

RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869



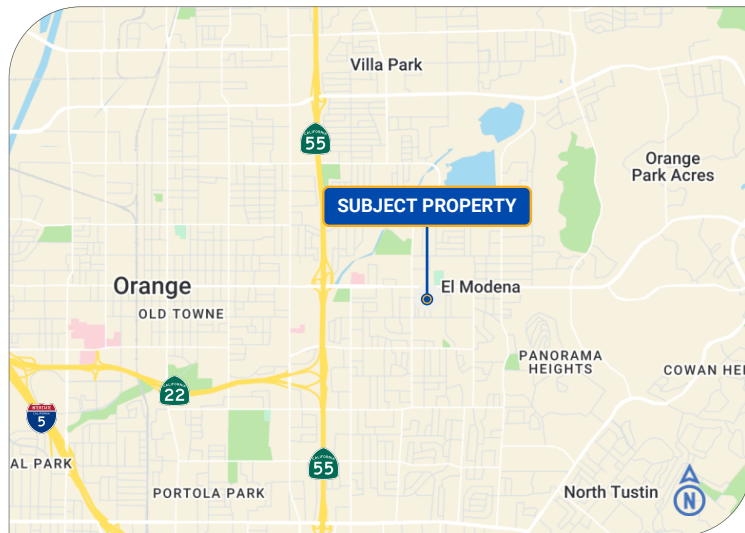
PROPERTY HIGHLIGHTS

- 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: ± 1,166 - 2,684 SF Ceiling Height: 10 ft

Lease Term: 5 Years Shared Parking: 107 spots



ASKING RATE INFO

Base Rent: \$ 2.90 - \$3.15 PSF /Month
+ NNN: \$ 0.65 PSF /Month

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869

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)

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

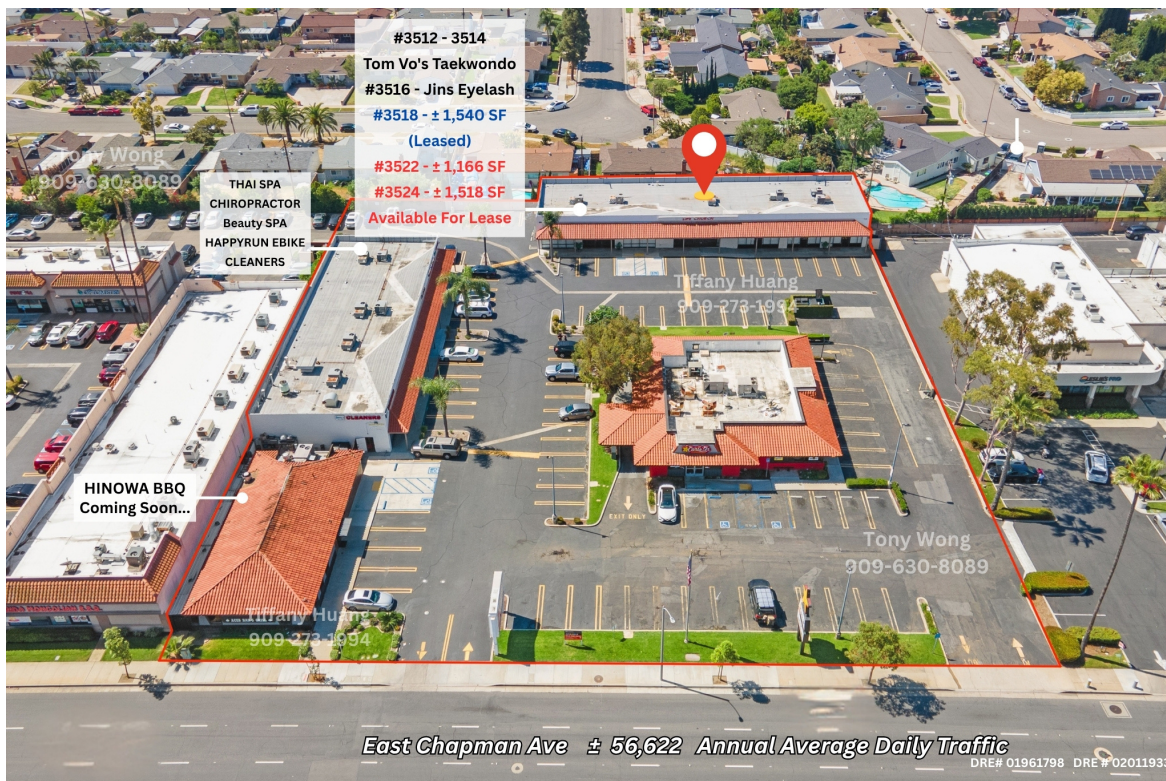
Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL SPACES
FOR
LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933

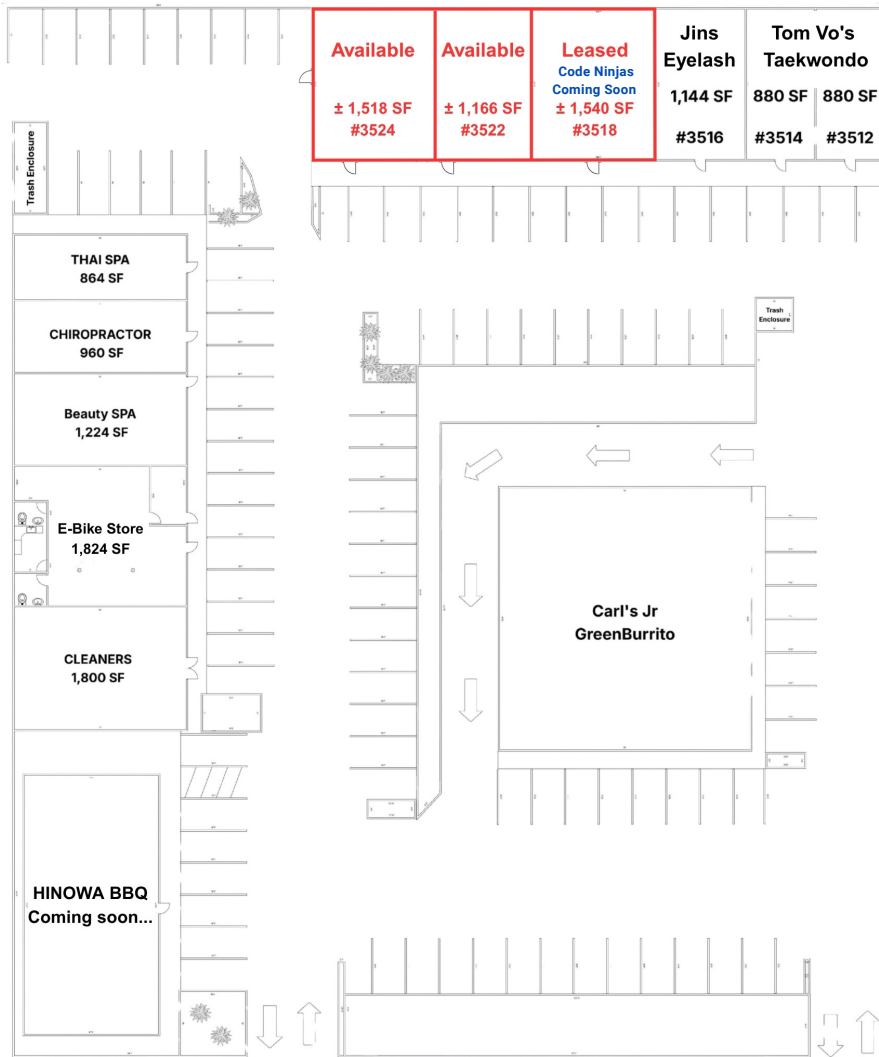


RETAIL SPACES FOR LEASE

East Chapman Shopping Plaza

3518 - 3524 E Chapman Ave, Orange CA 92869

SITE PLAN



Site plan is for illustrative purposes only. Not to scale

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 - Code Ninjas Coming soon...
- Unit 3522 : ± 1,166 SF - Available For Lease
- Unit 3524 : ± 1,518 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 - Coming soon...
- HINOWA Japanese Wagyu BBQ

Unit 3518 (LEASED)
Unit 3522
Unit 3524
Unit 3524 + 3522

± 1,540 SF
± 1,166 SF
± 1,518 SF
± 2,684 SF

Code Ninjas Coming soon...

\$2.90 PSF/month + NNN \$0.65 PSF/month
\$3.15 PSF/month + NNN \$0.65 PSF/month
\$3.02 PSF/month + NNN \$0.65 PSF/month

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933

