

# NOHL PLAZA

1440-1628 E LINCOLN AVENUE | ORANGE, CA



STATE ROUTE 55 | 211,600 ADT

55

N TUSTIN STREET | 19,000 ADT

LINCOLN AVENUE | 21,900 ADT

Regency<sup>®</sup>  
Centers.

RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE

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# Location Aerial.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

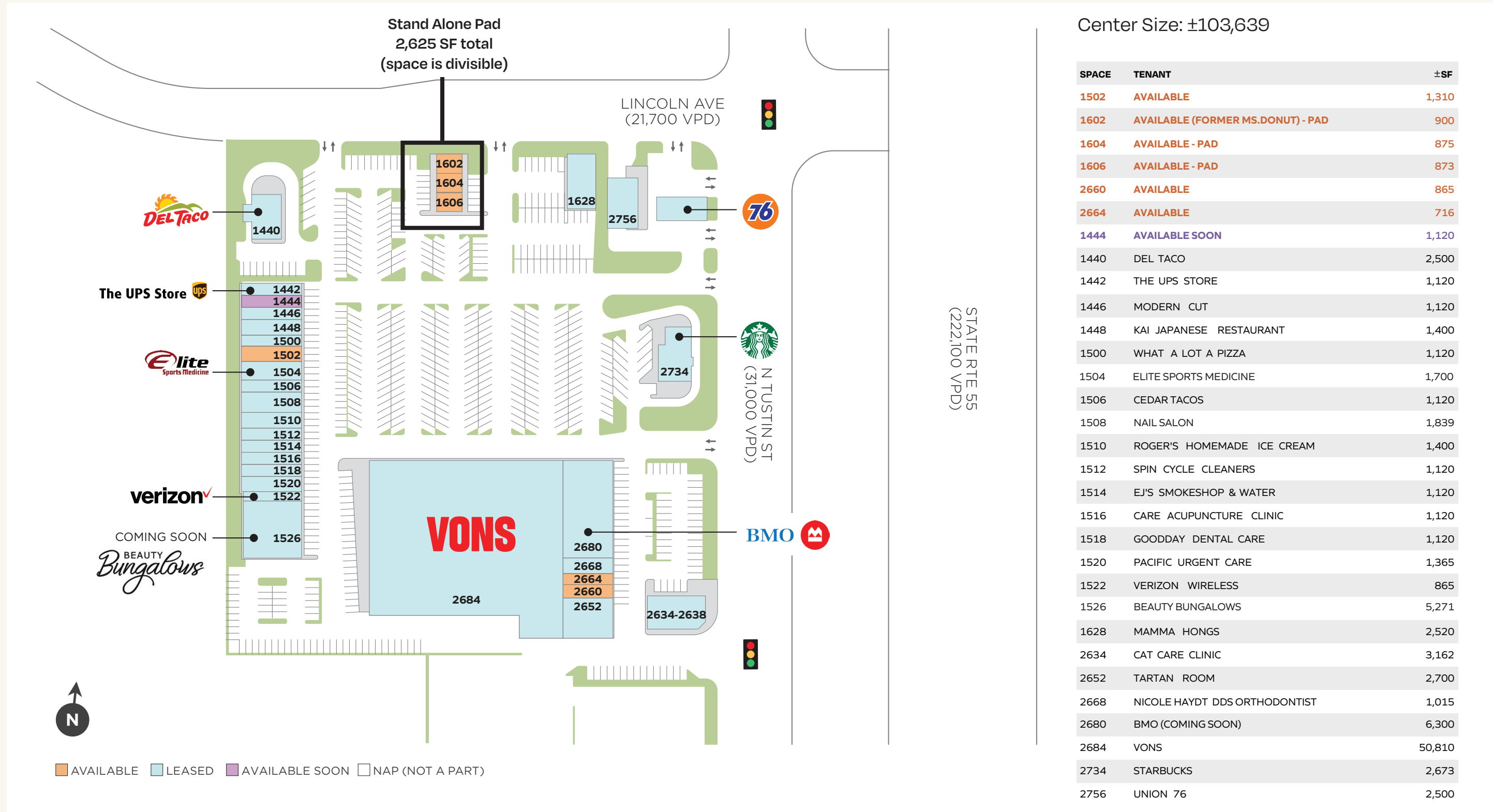
# Property Highlights.

## Features:

- Large format Vons grocery anchored neighborhood center catering to daily needs
- Freeway access with convenience to the 55 Fwy (211,600 ADT)
- Strong arteriole streets of North Tustin (19,000 ADT) and Lincoln Avenue (21,900 ADT)
- Approximately 1.4 million property visits
- Conveniently located within a short 4-mile radius from Chapman University



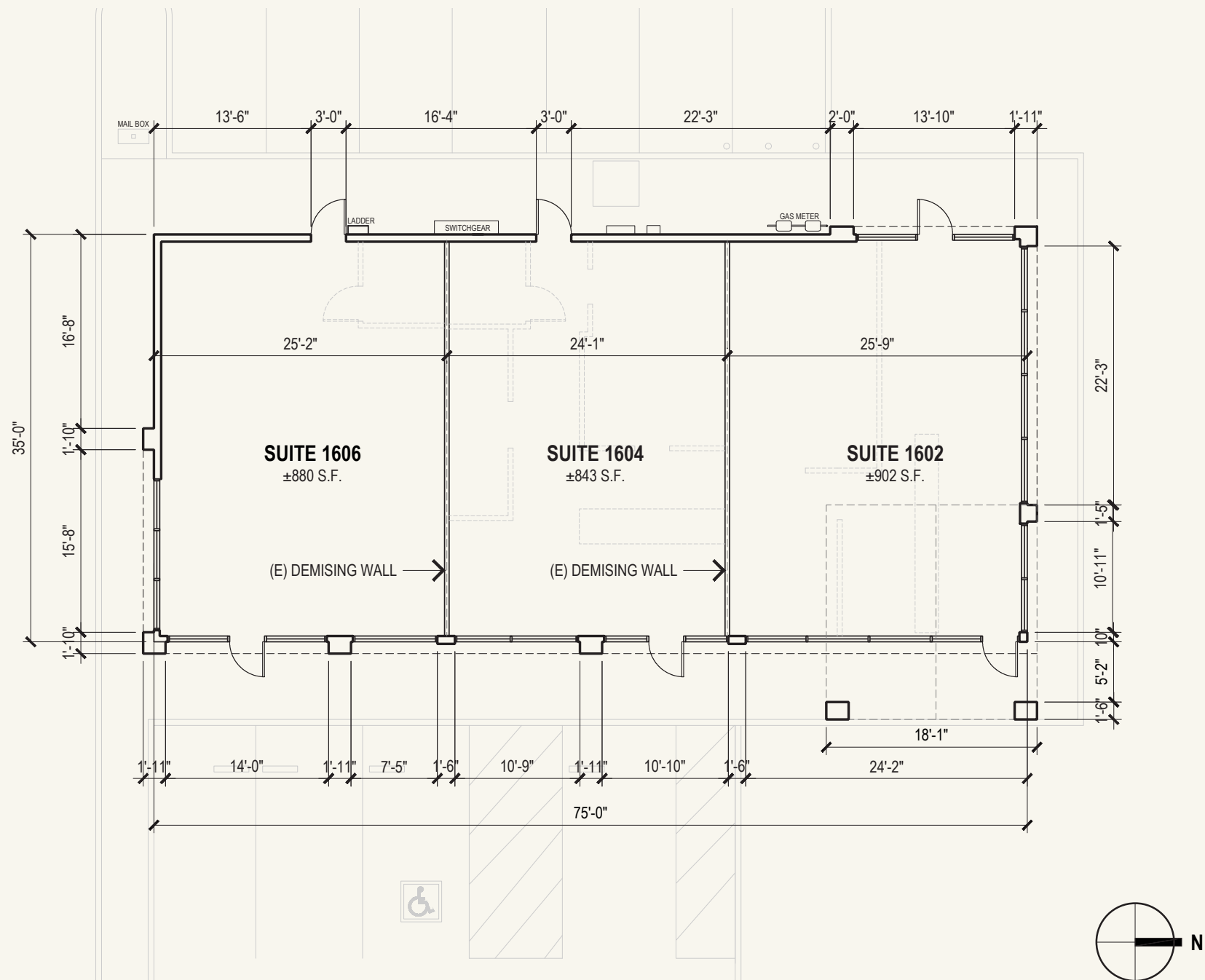
# Site Plan.



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# Pad Building & Rendering.

Stand Alone Pad 2,625 SF total (space is divisible)



# Demographics.

Nohl Plaza is located in the heart of Orange, surrounded by affluent communities such as Villa Park, Anaheim Hills, and Orange Hills.

- + Located at a strong intersection with great traffic counts
- + Close proximity to Chapman University with over 8,305 enrolled students
- + Median Household Incomes over \$100,000
- + Dense trade area with large daytime population

## Population

	1 Mile	3 Miles	5 Miles
Estimated Population	19,274	142,026	469,821
Forecasted Population (2027)	19,227	142,524	472,497

## Daytime Demos

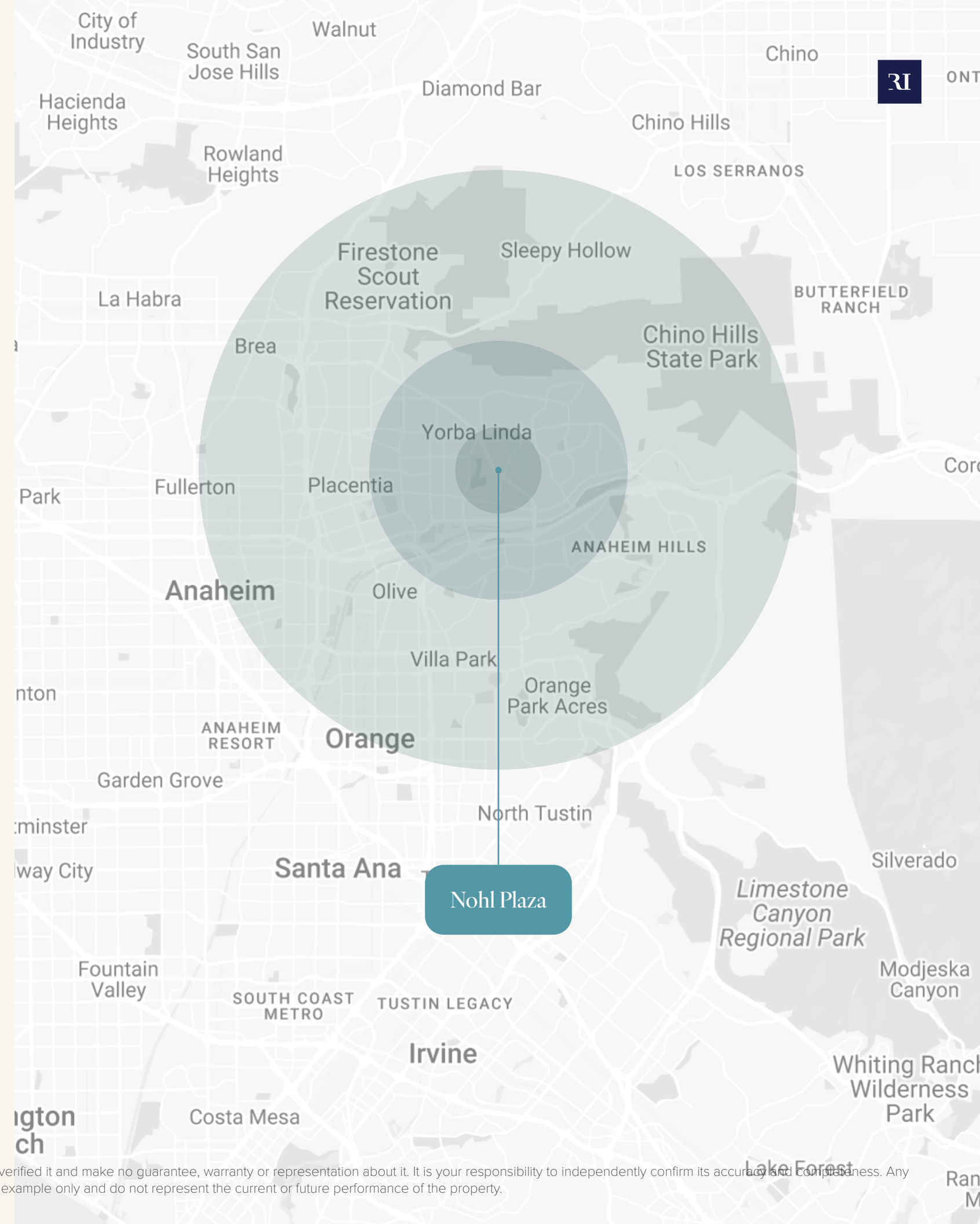
	1 Mile	3 Miles	5 Miles
Total Daytime Population	17,981	178,880	510,526

## Median Household Income

	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$121,076	\$106,546	\$101,867
Median Disposable Income	\$100,736	\$86,734	\$82,046

## Avg Household Income

	1 Mile	3 Miles	5 Miles
Estimated Average Household Income	\$154,531	\$147,699	\$140,662
Average Disposable Income	\$109,619	\$103,464	\$99,245



Nohl Plaza

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