



## For Lease

# Chapman & Main Center

1445 W. Chapman Avenue  
Orange, CA 92868

### Property Specifications

Ralphs-Anchored Small-Shop Opportunity at Chapman & Main

AVAILABLE

## 918 SF

### 2025 Est Demographics

|                      | 1 MILE    |
|----------------------|-----------|
| Population           | 23,317    |
| Avg Household Income | \$120,960 |
| Daytime Population   | 40,335    |
|                      | 3 MILE    |
| Population           | 245,193   |
| Avg Household Income | \$122,133 |
| Daytime Population   | 177,290   |
|                      | 5 MILE    |
| Population           | 706,440   |
| Avg Household Income | \$126,083 |
| Daytime Population   | 363,773   |

SOURCE esri



### About the Property

- Located at the northwest corner of Chapman Avenue and Main Street, the available small-shop space benefits from Ralphs-anchored daily traffic, strong arterial exposure, and monument signage along Chapman Avenue. The center sits near major Orange County demand drivers including CHOC, St. Joseph Hospital, MainPlace Mall, Angel Stadium, and the I-5/SR-22/SR-57 freeway network



### Traffic Counts

|             |             |
|-------------|-------------|
| Chapman Ave | ±36,000 CPD |
| Main St     | ±34,000 CPD |

Year: 2025 | Source: Costar

### Contact

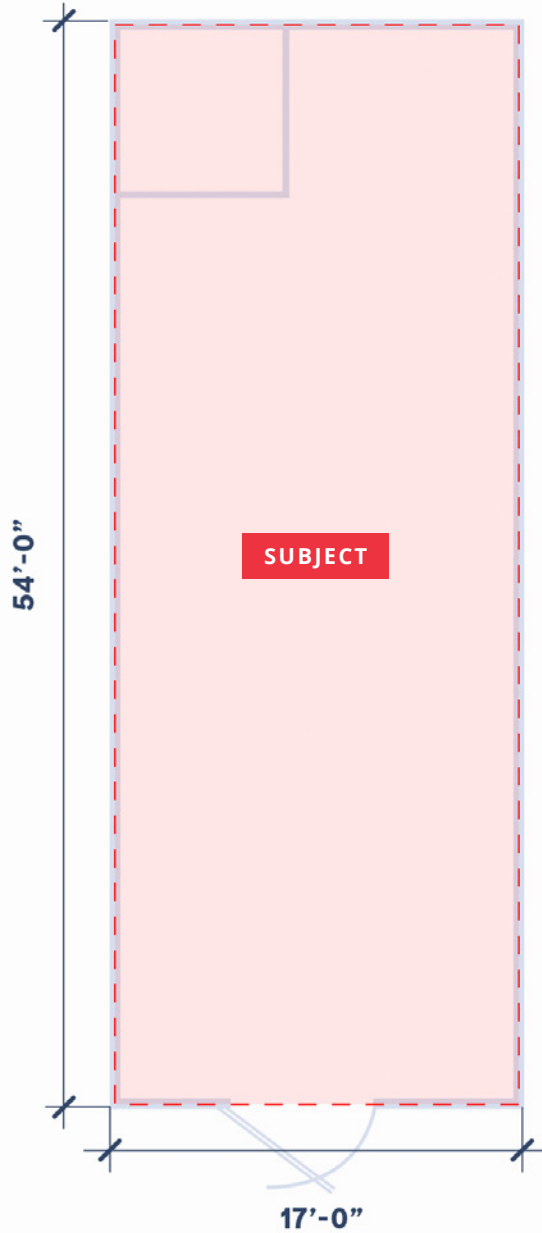
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**A** AVAILABLE  
**918 SF**

\*conceptual space plan





**Contact**

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**Site**

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