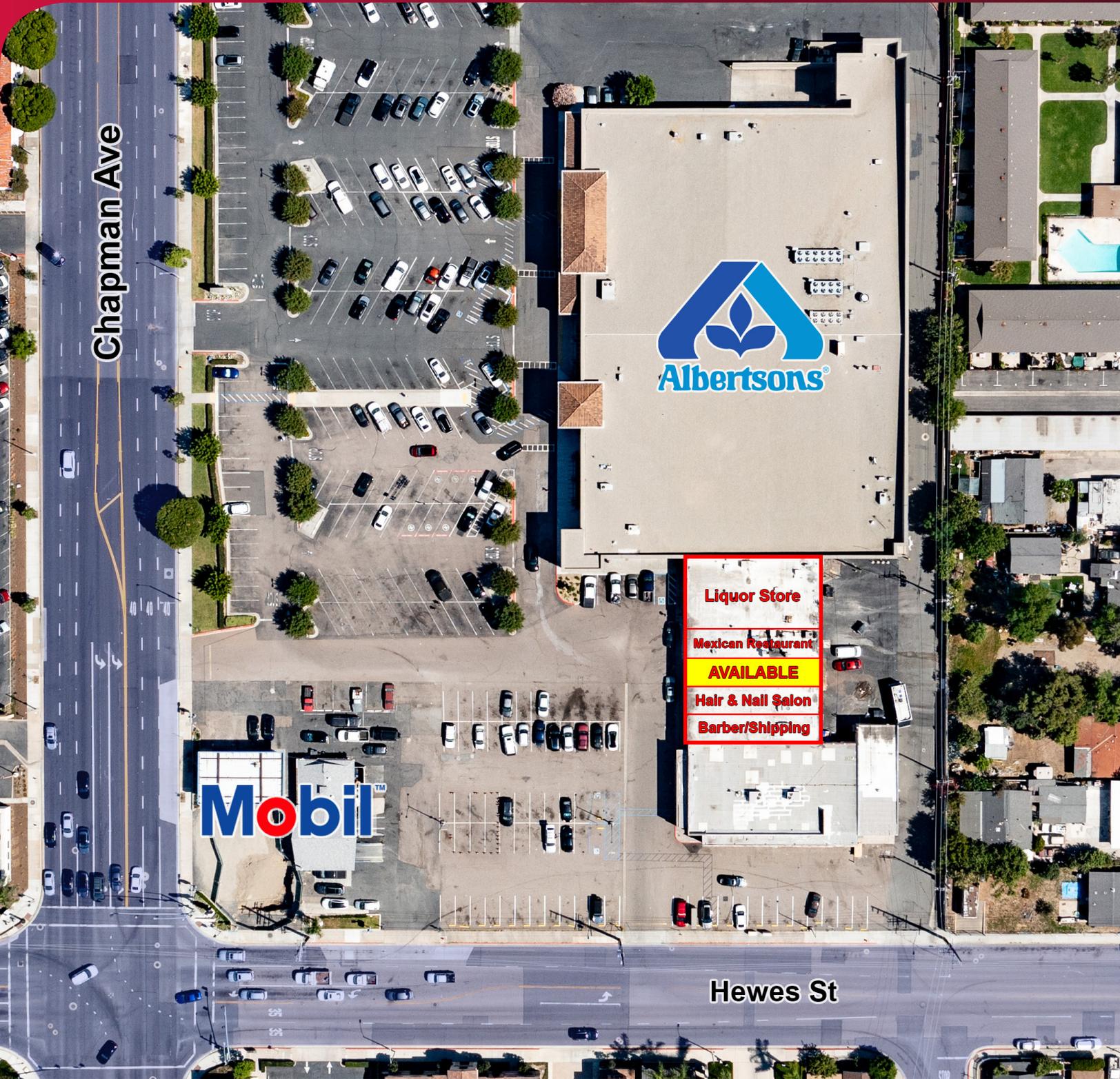
Shannon Zacher
szacher@lee-associates.com
D 949.724.4703
CA DRE 02310568



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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