

**FOR LEASE**  
**8,400 Sq Ft +/-**

# Orange Square

NEC Tustin / Chapman

Orange, CA

**GROCERY  
 OUTLET**  
*bargain market®*

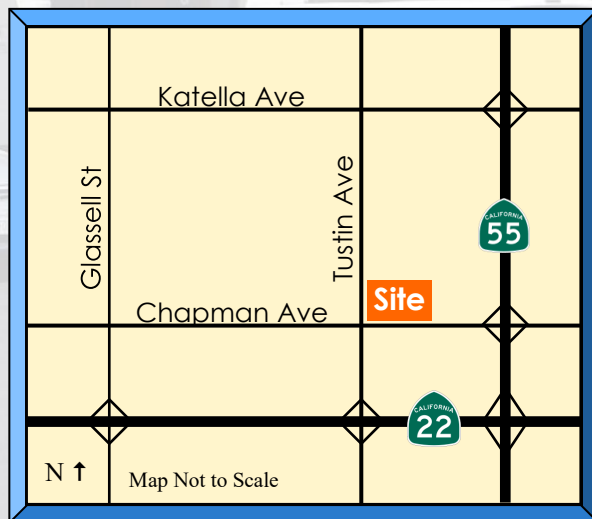


Retail space for Lease



**Carl's Jr.**

- Anchors: **GROCERY OUTLET, FITNESS 19, and Carl's Jr.**
- Remodeled Center
- Close proximity to 55 Freeway



DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Population:	22,688	177,552	541,113
Avg. HH Income:	\$147,504	\$149,702	\$141,924

ESRI (2025est)



Brokerage Company, Inc.

**David Morgan**  
 (714) 745-6996 Cell  
 (949) 334-4055 Office  
 dmorgan@pcbcgroup.com  
 DRE License # 00801950

No warranty or representations, either expressed or implied, is made by Parker Commercial Brokerage Company, Inc., its agents or staff, as to the accuracy of the information contained herein, and may be withdrawn or changed without notice; furthermore, same is submitted subject to any errors or omissions, including but not limited to size, rental rates, estimated other charges of leases, change of price, listing conditions, or other conditions imposed by the ownership.

**FOR LEASE**  
**8,400 Sq Ft +/-**

# Orange Square

NEC Tustin / Chapman

Orange, CA

## Site Plan



Suite	Plan#	Tenant	SQ.FT.+/-	Suite	Plan#	Tenant	SQ.FT.+/-
1801		Salon Suites	5,147	1815C	6a	Nail Salon	1,170
1803		Grocery Outlet	15,143	1817	7	Rent A Car & Sales	2,000
1807	1	Available	8,400	1819	8	National Bartender School	1,513
1809	2	Barber	650	1825			
1811	3	Jewelry	650	1827	19	Alpha Medical Supply	2,000
1813	4	Shoe Repair	700	1833	17	Lamppost Pizza	3,414
1815A	5	Jujitsu Academy	1,200	184510		Fitness 19	10,000
1815B	6	Cocktails	1,200	Pad		Carl's Jr.	

All Square Feet (SF) above are +/- and subject to field verification by prospective tenant prior to lease execution.

**PARKER**  
**COMMERCIAL**  
 Brokerage Company, Inc.

**David Morgan**  
**(714) 745-6996 Cell**  
 (949) 334-4055 Office  
 dmorgan@pcbcgroup.com  
 DRE License # 00801950

No warranty or representations, either expressed or implied, is made by Parker Commercial Brokerage Company, Inc., its agents or staff, as to the accuracy of the information contained herein, and may be withdrawn or changed without notice; furthermore, same is submitted subject to any errors or omissions, including but not limited to size, rental rates, estimated other charges of leases, change of price, listing conditions, or other conditions imposed by the ownership.

**FOR LEASE**  
**8,400 Sq Ft +/-**

# Orange Square

NEC Tustin / Chapman

Orange, CA



**PARKER**  
**COMMERCIAL**

Brokerage Company, Inc.

**David Morgan**  
**(714) 745-6996 Cell**  
(949) 334-4055 Office  
dmorgan@pcbcgroup.com  
DRE License # 00801950

No warranty or representations, either expressed or implied, is made by Parker Commercial Brokerage Company, Inc., its agents or staff, as to the accuracy of the information contained herein, and may be withdrawn or changed without notice; furthermore, same is submitted subject to any errors or omissions, including but not limited to size, rental rates, estimated other charges of leases, change of price, listing conditions, or other conditions imposed by the ownership.

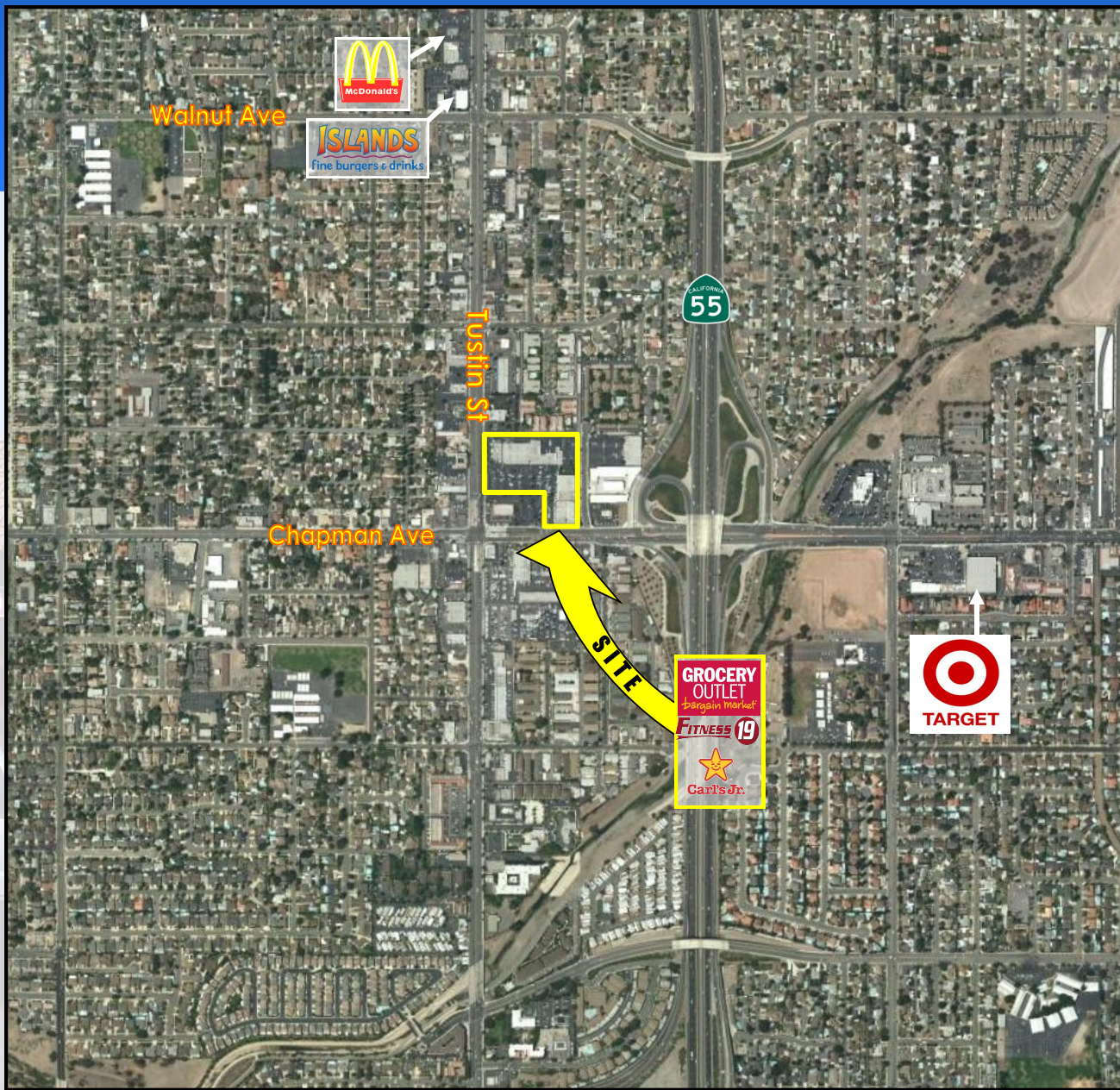
**FOR LEASE**  
**8,400 Sq Ft +/-**

# Orange Square

NEC Tustin / Chapman

Orange, CA

**Aerial**



The businesses shown in this aerial, reflect some, but not all stores in the area. Same is provided by Parker Commercial Brokerage Company Inc., without warranty, is subject to errors and omissions, and is further provided subject to any prospective tenant making its own advance field verification, as to which stores exist within this area, or which stores that may be entertaining moving in to, or out of, this area.

**PARKER  
COMMERCIAL**  
Brokerage Company, Inc.

**David Morgan**  
**(714) 745-6996 Cell**  
(949) 334-4055 Office  
dmorgan@pcbcgroup.com  
DRE License # 00801950

No warranty or representations, either expressed or implied, is made by Parker Commercial Brokerage Company, Inc., its agents or staff, as to the accuracy of the information contained herein, and may be withdrawn or changed without notice; furthermore, same is submitted subject to any errors or omissions, including but not limited to size, rental rates, estimated other charges of leases, change of price, listing conditions, or other conditions imposed by the ownership.