

FOR LEASE

Orangefair Marketplace

1440 S Harbor Blvd | Fullerton, CA 92832



Retail & Restaurant Opportunity

7,387 SF Endcap

Divisible: 3,684 SF -7,387 SF

3,000 SF

Improved Restaurant + Patio

2,900 SF

Improved Fitness

(Please Do Not Disturb)

Ground Lease Opportunity

±5,000 SF of Land

DESCRIPTION

- Prominent regional retail center anchored by Best Buy, Big 5 Sporting, Marshalls, Burlington, Michaels, Chuze Fitness, Skechers, & more!
- Immediate access to 91 Freeway & shopping center bordered by 3 major arterials including Harbor Blvd. (±56k CPD), Lemon St. (±35k CPD), & Orangethorpe Ave. (±38k CPD)
- Strategically positioned center within an extremely dense retail corridor surrounded by numerous national & regional tenants
- 323 unit multifamily offering additional customer base immediately adjacent to shopping center
- Strong demographics and dense residential and workforce populations within 1, 3, & 5 mile radiuses

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Population | 30,685 | 242,539 | 606,176 |
| Avg Household Income | \$103,502 | \$121,340 | \$125,014 |
| Daytime Population | 15,514 | 132,385 | 324,558 |

Source: Esri 2025

SRSRE.COM

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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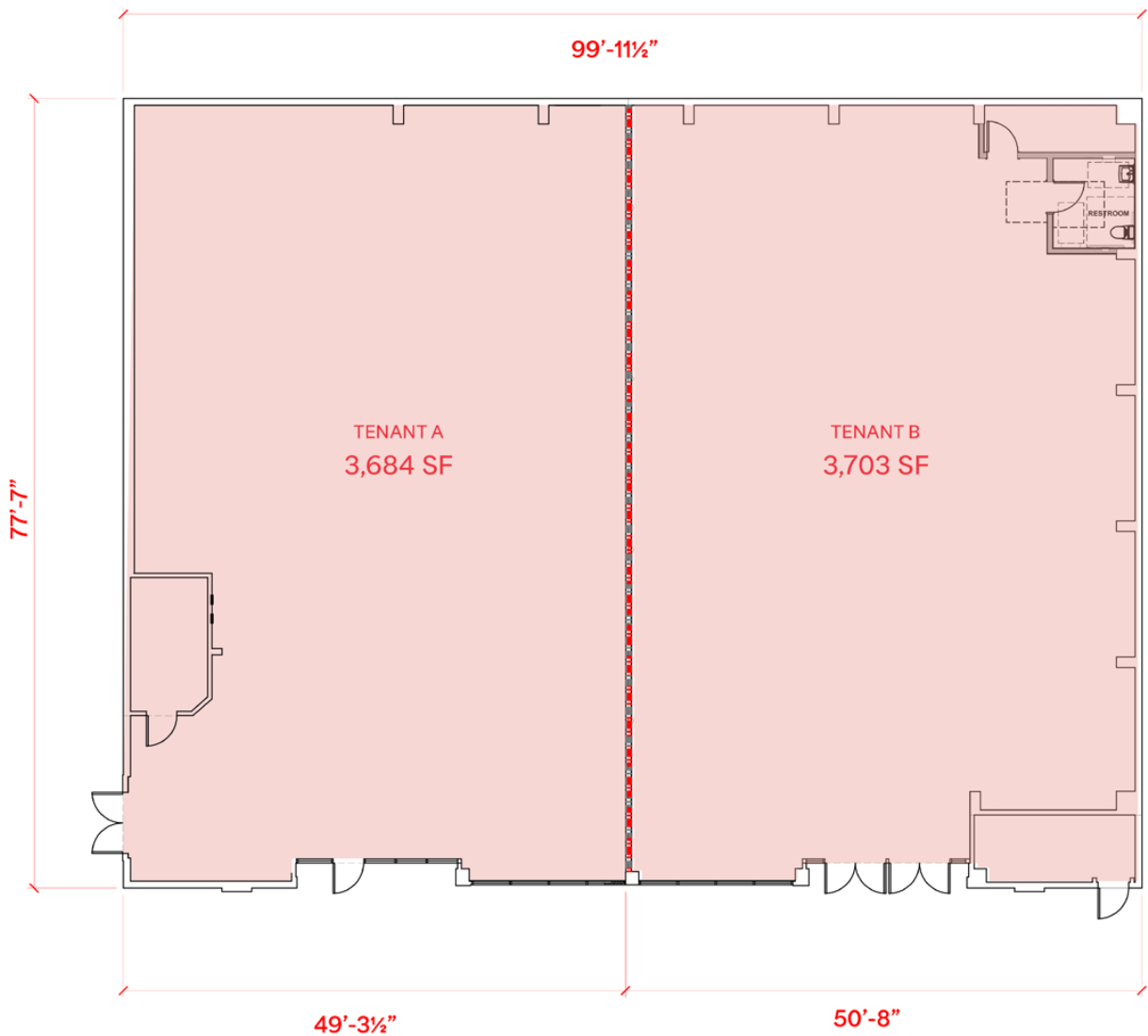
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PLEASE DO NOT DISTURB EXISTING TENANTS



| No. | Tenant | SF |
|-------------------------|---|-----------------------|
| 1 | GEN Korean BBQ House | 7,100 |
| 2 | Panda Express | 1,800 |
| 3 | Dave's Hot Chicken | 1,925 |
| 4 | El Pollo Loco | 2,240 |
| 5 | Chuze Fitness | 37,500 |
| a | 6 Available | 3,684 - 7,387 |
| 7 | Cycle Gear | 6,000 |
| 8 | Gallagher Pediatric | 9,100 |
| 9 | Visionworks | 5,300 |
| 10 | Dollar Tree | 13,020 |
| Shop Building (11A-11F) | | |
| 11A | Azure Nails & Spa | 1,135 |
| 11B | EyeBrow Threading | 868 |
| 11C | Cold Stone Creamery | 1,110 |
| 11D | Tru Bowl | 930 |
| b | 11E Improved Restaurant + Patio | 3,000 |
| 11F | Coffee Bean & Tea Leaf | 1,440 |
| 12 | Michaels | 20,821 |
| 13 | Big 5 Sporting | 16,167 |
| 14 | Best Buy | 38,100 |
| 15 | Skechers | 14,016 |
| 16 | Western Union | 2,100 |
| 17 | Marshalls | 31,444 |
| 18 | Mattress Firm | 4,890 |
| c | 19-20 Improved Fitness Available | 2,900 |
| 21 | Broken Yolk | 5,000 |
| 23 | Dunn-Edwards | 9,000 |
| 24 | Burlington Coat Factory | 75,000 |
| 26 | DaVita | 10,000 |
| 27 | InCahoots | 10,000 |
| d | Ground Lease Opportunity | ±5K SF of Land |

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