



For Lease

Orangefair Marketplace

**1440 S. Harbor Blvd
Fullerton, CA 92832**



RETAIL & RESTAURANT AVAILABLE

±7,387 SF

Divisible: 3,684 SF - 7,387 SF

IMPROVED RESTAURANT AVAILABLE

±3,000 SF

AVAILABLE (8/1/26 - DO NOT DISTURB)

±2,100 SF

GROUND LEASE OPPORTUNITY

±5,000 SF of Land

2025 Est Demographics

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

About the Property

- 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 radius

Traffic Counts

E. Orangethorpe Ave	±38,700 CPD
S. Harbor Blvd	±54,600 CPD

Year: 2025 | Source: Costar

Contact

TERRISON QUINN CA Lic. No. 01789657
949.698.1107 | terrison.quinn@srsre.com

CASEY MAHONY CA Lic. No. 01886184
949.698.1108 | casey.mahony@srsre.com

TONY VUONA CA Lic. No. 02046746
949.270.8211 | tony.vuona@srsre.com



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
c	16 Available (8/1/26 - Do Not Disturb)	2,100
17	Marshalls	31,444
18	Mattress Firm	4,890
19-20	Bikram Yoga	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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TARGET
PET SMART
TILLYS
Sola
BURGER KING
Starbucks
Bank of America

Site
Durlington
CH2ZE FITNESS
DOLLAR TREE
MATTRESS FIRM
Marshalls
Michaels
BEST BUY
GEN
GENES
Broken Walls 24

COSTCO WHOLESALE
amazon fresh
IN-N-OUT BURGER
FAST 5
Chick-fil-A
the Habit BURGER GRILL
TACO BELL
Panera BREAD
WSS

PEPBOYS AUTO

SHOE CITY

S Lemon St - approx. 35k cpd

BIG 5 SPORTING GOODS

91

91 Fwy - approx. 273,500 cpd

McDonald's

Walmart
Save money. Live better.

24 FITNESS

AltaMed

LOWE'S
Let's Build Something Together
curacao



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