

AVAILABLE FOR LEASE

4420 E. CHAPMAN AVE. | ORANGE | CA

DAUM
COMMERCIAL REAL ESTATE SERVICES



FOR MORE INFORMATION, CONTACT:

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AERIAL

PROPERTY HIGHLIGHTS

- **±2,779 SF Retail Building with Drive-Thru**
- **±25,211 SF of Land (3 Parcels)**
- **Prime Orange County Retail Location**
- **Close Proximity to 55, 22, and 241 Freeways**
- **Available Now**
- **\$6.00 / SF / Month NNN with Low Tax Basis**



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PHOTOS



PROPERTY INFO

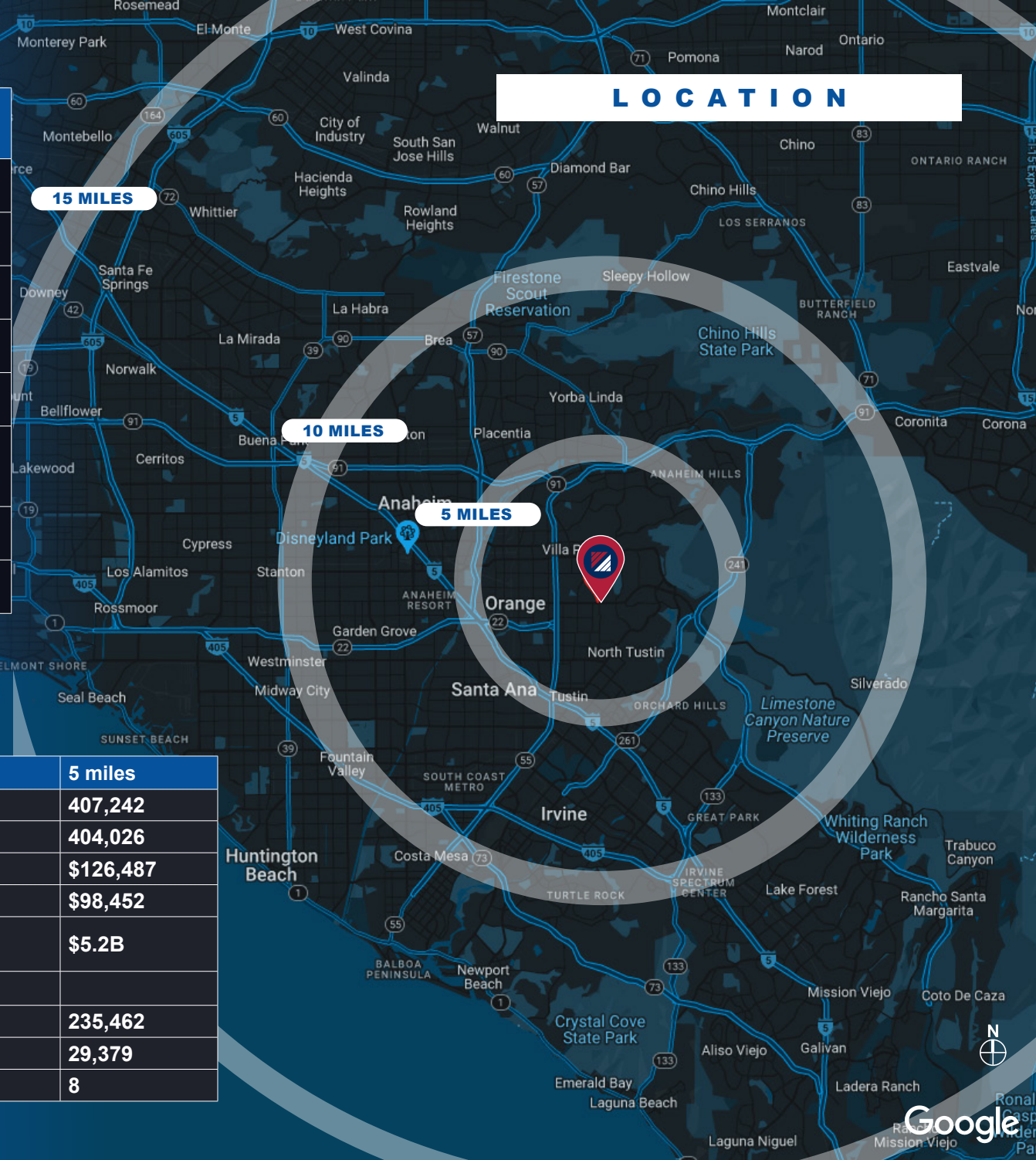
Building Size	2,779 SF
Lot Size	25,211 SF
Tenancy	Single
Available	Now
Construction	Wood Frame
Frontage	59' on Chapman Ave (with 1 curb cuts)
Type	Restaurant
Location	Very Walkable

15 MILES

10 MILES

5 MILES

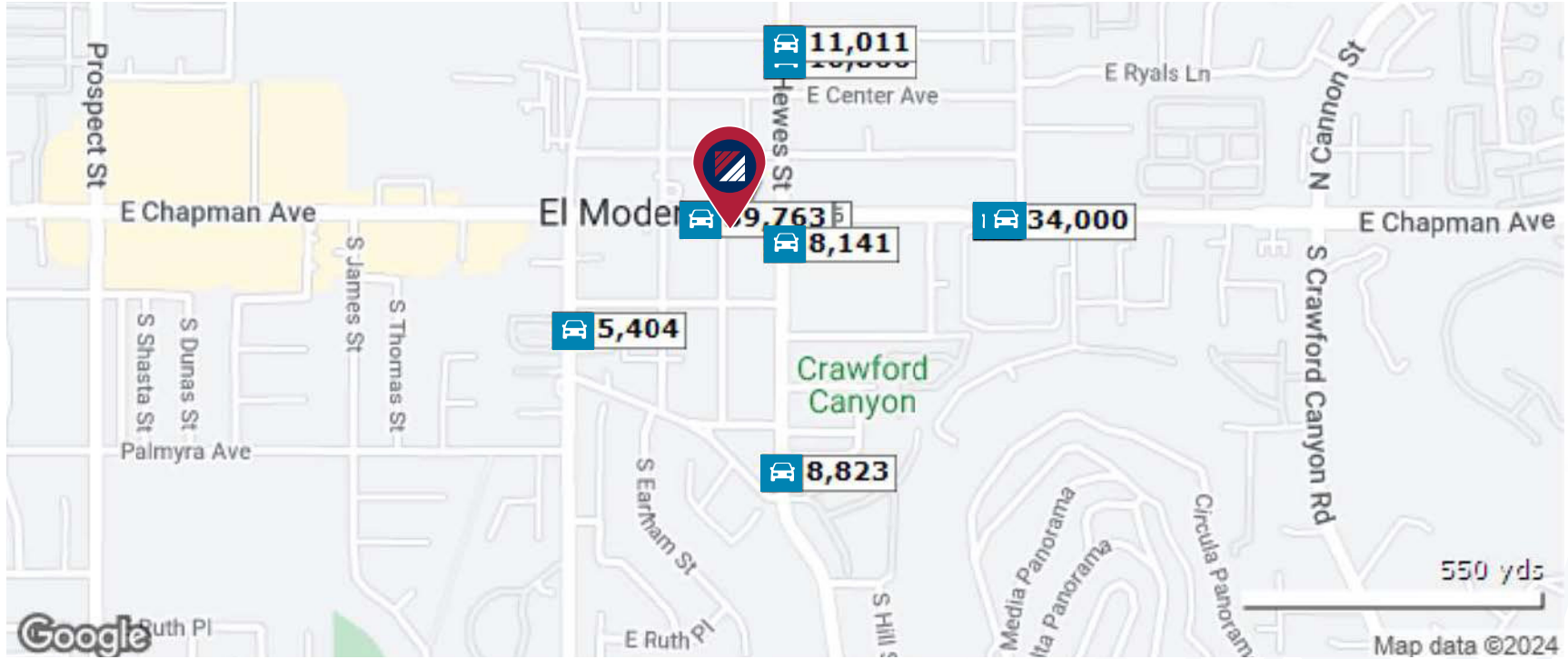
LOCATION



DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 Population	23,985	139,043	407,242
2028 Population Projection	23,699	136,795	404,026
Avg Household Income	\$143,464	\$143,357	\$126,487
Median Household Income	\$121,719	\$112,537	\$98,452
Total Specified Consumer Spending (\$)	\$324.8M	\$2B	\$5.2B
Daytime Employment			
Employees	3,859	51,134	235,462
Businesses	632	51,134	29,379
Employees Per Businesses	6	6	8



T R A F F I C C O U N T S

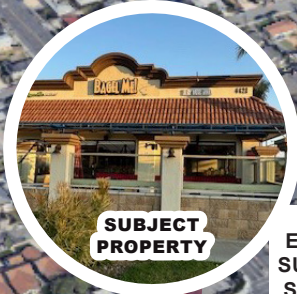


STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
East Chapman Avenue	S PkSt E	37,000	2018	0.04 mi
E Chapman Ave	S PkSt E	39,763	2022	0.04 mi
S Hewes St	E Chapman Ave N	9,220	2022	0.05 mi
Hewes St	E Vine Ave N	10,866	2022	0.20 mi
S Esplanade St	E Washington Ave N	5,404	2022	0.20 mi
Hewes Street	E Vine Ave N	11,011	2022	0.21 mi
S Hewes St	E Circulo Way N	8,823	2022	0.25 mi
E Chapman Ave	N Rancho Santiago Blvd E	36,251	2022	0.27 mi
East Chapman Avenue	N Rancho Santiago Blvd E	34,000	2018	0.28 mi

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AERIAL



SUBJECT
PROPERTY

EL MODENA
HIGH
SCHOOL



ORANGE
HAND CAR
WASH

EMPORIO
SUSHI AND
SEAFOOD



EL PORTAL
DE
VERACRUZ



LA
SABROSA
MARKET



E. CHAPMAN AVE.

S. EARLHAM ST.

E. WASHINGTON AVE.

S. HEWES ST.

Google



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