

RESTAURANT FOR LEASE

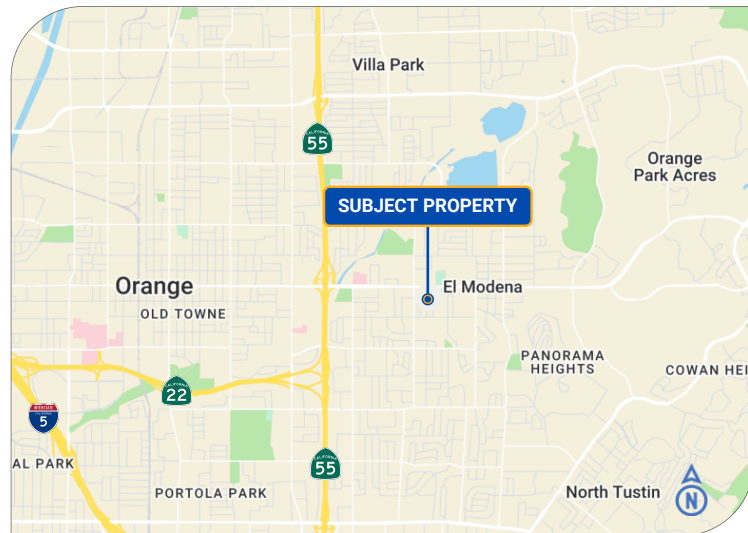
East Chapman Plaza

3538 E Chapman Ave, Orange CA 92869



PROPERTY HIGHLIGHTS

- Free-Standing Restaurant Building
- Prime Frontage with Strong daily Traffic counts
- High Visibility and Excellent Signage Opportunity
- Functional Restaurant Layout - former Sports Grill & Bar
- Located at the Orange/Tustin border – Great for Regional Exposure
- Strong surrounding Demographics with High Household Incomes
- Across from El Modena High School & ±7 minutes to Chapman University
- Easy access to 55, 22, I-5 Freeways
- Ample ADA-compliant Parking within a well-maintained Plaza
- Surrounded by Long-Established, Successful Businesses



ASKING RATE INFO

PRICE

\$4.00 PSF /Month

RESTAURANT DETAILS

Available Size: ± 2,520 SF NNN: \$0.75 PSF/Month

Restroom(s): 2 Walk-in Cooler & Freezer

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RESTAURANT
FOR
LEASE

East Chapman Plaza

3538 E Chapman Ave, Orange CA 92869



2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Average	27,010	165,138	482,711
Household Income	\$150,595	\$164,618	\$148,920
Daytime Population	6,628	98,693	270,656
Source: Esri			

2025 TRAFFIC COUNTS

E Chapman Avenue: **± 273,000 AAT** (Source: Caltrans)

E Chapman Avenue: **± 56,622 AADT** (Source: CoStar)

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

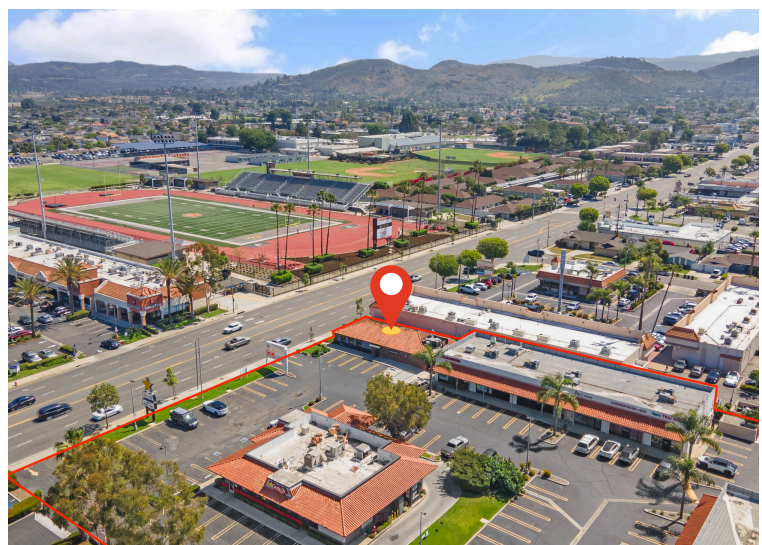
Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RESTAURANT
FOR
LEASE

East Chapman Plaza

3538 E Chapman Ave, Orange CA 92869



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

RESTAURANT FOR LEASE

East Chapman Plaza

3538 E Chapman Ave, Orange CA 92869



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

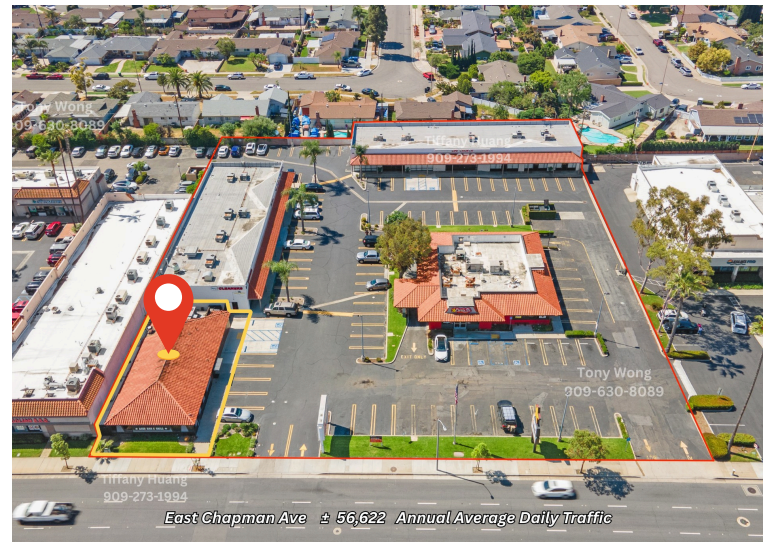
Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RESTAURANT
FOR
LEASE

East Chapman Plaza

3538 E Chapman Ave, Orange CA 92869



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933

