



RANGE

±1,360 SF AVAILABLE FOR LEASE

7528 E. CHAPMAN AVE
Orange, CA



COASTAL COMMERCIAL

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7528 E. CHAPMAN AVE

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1. PROPERTY DETAILS

7528 E. Chapman Ave | Orange, CA 92869

Total Space Available:	±1,360 SF
Base Rent:	\$4,724.76
NNNs:	Approximately \$1,768
Term:	October 21, 2026 or Negotiable
Parking:	# Spaces

Coastal Commercial is pleased to present 7528 E. Chapman Avenue, Orange, CA for lease — a ±1,360 SF retail space located at the high-traffic corner of E. Chapman Avenue and Newport Blvd. This prime location benefits from traffic counts of over 31,300 vehicles per day and provides excellent visibility for tenants.

Surrounding retailers include Pacific Ranch Market, Massage Envy, Tru Bru Organic Coffee, and other established national and regional brands. The current tenant is operating as OC Smoke and Cigar Inc.

The property offers ample on-site parking, strong neighborhood demographics, and prominent monument signage along Newport Blvd. The space is in good condition and represents an outstanding opportunity to establish a retail presence in one of Orange's most well-trafficked corridors.



2. FEATURES



Currently Operating as OC Smoke and Cigar Inc



Affluent Demographics – \$147,121 Median Household Income within 1-Mile of Property



Ample Parking



High Visibility – Opportunity for Business Logo on Monument Signage



Dense Trade Area Servicing 619,255 Daily Population in a 5-Mile Radius







4. ORANGE DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2024 Population	±20,859	±245,000	±619,255
Income			
2024 Median Household Income	\$130,258	\$110,000-\$120,000	\$99,031
Households			
Number of Households	±8,000-8,500	±94,000	±238,000



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