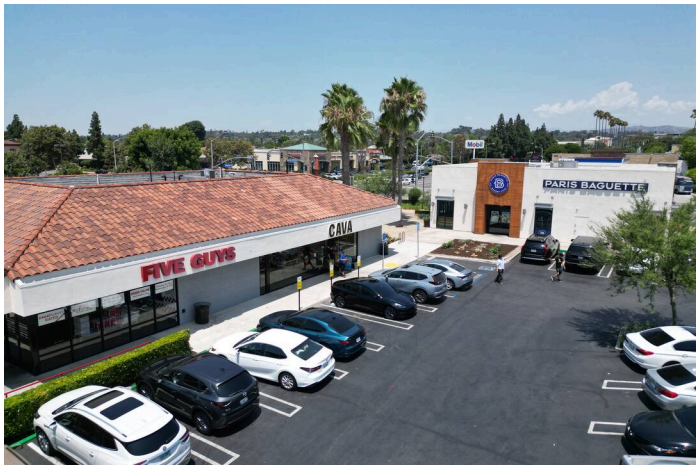


College Plaza

2460 E Chapman Avenue, Fullerton, CA 92831



Demographics

	1-Mile	3-Mile	5-Mile
Population	22,071	205,978	487,016
Households	6,919	67,352	158,653
Avg HH Income	\$101,687	\$129,966	\$138,799

Source: Esri, 2025

Property Highlights

99,034 Gross Leasable Area

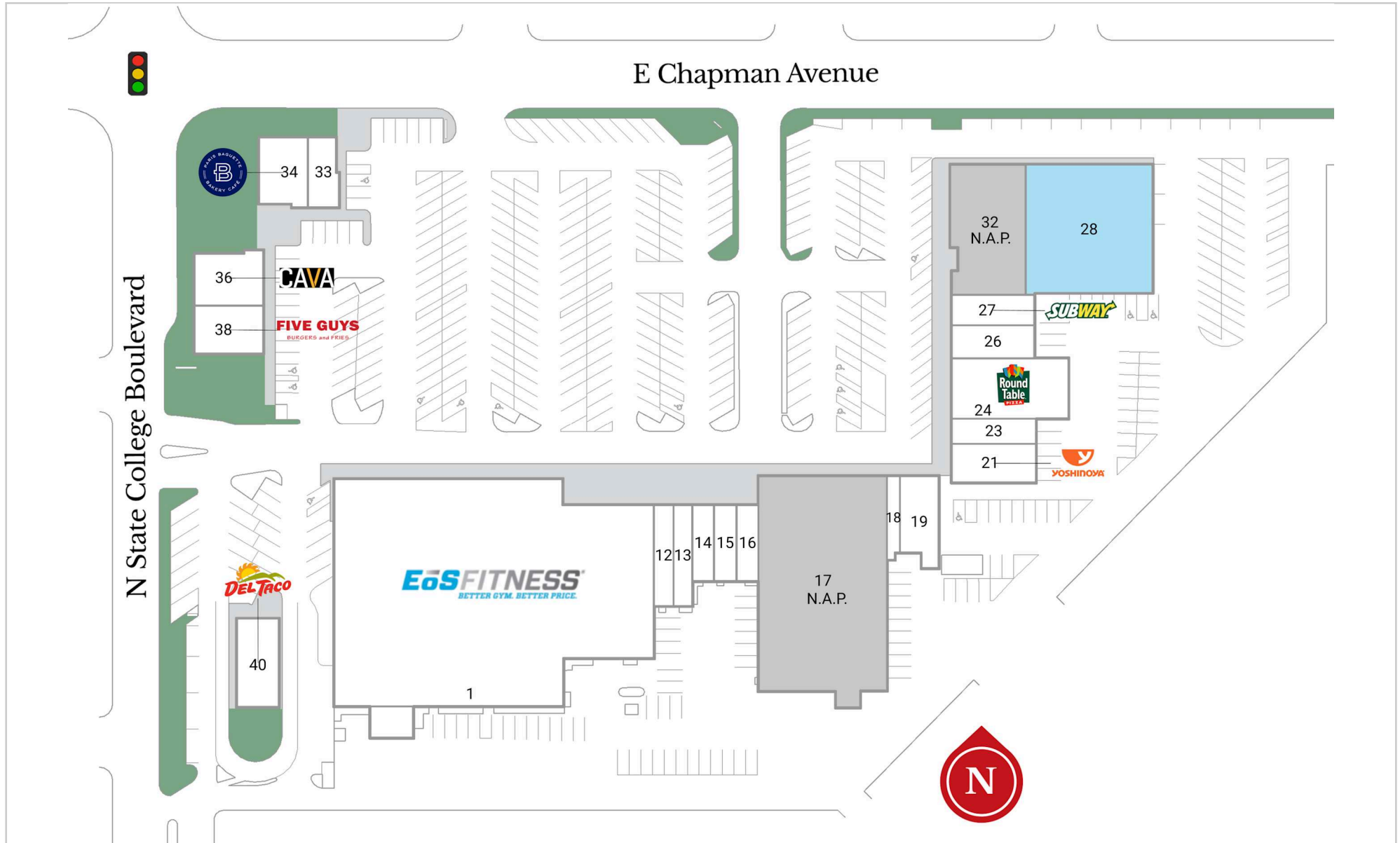
7.71 Total Acres

487,016 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 \$138,000.
- 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 N. State College Boulevard, an intersection catering to 55,000 vehicles per day.
- Adjacent to CSUF, the largest California State University with over 39,000 students.

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Current Tenants

1	EoS Fitness	39,459 SF	23	Fraise Cafe	1,300 SF
12	Driven Nutrition	1,200 SF	24	Round Table Pizza	4,050 SF
13	Family Dental	1,200 SF	26	Fourtea	1,625 SF
14	Stache House Barber Shop	780 SF	27	Subway	1,625 SF
15	Captivate Nail Spa	1,020 SF	33	Pokeworks	1,208 SF
16	Wholesale Nutrition Cente...	1,200 SF	34	Paris Baguette	1,850 SF
18	Custom Cuts Tailoring	780 SF	36	Cava Mezze Grill	2,128 SF
19	Omeli Kitchen	1,800 SF	38	Five Guys	1,859 SF
21	Yoshinoya	1,950 SF	40	Del Taco	2,000 SF

Available/Coming Soon

28	Available	10,000 SF
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