

RESTAURANT  
FOR  
**LEASE**

# East Chapman Plaza

3538 E Chapman Ave, Orange CA 92869



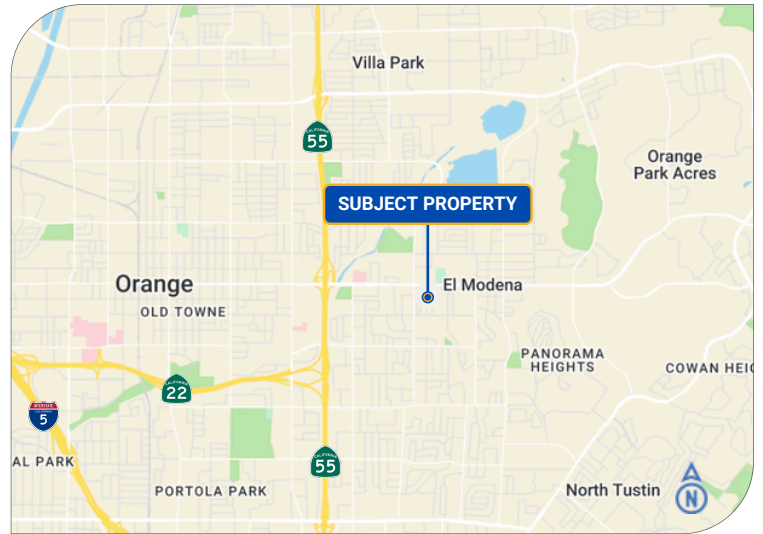
**PROPERTY HIGHLIGHTS**

- 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

**RESTAURANT DETAILS**

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

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



**ASKING RATE INFO**

**PRICE**

**Negotiable**

**FOR MORE INFORMATION, PLEASE CONTACT**



**Tiffany Huang 黃珊珊**

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## 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)

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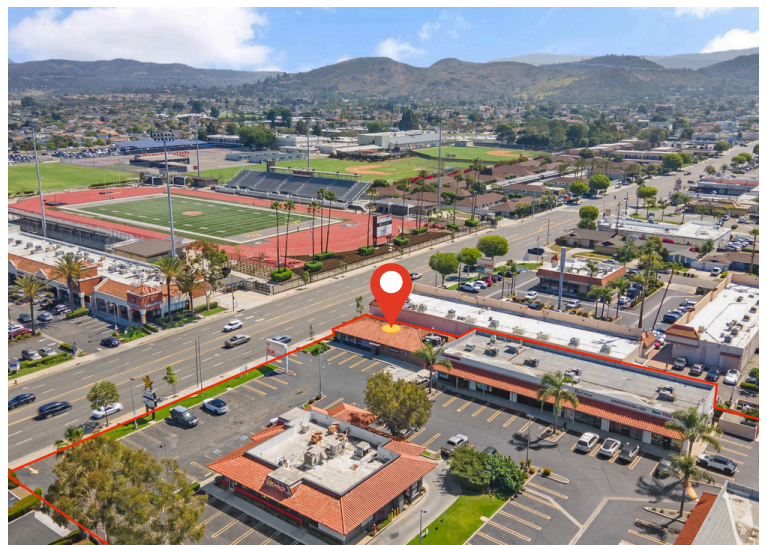
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