

# WEST CHAPMAN CENTER

1701-1725 W Chapman | Orange, CA

## Two Retail Suites Available

- Suite 1709 ±1,520 Sq Ft
- Suite 1711 ±2,480 Sq Ft



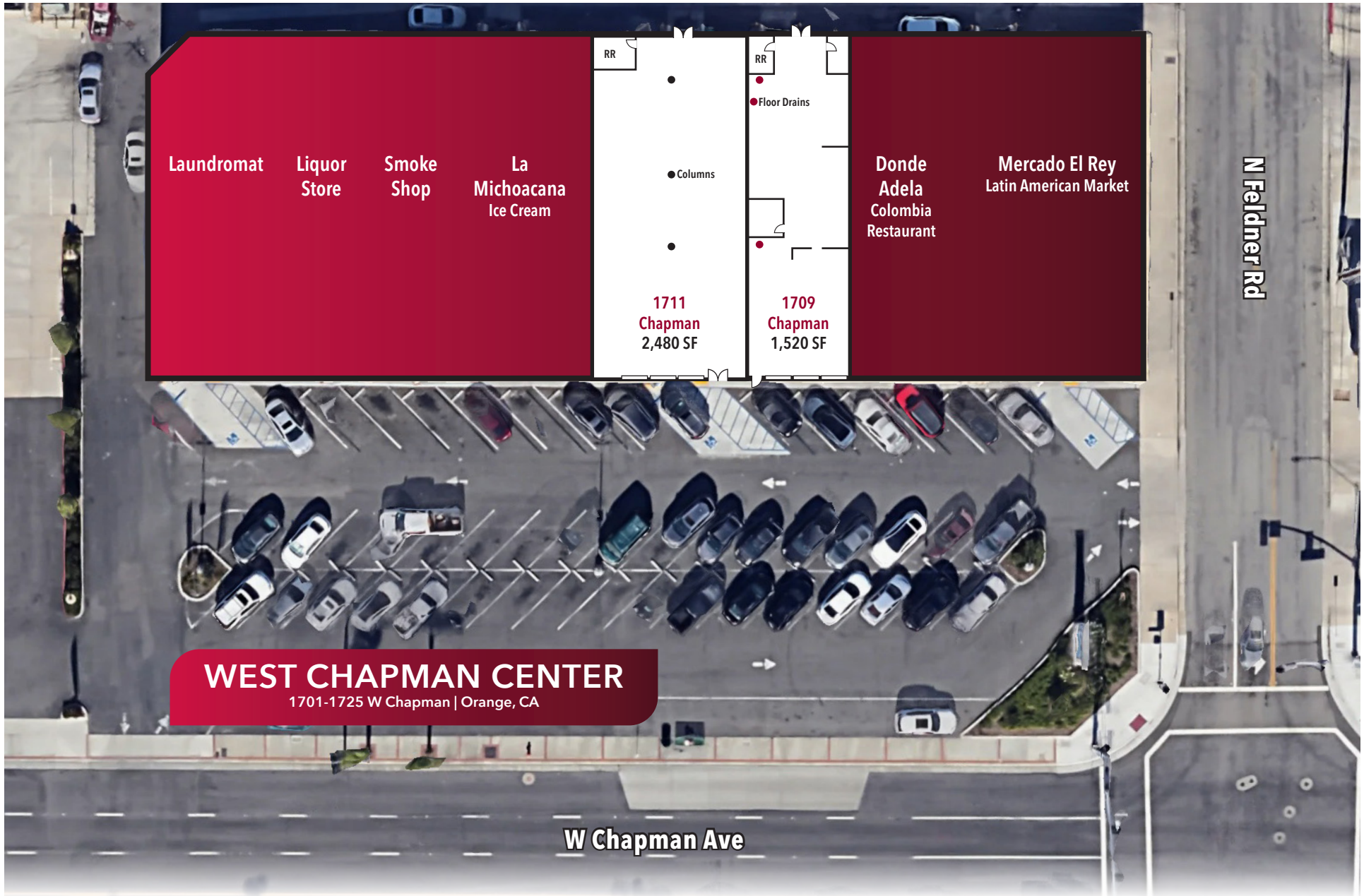
EXCLUSIVE AGENTS



All information contained herein has been provided by seller, landlord, and/or third parties, but has not been independently verified by Lee & Associates or its agents. Buyer, Tenants, and/or interested parties should independently verify all information.



**Brett Leiter**  
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**WEST CHAPMAN CENTER**  
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**W Chapman Ave**

**N Feldner Rd**

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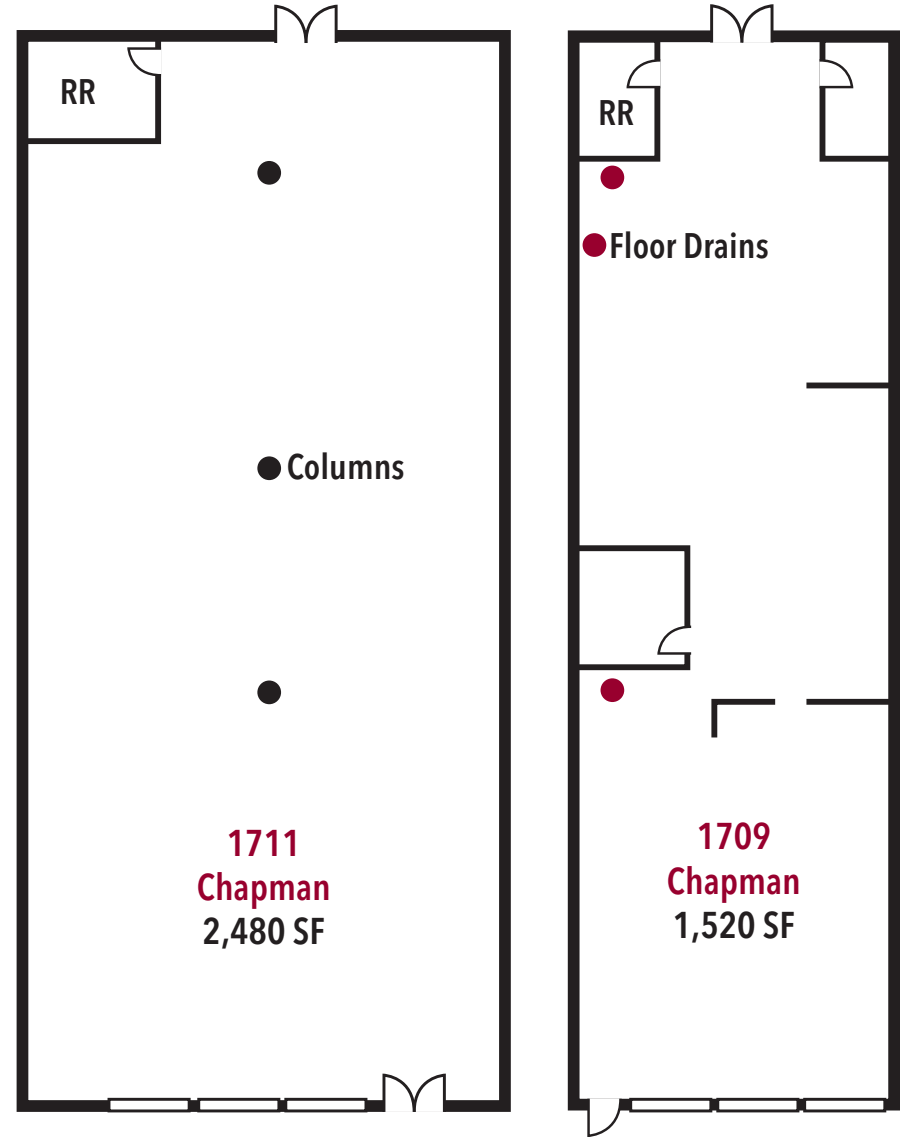
## PROPERTY HIGHLIGHTS

- Excellent Street Frontage on Signalized Corner
- Near Providence St. Joseph Hospital, CHOC Hospital, Orange Circle, Chapman University and Angel Stadium
- Located at Major Orange County Thoroughfare
- Strong Incomes (\$120,000 Average HH Income)
- Great Visibility to Chapman Avenue
- Large Number of Households in the Trade Area

	1 Mile	2 Miles	5 Miles
Est. Population	17,000	68,000	420,000
Avg. Household Income	\$115,000	\$120,000	\$120,000
Households	5,800	23,300	145,000

### W. Chapman Avenue

Approximately 20,700 cars per day



Not Exact or To Scale

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