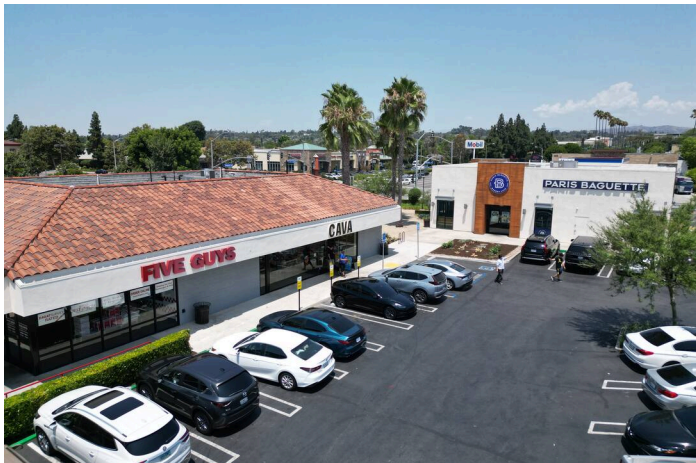


College Plaza

2460 E Chapman Avenue, Fullerton, CA 92831



Demographics

	1-Mile	3-Mile	5-Mile
Population	23,031	204,276	483,746
Households	7,230	67,346	159,366
Avg HH Income	\$108,465	\$130,465	\$138,804

Source: Esri, 2026

Property Highlights

90,078 Gross Leasable Area

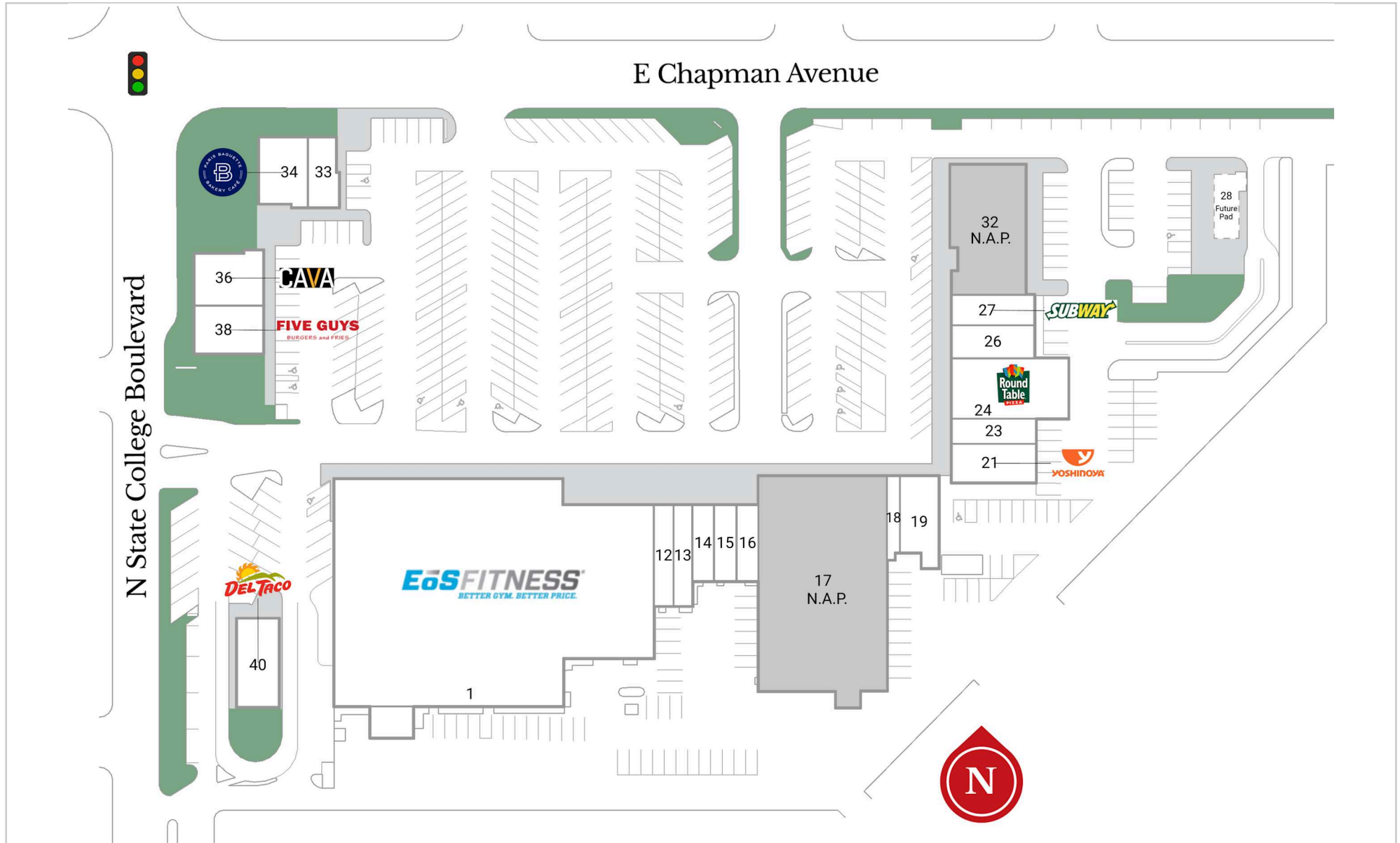
7.71 Total Acres

483,746 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	24	Round Table Pizza	4,050 SF
12	Driven Nutrition	1,200 SF	26	Bear Cup	1,625 SF
13	Family Dental	1,200 SF	27	Subway	1,625 SF
14	Stache House Barber Shop	780 SF	28	Tenant Coming in 2027	1,044 SF
15	Captivate Nail Spa	1,020 SF	33	Pokeworks	1,208 SF
16	Wholesale Nutrition Center	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
23	Fraise Cafe	1,300 SF			