

College Plaza

2460 E Chapman Avenue, Fullerton, CA 92831



Demographics

	1-Mile	3-Mile	5-Mile
Population	20,967	213,846	497,913
Households	6,591	65,519	151,774
Avg HH Income	\$78,668	\$103,278	\$109,836

Source: Esri, 2020

Property Highlights

99,276 Gross Leasable Area

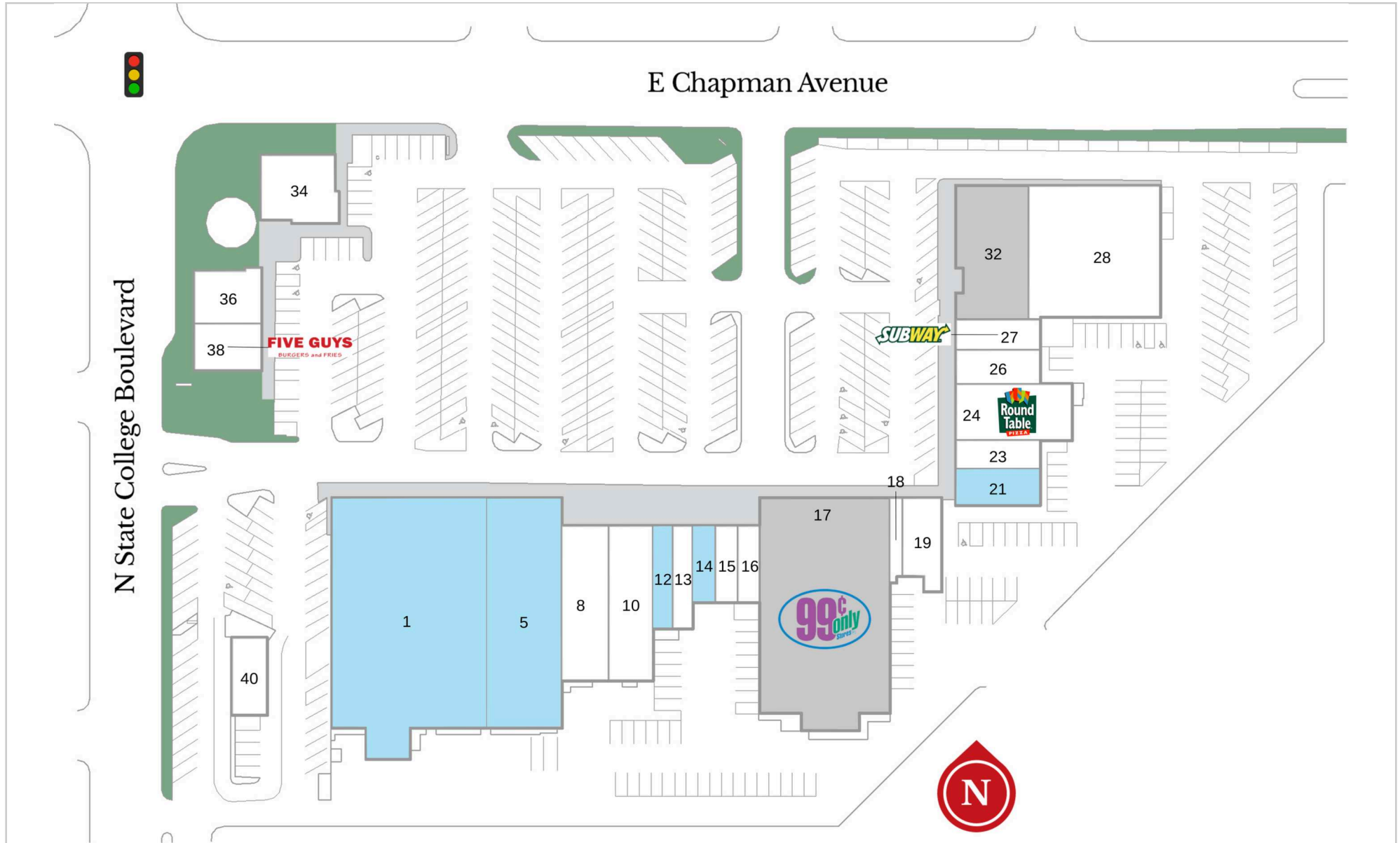
7.71 Total Acres

497,913 5 Mile Population

- Desirable demographics with nearly half a million residents within a 5-mile radius of the property with an average household income of \$109,000.
- Part of a 77,276 square foot shopping center located in the well-established community of Fullerton on the signalized corner of Chapman Avenue and College Boulevard, an intersection catering to 55,000 vehicles per day.
- Adjacent to CSUF, the largest California State University with over 39,000 students.
- Average daytime population of 216,000 within a 3-mile radius of the property.

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Current Tenants

8	Uptown Cheapskate	4,200 SF	24	Round Table Pizza	4,050 SF
10	Legends Boardshop	4,107 SF	26	Quickly Chinese	1,625 SF
13	Family Dental	1,200 SF	27	Subway	1,625 SF
15	Captivate Nail Spa	1,020 SF	28	Jax Bicycle Center	10,000 SF
16	Payday Money Centers	1,200 SF	32	Bank of America (N.A.P.)	5,500 SF
17	99 Cents Only (N.A.P.)	16,500 SF	34	Fresh Griller	3,300 SF
18	Sayomi's Cleaners	780 SF	36	Yoshinoya	2,128 SF
19	PhoReal Kitchen	1,800 SF	38	Five Guys	1,859 SF
23	Fraise Cafe	1,300 SF	40	Del Taco	2,000 SF

Available/Coming Soon

1	Available	21,120 SF
5	Available	10,032 SF
12	Available	1,200 SF
14	Available	780 SF
21	Available	1,950 SF