

RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869



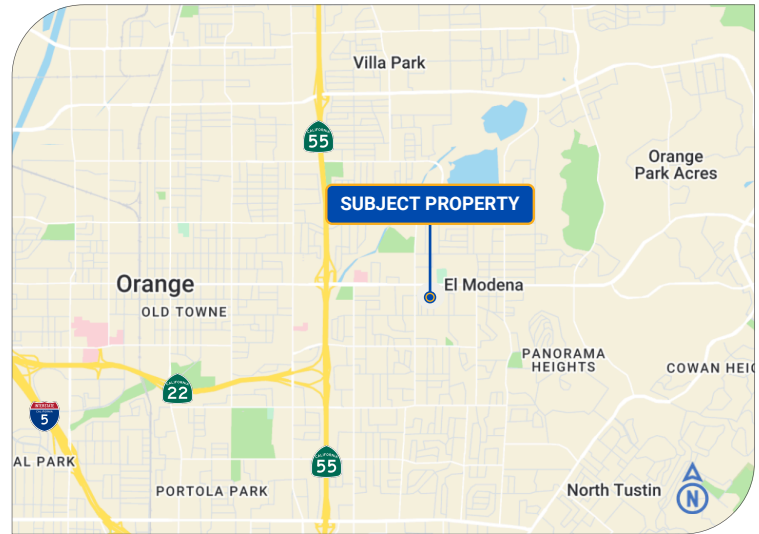
PROPERTY HIGHLIGHTS

- 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



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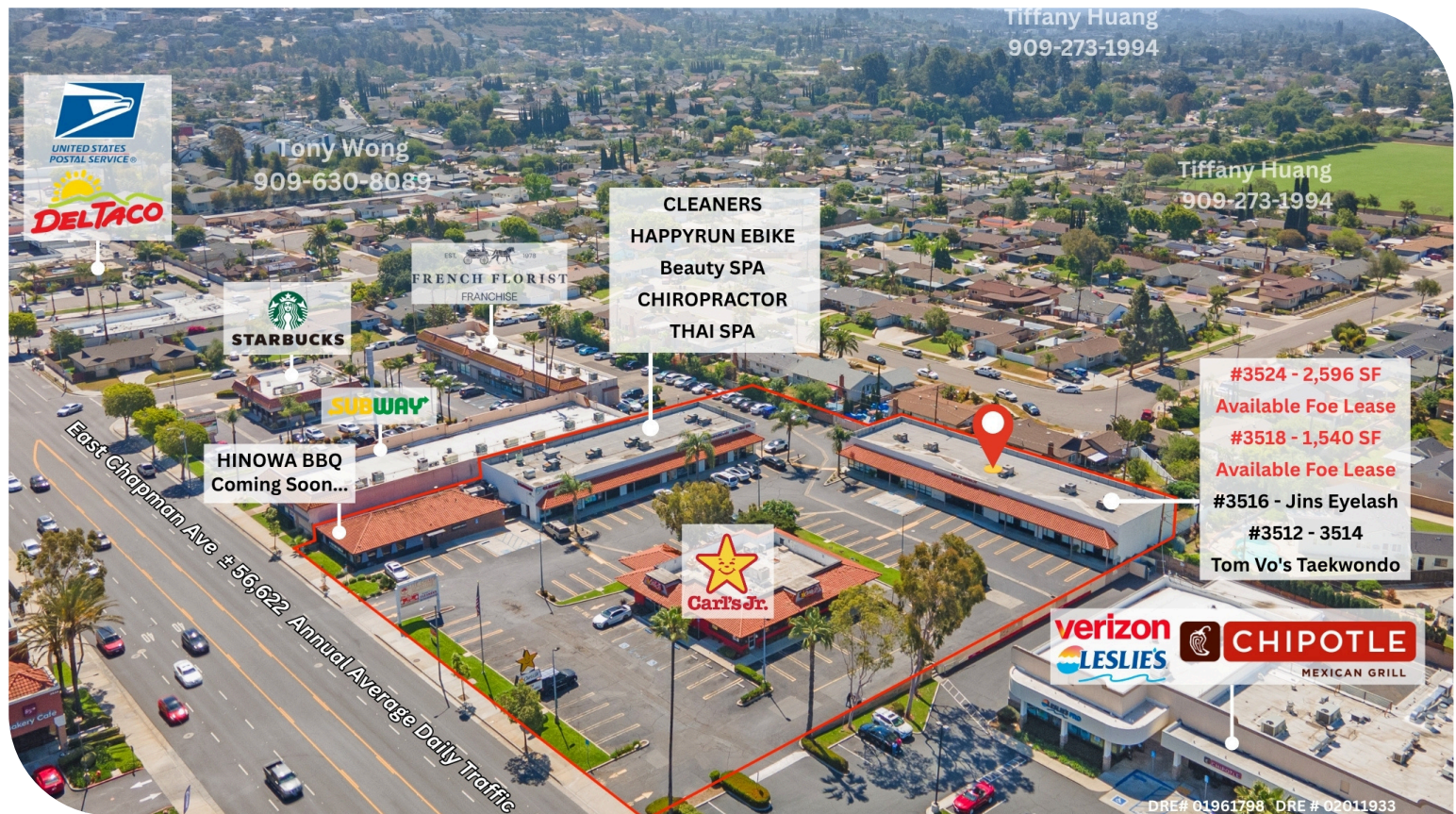


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Aerial View 1



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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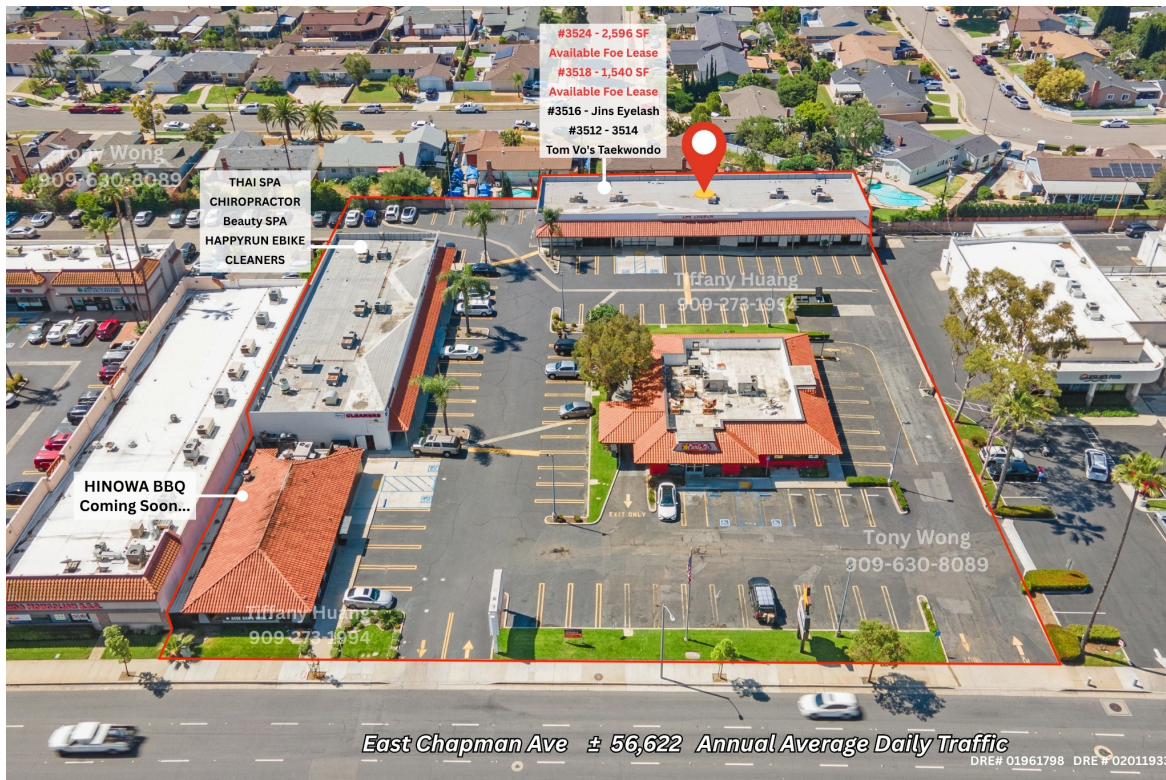
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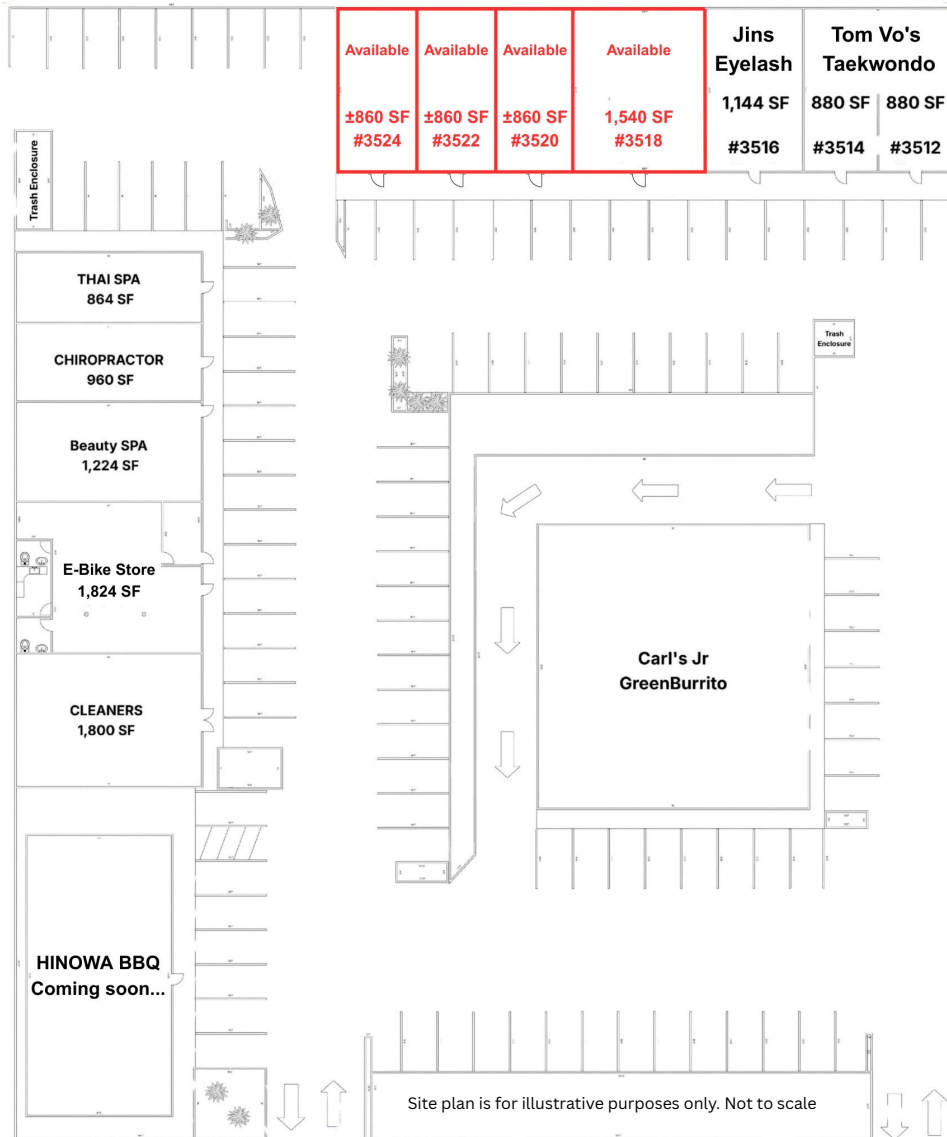


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SITE PLAN



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 3524 :	± 2,580 SF - Available For Lease
Unit 3518 + 3524	± 4,120 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...

Asking Rate:

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

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