

RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869



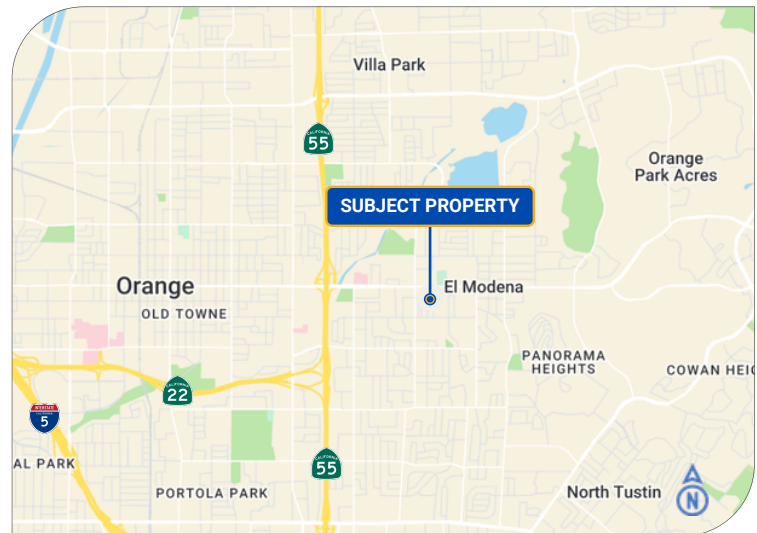
PROPERTY HIGHLIGHTS

- Prime retail space for lease on E Chapman Ave (±60,000 CPD)
- High visibility with monument and facade signage
- Located at the Orange/Tustin border – great for regional exposure
- Strong surrounding demographics with high household incomes
- Easy access to 55, 22, I-5 Freeways
- ±5 minutes to Chapman University – consistent foot traffic
- Ample parking and a well-maintained plaza
- Surrounded by long-established, successful businesses
- Newly Epoxy Coated Roofs with 30 years' No Leak Warranty
- Busy retail corridor with strong daytime and evening traffic

RENTAL DETAILS

Available Size: ± 860 - 4,120 SF Ceiling Height: 10 ft

Lease Term: 5 Years Shared Parking: 80 spots



ASKING RATE INFO

Base Rent: \$ 2.75 - \$3.25 PSF /Month
+ NNN: \$ 0.65 PSF /Month

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.

RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869

Aerial View 1



2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Avg	24,341	159,579	458,358
Household Income	\$156,550	\$151,662	\$137,719
Daytime Population	4,630	81,231	255,717

Source: Esri

2025 TRAFFIC COUNTS

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

E Chapman Avenue: **± 56,090 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



RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 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



RETAIL SPACES
FOR
LEASE

East Chapman Shopping Plaza

3518 - 3524 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

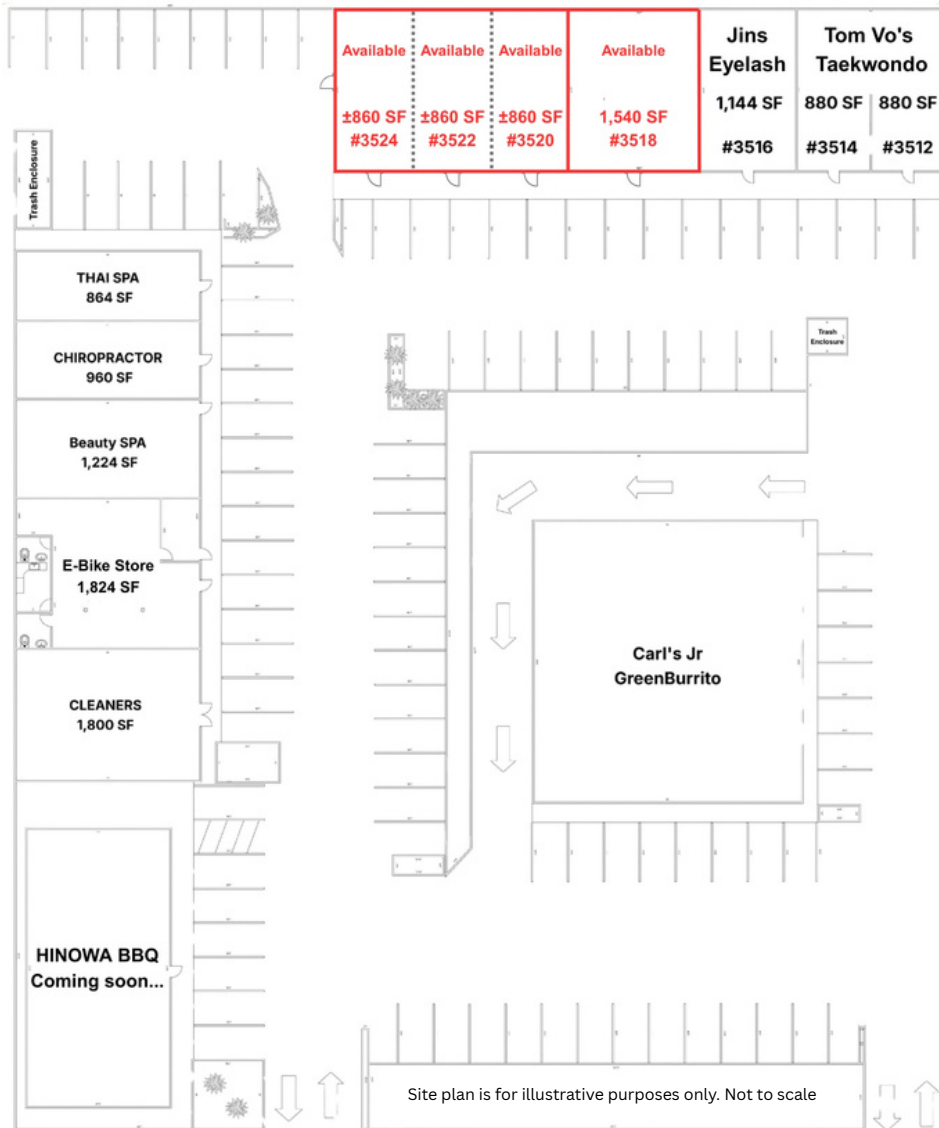


RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869

SITE PLAN



AVAILABLE SPACES

- Unit 3512 :** ± 880 SF - Tom Vo's Taekwondo
- Unit 3514 :** ± 880 SF - Tom Vo's Taekwondo
- Unit 3516 :** ± 1,144 SF - Jins Eyelash
- Unit 3518 :** ± 1,540 SF - Available For Lease
- Unit 3520 :** ± 860 SF - Available For Lease
- Unit 3522 :** ± 860 SF - Available For Lease
- Unit 3524 :** ± 860 SF - Available For Lease
- Unit 3526 :** ± 864 SF - Thai SPA
- Unit 3528 :** ± 960 SF - Chiropractor
- Unit 3530 :** ± 1,224 SF - Beauty SPA
- Unit 3532 :** ± 1,824 SF - HappyRun E-Bike
- Unit 3534 :** ± 1,800 SF - Danny's Cleaners
- Unit 3538 :** ± 2,520 SF -

HINOWA BBQ Coming soon...

Unit 3518	±1,540 SF	\$2.75	PSF/month + NNN
Unit 3520	±860 SF	\$2.85	PSF/month + NNN
Unit 3522	±860 SF	\$2.95	PSF/month + NNN
Unit 3524	±860 SF	\$3.25	PSF/month + NNN
Unit 3524 + 3522	±1,720 SF	\$3.00	PSF/month + NNN
Unit 3522 + 3520	±1,720 SF	\$2.80	PSF/month + NNN
Unit 3524 + 3522 + 3520	±2,580 SF	\$2.80	PSF/month + NNN

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

