



**CUSHMAN &
WAKEFIELD**



FOR SALE

±5,449 SF Former Bank



2516 E. CHAPMAN AVE | FULLERTON, CA

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

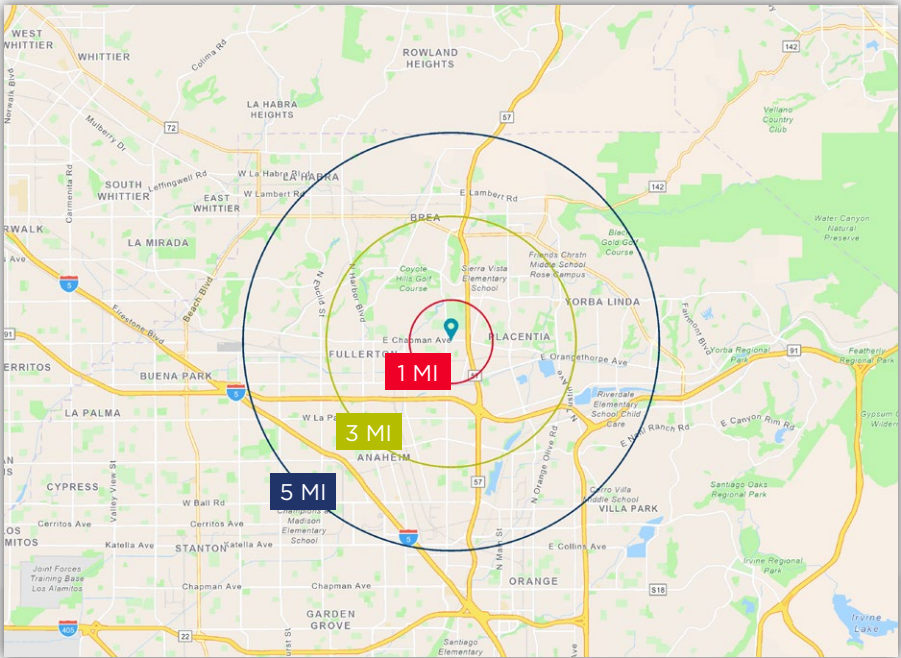
E. Chapman Ave.: 30,399 ADT
N. State College Blvd.: 22,983 ADT

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

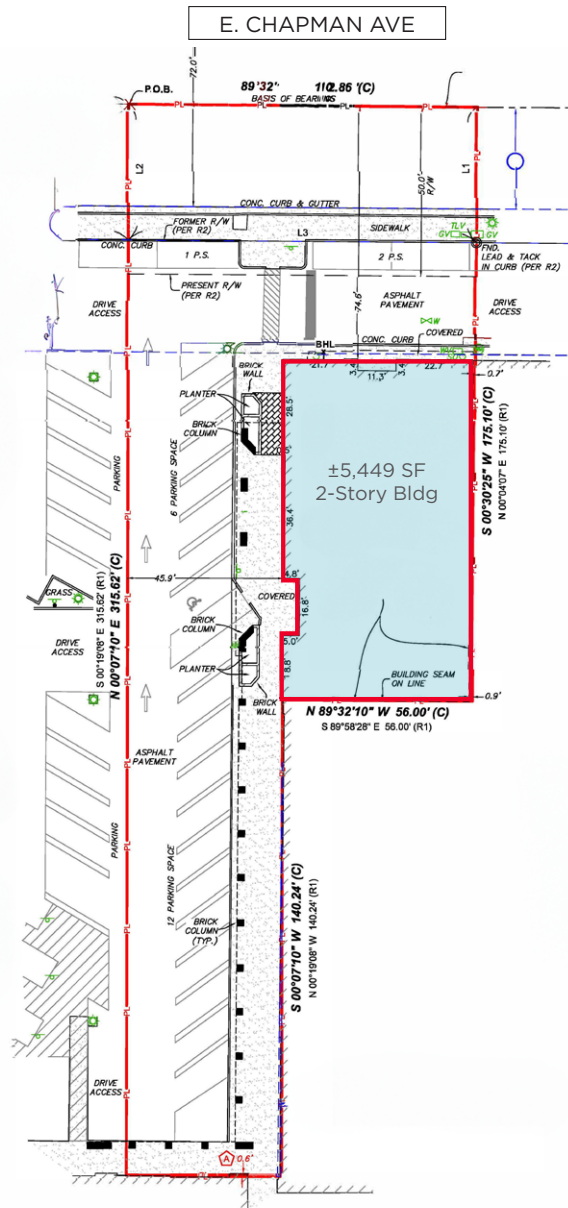
Parcel Size	±24,317 SF (±0.558 AC)
Address	2516 E. Chapman Avenue Fullerton, CA 92831
Building Size	±5,449 SF
Floors	2-Story
Year Built	1963
APN	033-420-04
Zoning	G-C (General Commercial)
Parking	21 Standard 1 Handicap



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SURVEY MAP

STATE COLLEGE BLVD



(For Illustration Purposes Only)

BIRDSEYE VIEW



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MARKET AERIAL



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For more information please contact:

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