
FOR LEASE

**1610 E CHAPMAN AVE,
ORANGE**

SWC E Chapman Ave S Tustin St

1610 E CHAPMAN AVE, ORANGE

- Featuring a 1,900 SF freestanding building on 0.22 acres, this property boasts excellent visibility from the southeast corner of E Chapman Ave and S Tustin St.
- The site is strategically situated near the 55 freeway near a retail hub, with nearby tenants including Grocery Outlet, Fitness 19, Walgreens, Selman Chevrolet, and a variety of dining options.
- Positioned at a key intersection with significant traffic flow, the area experiences nearly 85,000 vehicles per day.
- The surrounding neighborhood is densely populated, with over 188,000 residents within a 3-mile radius, complemented by a robust daytime workforce of approximately 136,346 employees.

ARCO 

BRACES BY
garcia

GROCERY
OUTLET
bargain market
FITNESS 19
super
Carl's Jr.
PIZZA

E Chapman Ave— 45,400 CPD



S Tustin Ave – 39,200 CPD



SITE
1,900 SF



**AMERICA'S
TIRE**

W



Selman
CHEVROLET  Together let's drive

S Tustin Ave – 39,200 CPD

55 Fwy – 288,000 CPD

E Chapman Ave – 45,400 CPD



**GROCERY
OUTLET**
bargain market

**SUPER
DOGS**

Starbuck's

FITNESS 19

BRACES BY
garcia

SITE
1,900 SF



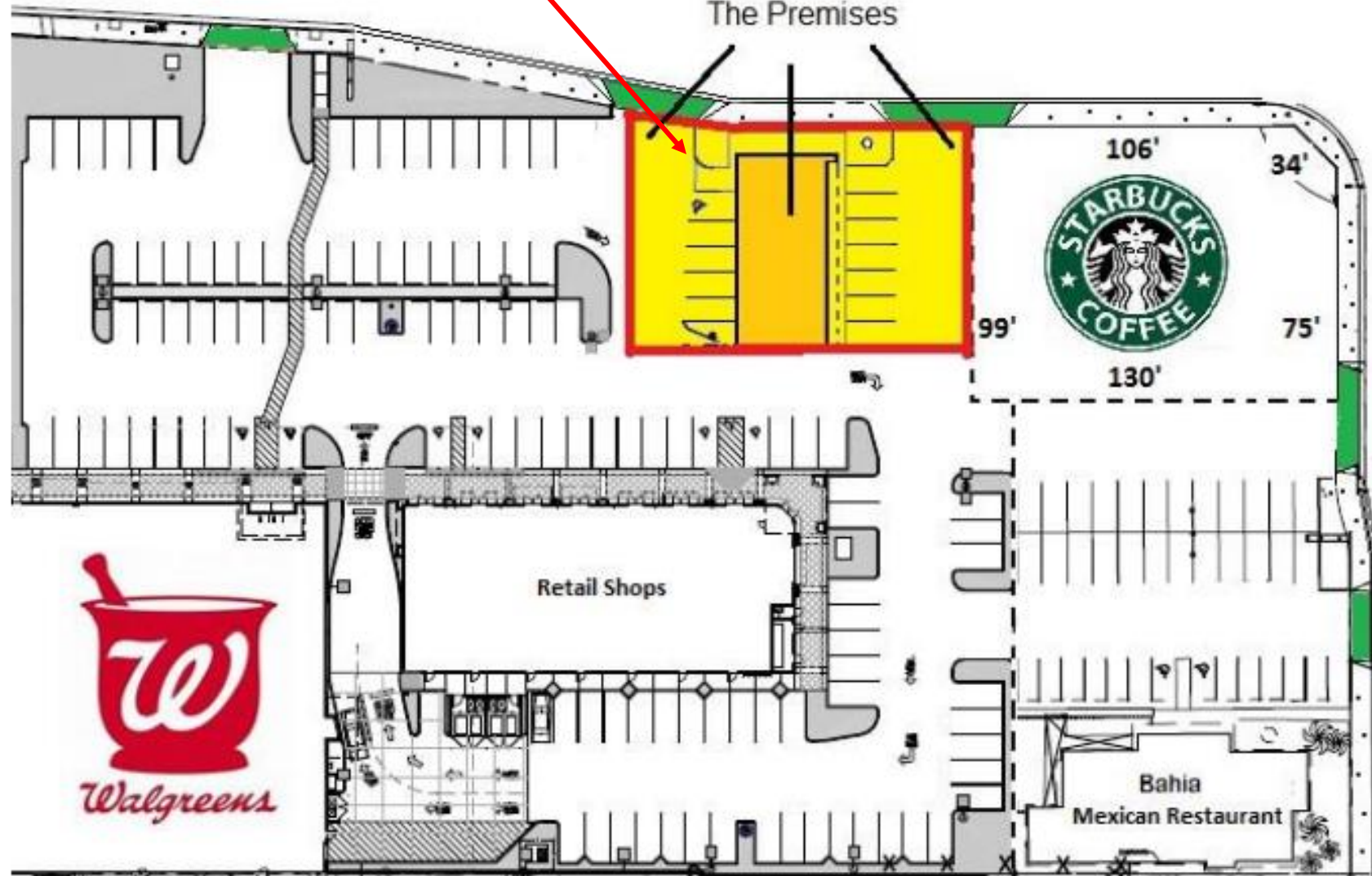
**AMERICA'S
TIRE**

BAHIA

Selman
CHEVROLET  Together let's drive

SITE
1,900 SF

The Premises



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EXPANDED DEMOGRAPHIC PROFILE

Estimated 2024

1610 E CHAPMAN AVE | ORANGE , C A

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	25,427	188,963	555,603
Estimated Population (2029)	25,191	188,925	555,232
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Number of Households	7,933	61,265	167,549
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$138,597	\$147,795	\$142,115
Estimated Average HH Income (2029)	\$161,664	\$170,496	\$163,991
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$103,744	\$106,289	\$102,435
Estimated Median HH Income (2029)	\$119,036	\$121,192	\$115,938
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$44,268	\$47,994	\$42,909
Estimated Per Capita Income (2029)	\$52,927	\$57,133	\$51,044

LEASING:



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