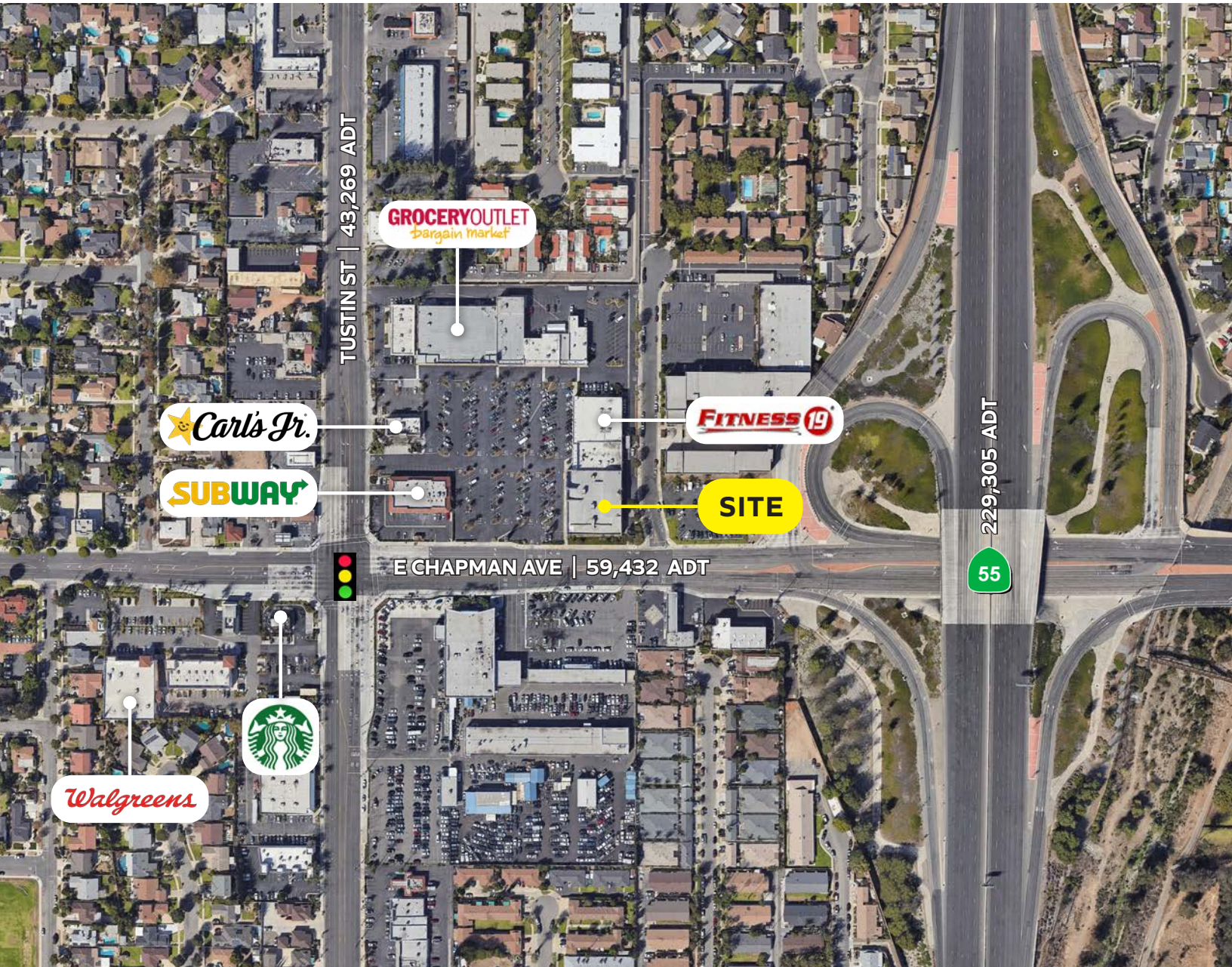


1825 E Chapman Ave

16,800 SF AVAILABLE FOR LEASE // ORANGE, CA



Mike Moser

858.523.2089

mikemoser@retailinsite.net

Chris Hodgman

858.523.2098

chodgman@retailinsite.net



RETAIL INSITE

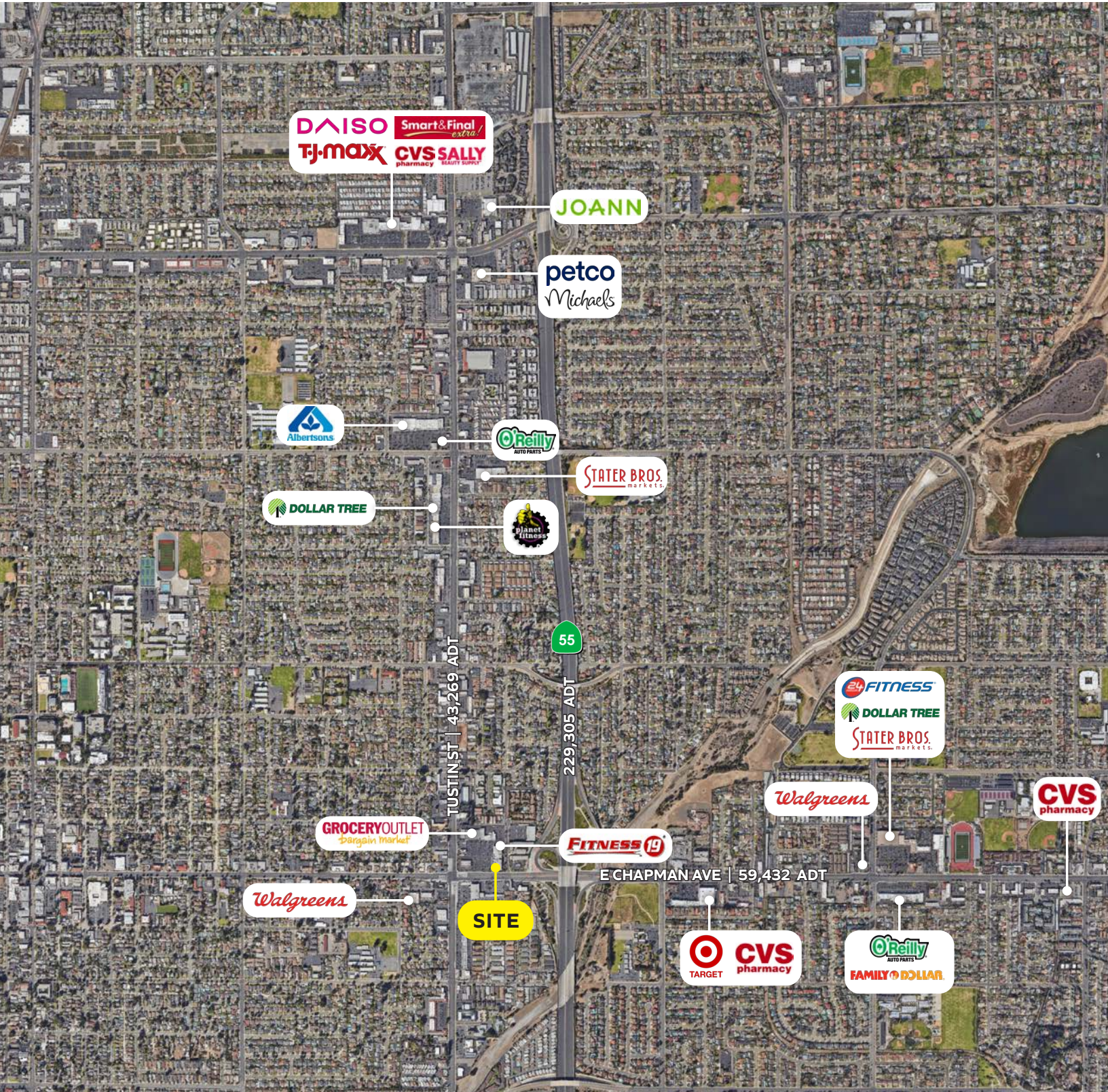
120 S Sierra Ave, Ste. 110, Solana Beach, CA 92075

lic. 01206760 | t. 858 523 2090 | w. retailinsite.net



Property Highlights

- 16,800 SF Rite Aid (do not disturb tenant)
- Co-tenants include Grocery Outlet and Fitness 19
- Highly visible on E Chapman Ave
- Easy access to Highway 55



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.










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ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1825 E Chapman Ave, Orange, California, 92867 2

Rings: 1, 3, 5 mile radii

 POPULATION	1 mile	3 miles	5 miles
Total Population	23,710	178,932	548,086
Projected Population (2028)	23,545	179,919	553,435
 HOUSING			
Total Households	7,830	57,739	163,968
Projected Total Households (2028)	7,824	58,755	166,877
 INCOME			
Median Household Income	\$101,315	\$100,862	\$94,768
Average Household Income	\$134,583	\$141,965	\$134,119
Per Capita Income	\$44,231	\$45,794	\$40,224
Median Disposable Income	\$82,243	\$81,379	\$76,904
Average Disposable Income	\$96,811	\$99,854	\$95,313
 DAYTIME DEMOS			
Total Daytime Population	20,558	218,891	569,970
Daytime Population Workers	8,972	132,954	299,658
Daytime Population Residents	11,586	85,937	270,312
 RACE & ETHNICITY			
White	11,488 48.45%	74,568 41.67%	176,093 32.13%
Black or African American	306 1.29%	2,588 1.45%	8,745 1.60%
American Indian & Alaska Native Population	344 1.45%	3,101 1.73%	11,948 2.18%
Asian Population	1,920 8.10%	18,513 10.35%	75,402 13.76%
Pacific Islander Population	59 0.25%	513 0.29%	1,628 0.30%
Other Race Population	5,313 22.41%	46,405 25.93%	179,057 32.67%
Population of Two or More Races	4,280 18.05%	33,244 18.58%	95,212 17.37%
Hispanic Population	10,811 45.60%	90,541 50.60%	315,922 57.64%
Non-Hispanic Population	12,899 54.40%	88,391 49.40%	232,164 42.36%
 EDUCATION			
Bachelor's Degree	4,198 25.71%	31,943 26.62%	80,244 22.49%
Graduate/Professional Degree	1,928 11.81%	15,556 12.96%	42,081 11.79%
 AGE			
Median Age	37.0	36.3	34.4