



For Lease

Orangefair Marketplace

**1440 S. Harbor Blvd
Fullerton, CA 92832**

RETAIL & RESTAURANT AVAILABLE

±7,387 SF

Divisible: 3,684 SF - 7,387 SF

IMPROVED RESTAURANT AVAILABLE

±3,000 SF

AVAILABLE (DO NOT DISTURB)

±2,100 SF

GROUND LEASE OPPORTUNITY

±5,000 SF of Land

Demographics

	1 MILE
Population	30,685
Avg Household Income	\$103,502
Daytime Population	15,514
	3 MILE
Population	242,539
Avg Household Income	\$121,340
Daytime Population	132,385
	5 MILE
Population	606,176
Avg Household Income	\$125,014
Daytime Population	324,558

Source: 2025 esri



About the Property

- Prominent regional retail center anchored by Best Buy, Big 5 Sporting, Marshalls, Burlington, Michaels, Chuze Fitness, Skechers, & more!
- Immediate access to 91 Freeway & shopping center bordered by 3 major arterials including Harbor Blvd. (±56k CPD), Lemon St. (±35k CPD), & Orangethorpe Ave. (±38k CPD)
- Strategically positioned center within an extremely dense retail corridor surrounded by numerous national & regional tenants
- 323 unit multifamily offering additional customer base immediately adjacent to shopping center
- Strong demographics and dense residential and workforce populations within 1, 3, & 5 mile radius

Traffic Counts

E. Orangethorpe Ave	±38,700 CPD
S. Harbor Blvd	±54,600 CPD

Source: CoStar

Contact

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NO.	TENANT	SF
1	GEN Korean BBQ House	7,100
2	Panda Express	1,800
3	Dave's Hot Chicken	1,925
4	El Pollo Loco	2,240
5	Chuze Fitness	37,500
a	6 Available	3,684 - 7,387
7	Cycle Gear	6,000
8	Gallagher Pediatric	9,100
9	Visionworks	5,300
10	Dollar Tree	13,020
SHOP BUILDING (11A-11F)		
11A	Azure Nails & Spa	1,135
11B	EyeBrow Threading	868
11C	Cold Stone Creamery	1,110
11D	Tru Bowl	930
b	11E Improved Restaurant + Patio	3,000
11F	Coffee Bean & Tea Leaf	1,440
12	Michaels	20,821
13	Big 5 Sporting	16,167
14	Best Buy	38,100
15	Skechers	14,016
c	16 Available (Do Not Disturb)	2,100
17	Marshalls	31,444
18	Mattress Firm	4,890
19-20	Bikram Yoga	2,900
21	Broken Yolk	5,000
23	Dunn-Edwards	9,000
24	Burlington Coat Factory	75,000
26	DaVita	10,000
27	InCahoots	10,000
d	Ground Lease Opportunity	±5K SF of Land

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Surrounding Area

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