

SUMMARY

PROPERTY DESCRIPTION

The subject property is a two-story building located in the College Plaza Shopping Center on Chapman Avenue in Fullerton, CA, County of Orange. This former 2-story bank branch building is ±5,449 square feet and sits on a ±24,317 square foot parcel with ample parking (±22 stalls). Per the City of Fullerton, this property is zoned as G-C, General Commercial. No leave behind ATM.

DUE DILIGENCE

Due diligence can be found at: www.BankingCentersForSale.com

TRAFFIC COUNTS

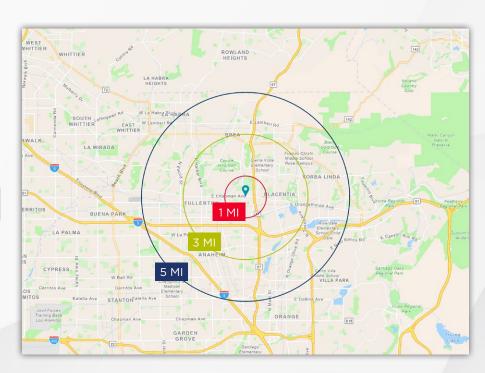
E. Chapman Ave.: 30,399 ADT N. State College Blvd.: 22,983 ADT

DEMOGRAPHICS | 2025

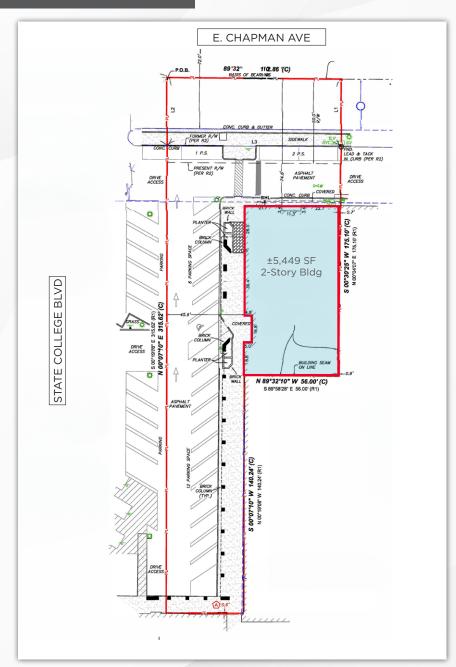
	1 MILE	3 MILES	5 MILES
Population	23,508	203,927	480,158
AHH Income	\$108,345	\$130,734	\$139,287
Daytime Population	14,401	107,210	307,929

Source: ESRI 2024 & CoStar

Parcel Size	±24,317 SF (±0.558 AC)	
Address	2516 E. Chapman Avenue Fullerton, CA 92831	
Building Size	±5,449 SF	
Floors	2-Story	
Year Built	1963	
APN	033-420-04	
Zoning	G-C (General Commercial)	
Parking	21 Standard 1 Handicap	



SURVEY MAP



(For Illustration Purposes Only)

BIRDSEYE VIEW



MARKET AERIAL



2516 E CHAPMAN AVE | FULLERTON, CA

For more information please contact:

PHIL LYONS

Managing Director Phil.Lyons@cushwake.com 1.760.431.4210 LIC #01093731

CHAD IAFRATE

Executive Director Chad.lafrate@cushwake.com 1.760.431.4234 LIC #01329943



12830 El Camino Real, Suite 100 San Diego, CA 92130 Main: 858 452 6500 www.cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.