



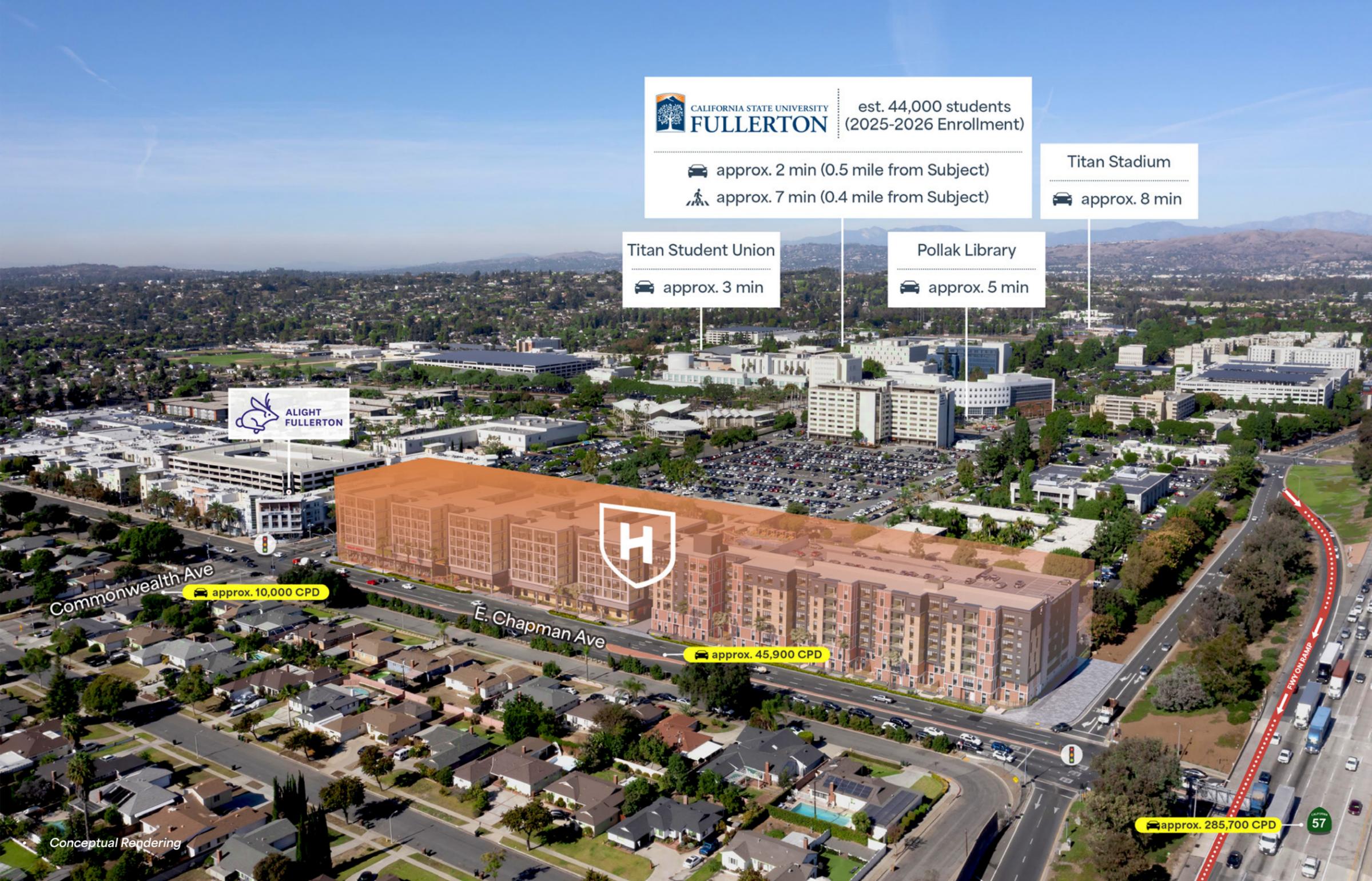
HUB 
FULLERTON

2601 E. Chapman Ave, Fullerton, CA 92831

LEASING BROCHURE

RESTAURANT / RETAIL OPPORTUNITY

1,895 SF - 4,057 RSF New Construction Mixed-Use Project



CALIFORNIA STATE UNIVERSITY FULLERTON est. 44,000 students (2025-2026 Enrollment)

🚗 approx. 2 min (0.5 mile from Subject)
 🚶 approx. 7 min (0.4 mile from Subject)

Titan Stadium
 🚗 approx. 8 min

Titan Student Union
 🚗 approx. 3 min

Pollak Library
 🚗 approx. 5 min

ALIGHT FULLERTON



Commonwealth Ave
 🚗 approx. 10,000 CPD

E. Chapman Ave
 🚗 approx. 45,900 CPD

🚗 approx. 285,700 CPD



Conceptual Rendering

HUB

FULLERTON

Steps from campus and downtown, and fully in the mix of everything Fullerton has to offer. From school, restaurants, take-out joints, entertainment venues, and shopping plazas, all within walking distance.

RESTAURANT / RETAIL OPPORTUNITY

PROJECT OVERVIEW

1,895 - 4,057 RSF
 New Construction
 Mixed-Use Project

- New, high Image 1251 bed student-oriented housing development
- Walkable to large number of adjacent residential and employment bases surrounding Cal State Fullerton
- High volume spaces with expansive storefront and signage opportunities

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.



ROOFTOP + POOL



EXECUTIVE BUSINESS AREA

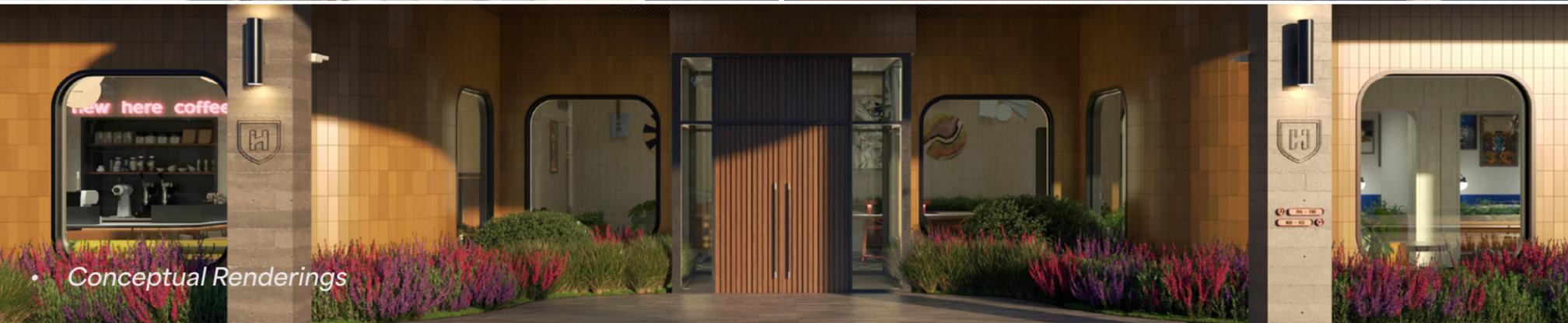
THE AMENITIES



new here coffee
located inside the lobby for locally roasted coffee & pastries



MEET + STUDY



• Conceptual Renderings

RESTAURANT / RETAIL OPPORTUNITY

1,895 - 4,057 RSF

New Construction Mixed-Use Project

FLOOR PLAN

Commonwealth Avenue (approx. 10,000 cpd)



E. Chapman Avenue (approx. 45,900 cpd)

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OVERALL SITE PLAN

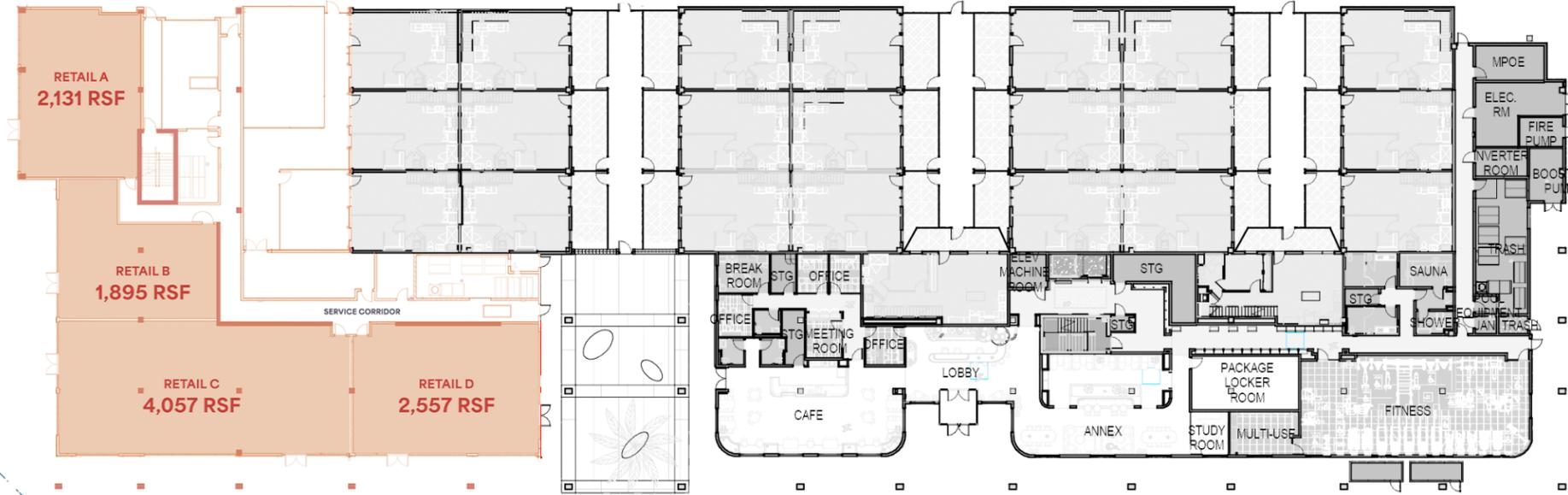
RESTAURANT / RETAIL OPPORTUNITY

1,895 - 4,057 RSF

DESIGNATED RETAIL PARKING

27 Spaces

Commonwealth Avenue (approx. 10,000 cpd)



E. Chapman Avenue (approx. 45,900 cpd)

E. Chapman Avenue



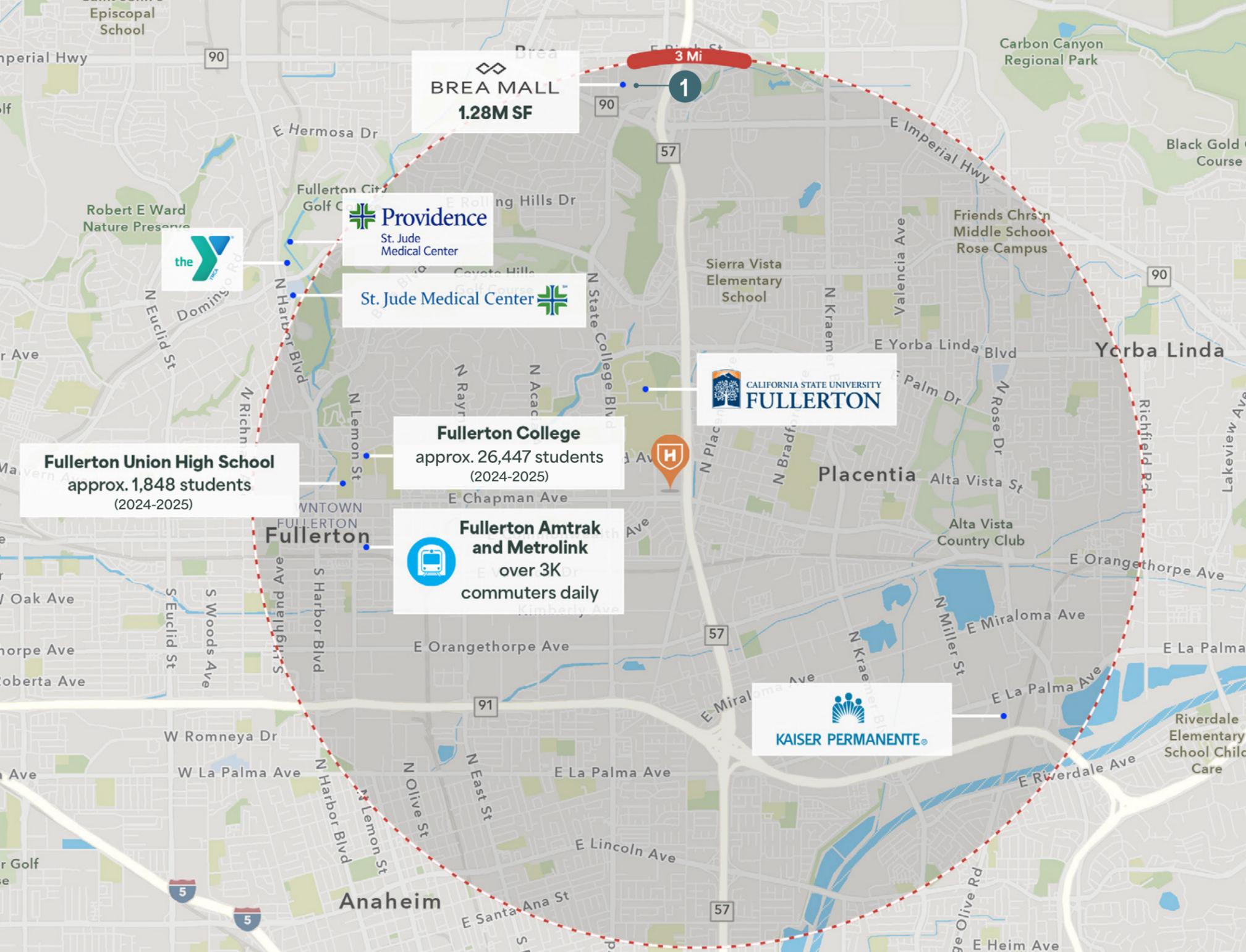
2601
E. Chapman Ave
Fullerton, CA
92831



FULLERTON



SRS



NEARBY PROJECTS



HUB Fullerton

STUDENT HOUSING

2601 E. Chapman Ave, Fullerton, CA

Number Beds / **1,251**

Floors / **6**

*Milender White, Core Spaces



Brea Mall

SEARS REDEVELOPMENT MULTI-FAMILY

1065 Brea Mall, Brea, CA

Number Beds / **380**

Floors / **6**

*Homart Development Co., Simon Property Group, Inc.

SURROUNDING TRADE AREA

Fullerton is a full-service city renowned for its unique mix of residential, commercial and industrial, educational and cultural environments that provide an outstanding quality of life for its residents.

The City Council has officially approved a fresh new look for our downtown wayfinding as part of the Transit Center Enhancement project;

RACE & ETHNICITY	one mile	three mile	five mile
White Alone	34.3%	35.6%	34.8%
Black Alone	3.3%	2.2%	2.1%
American Indian/Alaska Native Alone	1.4%	1.5%	1.4%
Asian Alone	17.9%	17.0%	20.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Hispanic Origin (Any Race)	49.2%	49.7%	47.2%

DEMOGRAPHICS

one mile

Population / **25,963**

Avg HH Income / **\$95,907**

Daytime Population / **14,577**

Median Age / **30**

three miles

Population / **198,788**

Avg HH Income / **\$131,263**

Daytime Population / **109,761**

Median Age / **36**

five miles

Population / **468,323**

Avg HH Income / **\$140,271**

Daytime Population / **304,055**

Median Age / **37**

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FOR MORE INFORMATION, CONTACT

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HUB 
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