



**For Sale:
Commercial Vacant Lot
604 W. Chapman Ave, Placentia**



Karen Shin
Cell: 714.606.1391

Coldwell Banker Best Realty
4130 W Commonwealth Ave
, Fullerton, CA 92833
Dre#: 01721241



*** Located in a Northgate Shopping Center which is being part of the Placentia Redevelopment Project (Chapman Corridor Redevelopment Area) ***

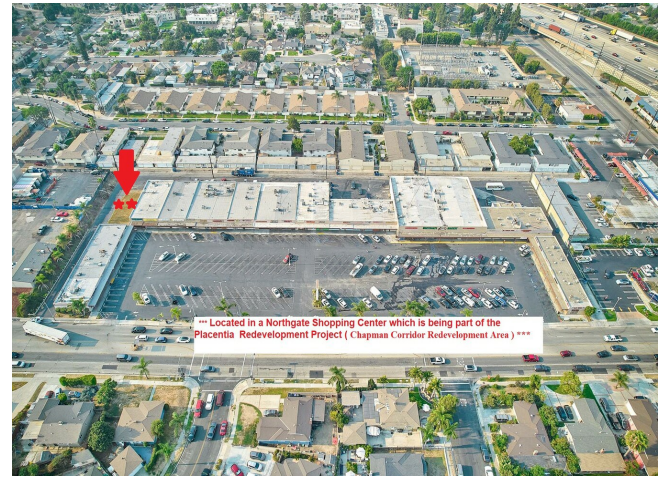
604 W. Chapman Ave, Placentia

\$399,000

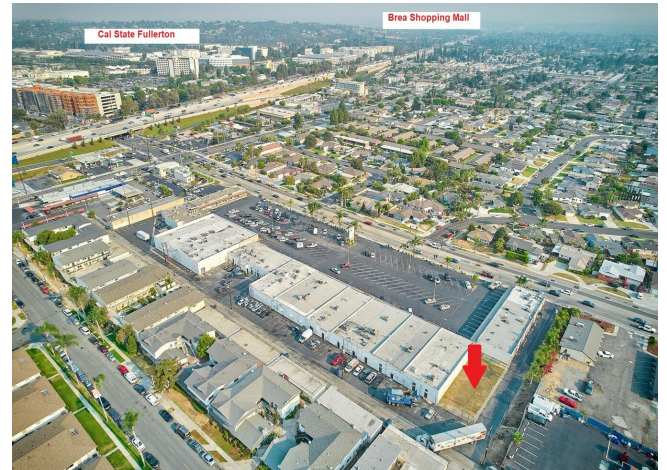
Commercial Lot for Sale!

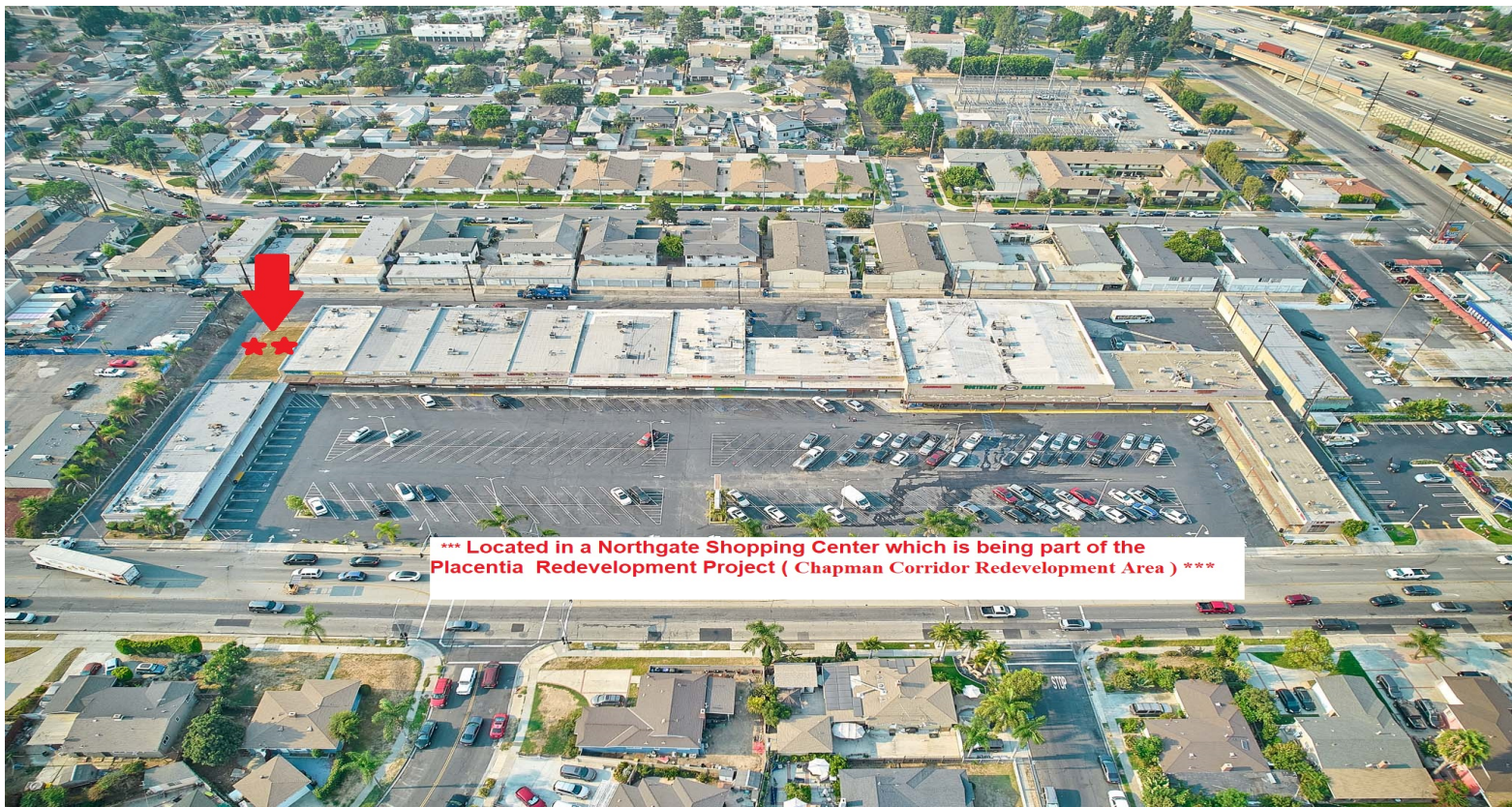
Approximately 10,454 sqft commercial lot in the Northgate Shopping Center, situated in the prime Placentia Redevelopment Area (Chapman Corridor Redevelopment Area), a rapidly evolving region.

Price:	\$399,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	
Sale Type:	Investment
Total Lot Size:	0.24 AC
No. Lots:	1
Zoning Description:	C1
APN / Parcel ID:	339-371-33



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604 W Chapman Ave, Placentia, CA 92870

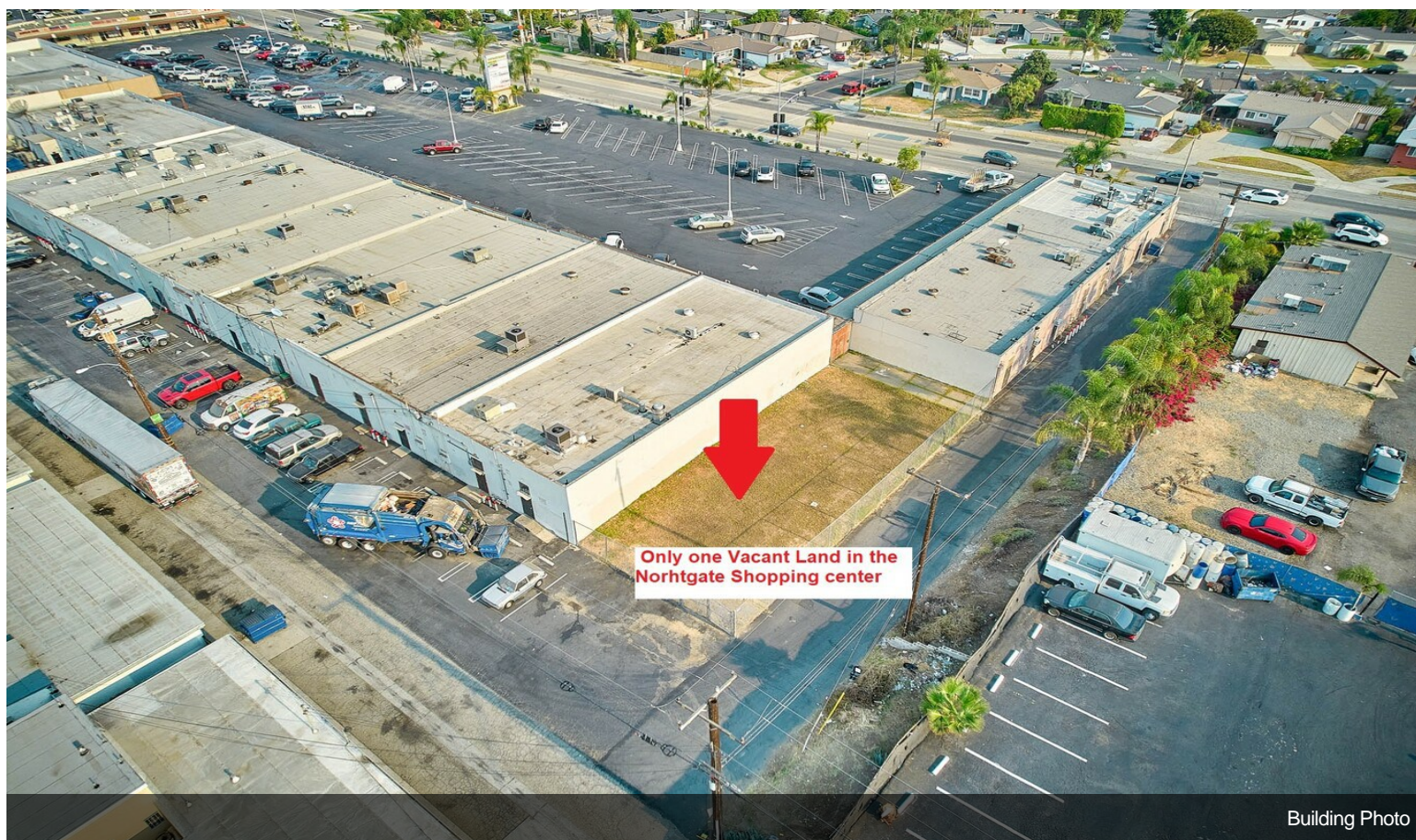
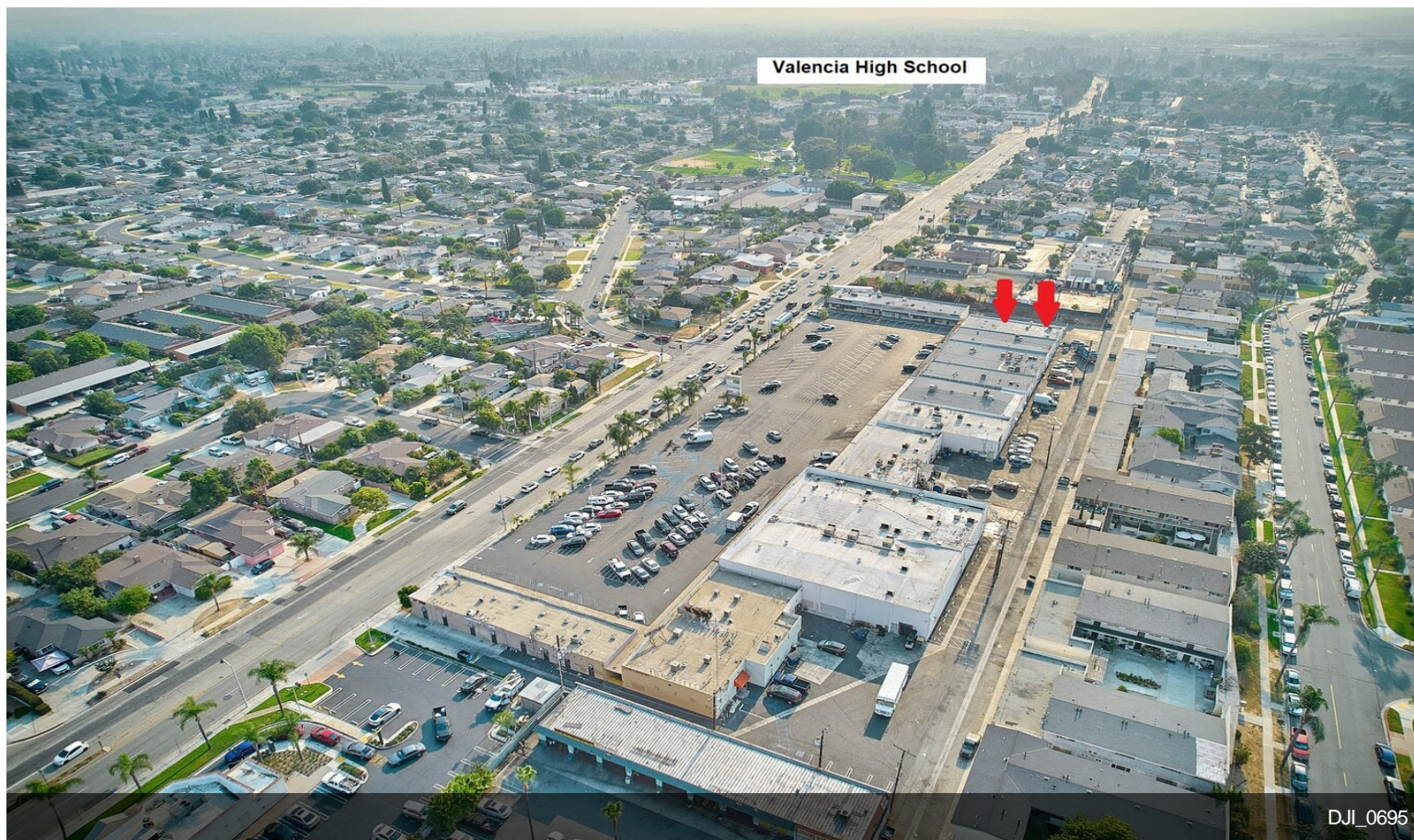
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1. According to the Planning Department, the final survey is scheduled for the end of 2024, with expected council approval by February 2025.
2. Rezoning: The current zoning (C1) will be changed to Residential & Commercial Mixed-Use, allowing for the development of up to 65 condominium units.
3. Future Growth: Located in the Chapman Corridor Redevelopment Area, this site is poised for substantial future growth and increased value.

Don't miss out on this unique opportunity to secure a prime commercial location in a rapidly evolving area with endless possibilities!

Property Photos



Property Photos

