

RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869



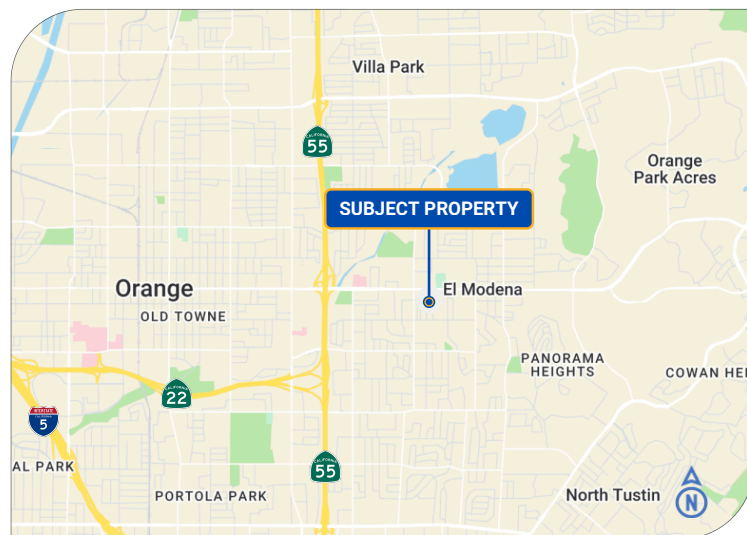
PROPERTY HIGHLIGHTS

- 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: ± 1,166 - 2,684 SF Ceiling Height: 10 ft

Lease Term: 5 Years Shared Parking: 107 spots



ASKING RATE INFO

Base Rent: \$ 2.75 - \$3.15 PSF /Month
+ NNN: \$ 0.65 PSF /Month

FOR MORE INFORMATION, PLEASE CONTACT



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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)

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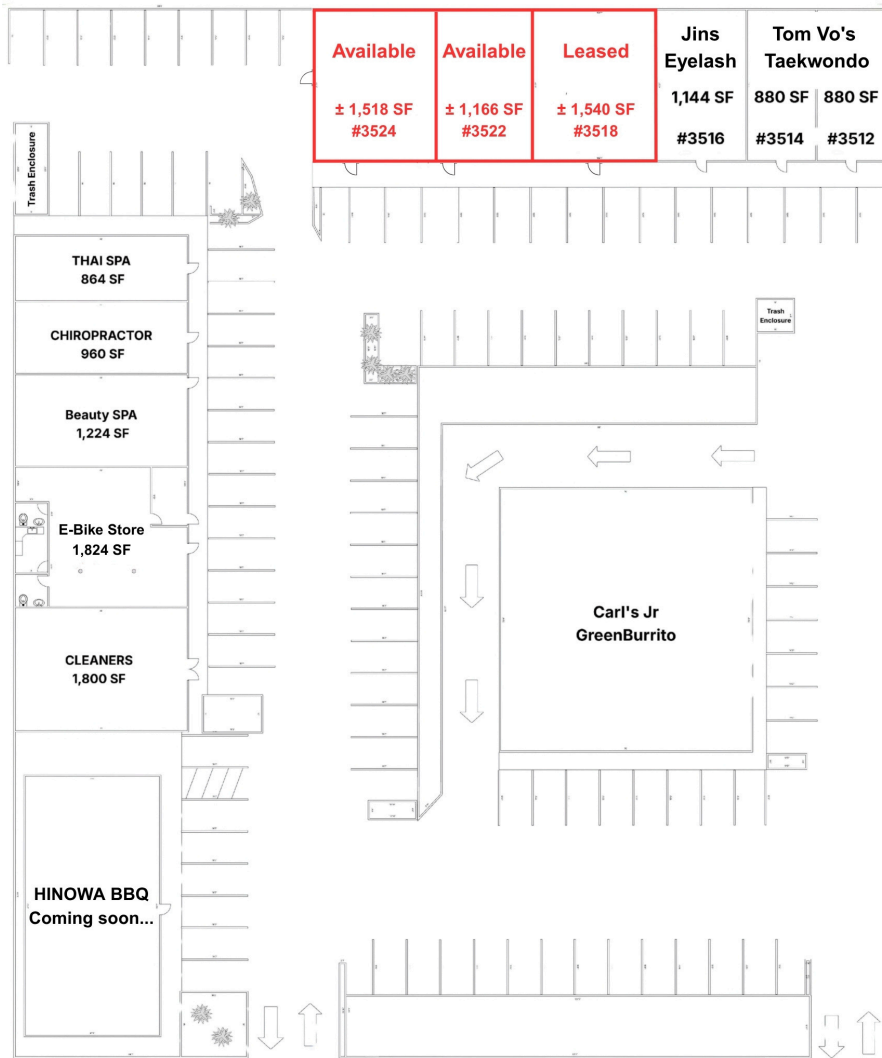


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SITE PLAN



Site plan is for illustrative purposes only. Not to scale

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 - Leased

Unit 3522 : ± 1,166 SF - Available For Lease

Unit 3524 : ± 1,518 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

Unit 3522

Unit 3524

Unit 3524 + 3522

± 1,540 SF \$2.75 PSF/month + NNN - Leased

± 1,166 SF \$2.90 PSF/month + NNN

± 1,518 SF \$3.15 PSF/month + NNN

± 2,684 SF \$3.02 PSF/month + NNN

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