

NEW LISTING

**MIXED – USE RETAIL
DEVELOPMENT SITE**

FOR LEASE

CHAPMAN AVE. & I-5 FRWY
Orange, CA

Plan includes 2 MARRIOTT HOTELS,
Fast Food, QSR & Retail opportunities



PROPERTY HIGHLIGHTS

NEW Shopping Center Development with a ± 247 room dual brand hotel, planned at Chapman Ave. and I-5 Freeway in the City of Orange, CA

Available pads totaling 48,000 sf. Potentially 1 or 2 pads

High freeway visibility site, gateway to Anaheim Platinum Triangle, a residential community, Chapman University, restaurants, medical and services

Accessible I-5 Freeway on/off ramp at Chapman Ave.



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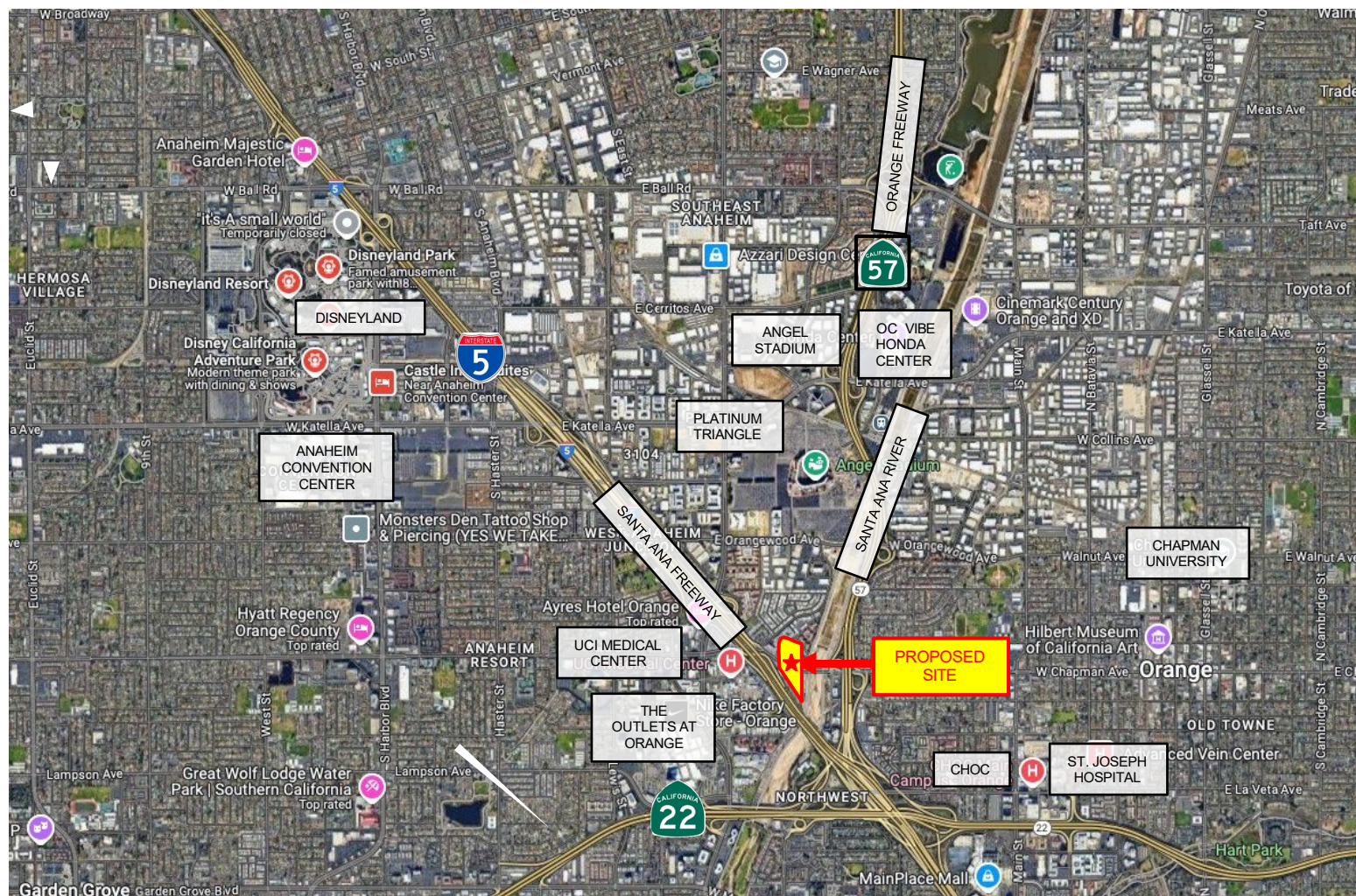
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PROJECT SITE LOCATION



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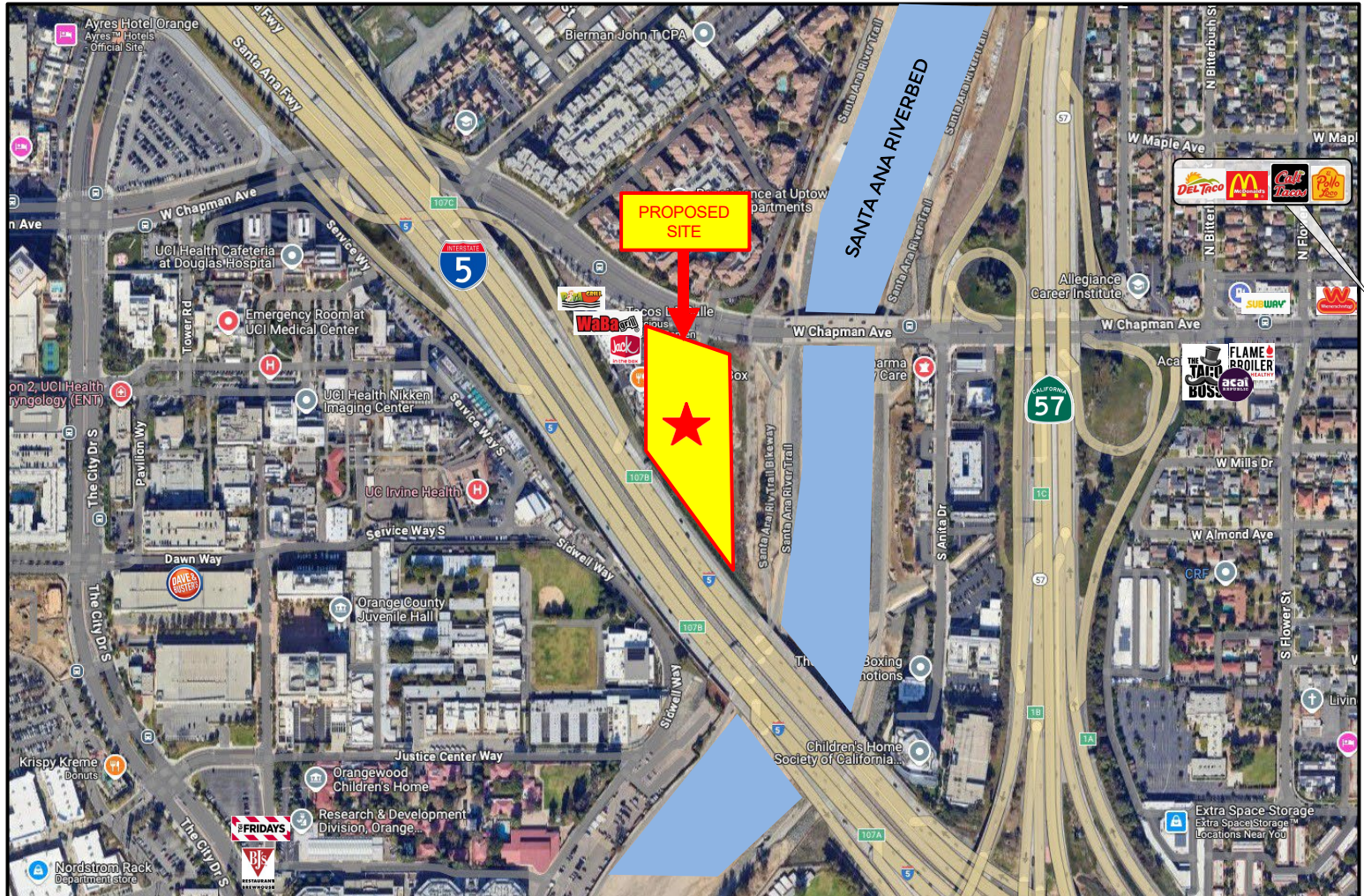
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NEARBY FAST FOOD



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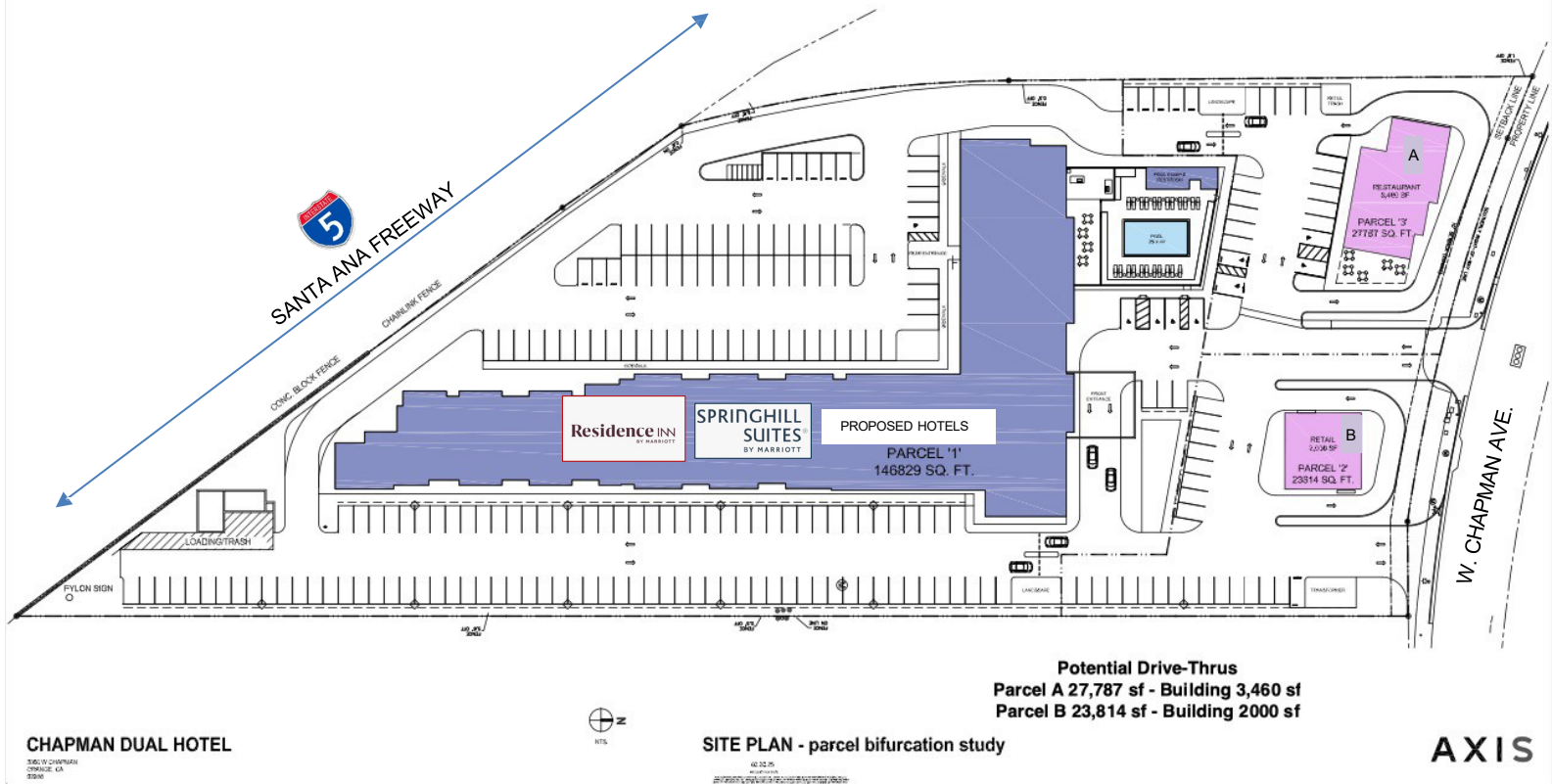
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SITE PLAN



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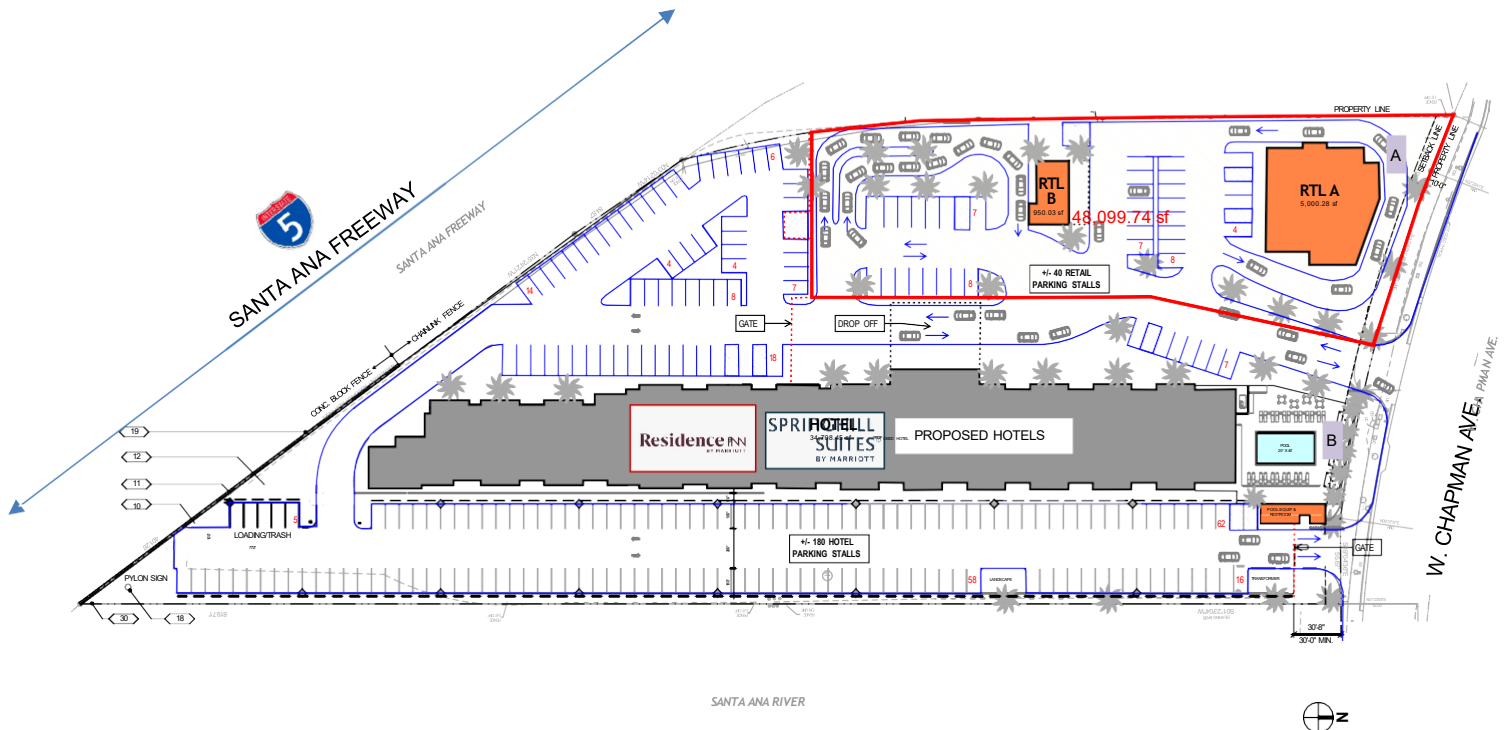
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SITE PLAN- OPTION 2



SITE PLAN STUDY
SCALE 1:30



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NORTHWEST CORNER VIEW



NORTHEAST CORNER VIEW



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TRAFFIC CLOSE UP



DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	24,846	108,926	249,783
Avg HH Income	\$119,670	\$120,049	\$115,451
Median Age	33.8	33.6	34.6



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