

FOR SUBLEASE
2450 E Chapman Ave, Fullerton, CA 92831



SIZE
16,500 SF

RENTAL RATE
\$24.00 /SF/YR

RENT TYPE
Triple Net (NNN)

AVAILABILITY
60 Days

PROPERTY FACTS

Property Type	Retail – Department Store
Gross Leasable Area	16,500 SF
Total Land Area	1.50 AC
Year Built	1964
Parking Ratio	4.79 / 1,000 SF
Condition	Full Build-Out
Walk Score	78 – Very Walkable
Listing Date	02/13/2026

PROPERTY HIGHLIGHTS

- Prime retail location along E Chapman Ave in central Fullerton.
- Open floor plan — ideal for retail or showroom use.
- Excellent street visibility & signage opportunities.
- High-traffic shopping center with ample parking.
- Surrounded by national retailers, restaurants & service tenants.
- Easy access to the 57 Freeway & major streets.
- Central Air Conditioning & High Ceilings.
- Sublease opportunity from current tenant.



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