

NEW LISTING

# MIXED – USE RETAIL DEVELOPMENT SITE FOR LEASE

CHAPMAN AVE. & I-5 FRWY  
Orange, CA

Plan includes 2 MARRIOTT HOTELS,  
Fast Food, QSR & Retail opportunities



## PROPERTY HIGHLIGHTS

- NEW Shopping Center Development with a  $\pm 247$  room dual brand hotel, planned at Chapman Ave. and I-5 Freeway in the City of Orange, CA
- Multiple Sites FOR LEASE, seeking Retail, QSR and Fast Food business
- High freeway visibility site, gateway to Anaheim Platinum Triangle, a residential community, Chapman University, restaurants, medical and services
- Accessible I-5 Freeway on/off ramp at Chapman Ave.

CCP REAL ESTATE  
ADVISORS

CCP REAL ESTATE ADVISORS  
Chris Fredrick  
(949) 423-2088 / [chris@ccprea.com](mailto:chris@ccprea.com)

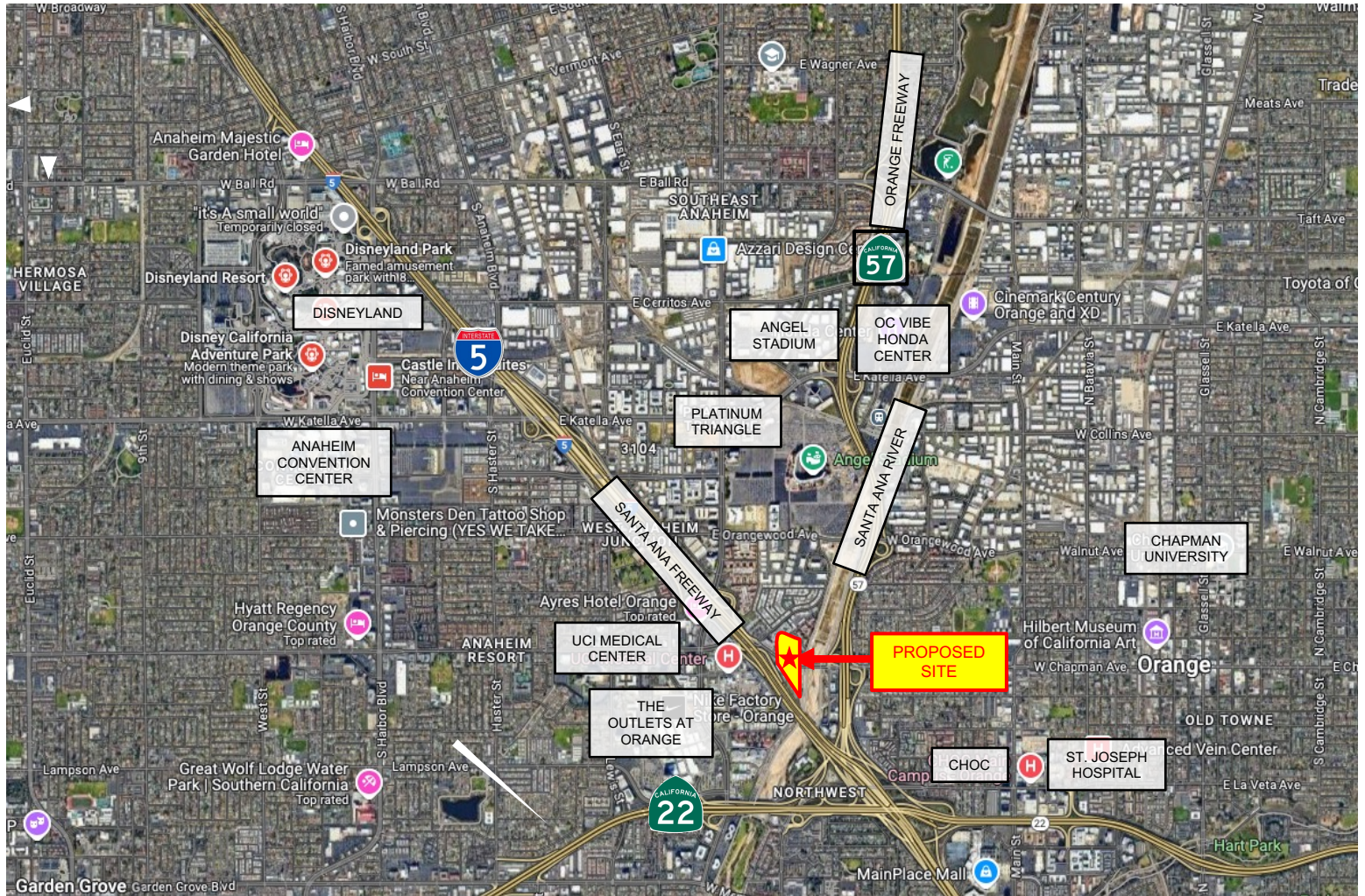


NEW LISTING

# MIXED – USE RETAIL DEVELOPMENT SITE FOR LEASE

CHAPMAN AVE. & I-5 FRWY  
Orange, CA  
Plan includes 2 MARRIOTT HOTELS,  
Fast Food, QSR & Retail opportunities

## PROJECT SITE LOCATION



CCP REAL ESTATE  
ADVISORS

CCP REAL ESTATE ADVISORS  
Chris Fredrick  
(949) 423-2088 / [chris@ccprea.com](mailto:chris@ccprea.com)

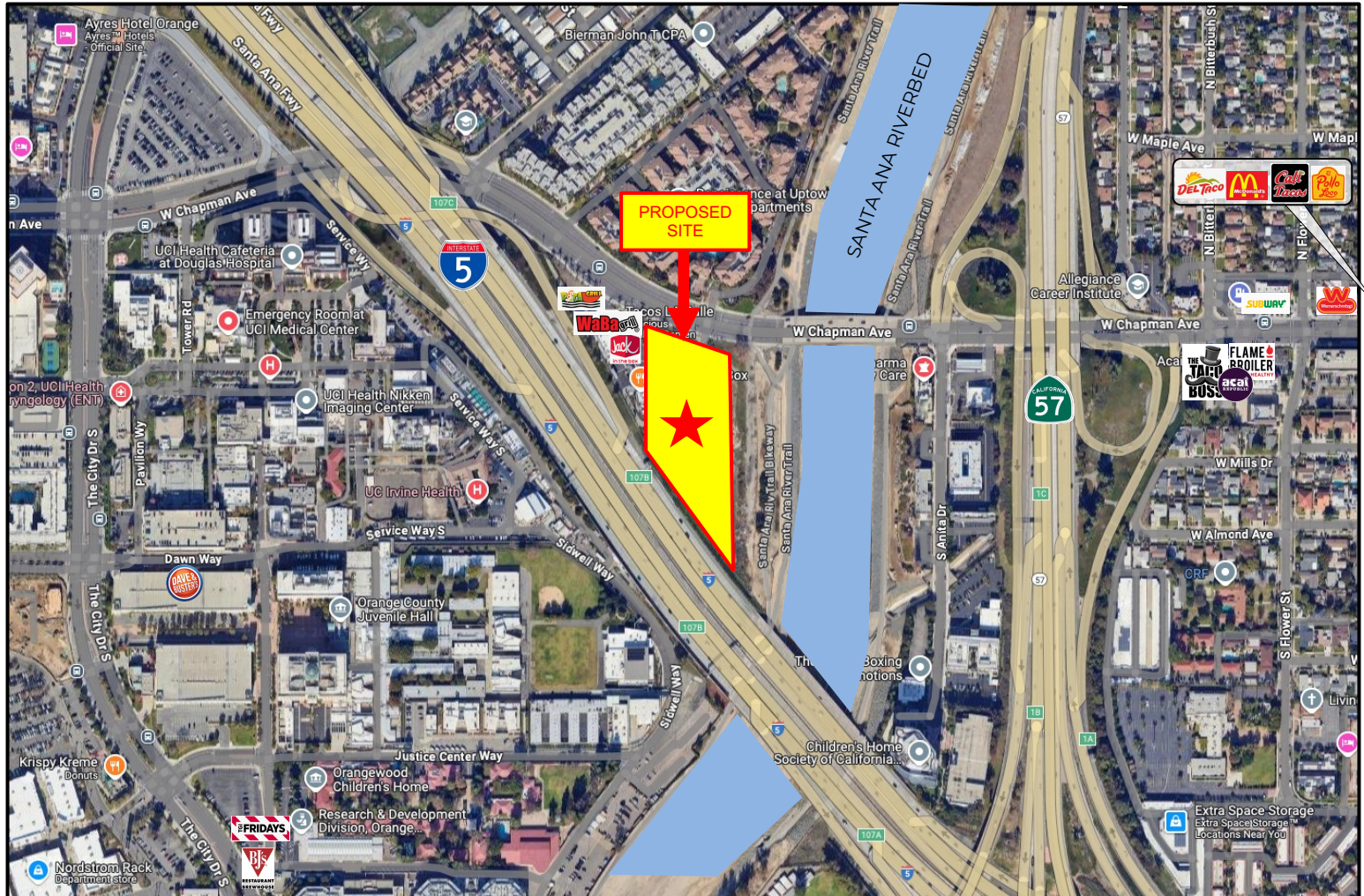


NEW LISTING

# MIXED – USE RETAIL DEVELOPMENT SITE FOR LEASE

CHAPMAN AVE. & I-5 FRWY  
Orange, CA  
Plan includes 2 MARRIOTT HOTELS,  
Fast Food, QSR & Retail opportunities

## NEARBY FAST FOOD



CCP REAL ESTATE  
ADVISORS

CCP REAL ESTATE ADVISORS  
Chris Fredrick  
(949) 423-2088 / [chris@ccprea.com](mailto:chris@ccprea.com)



NEW LISTING

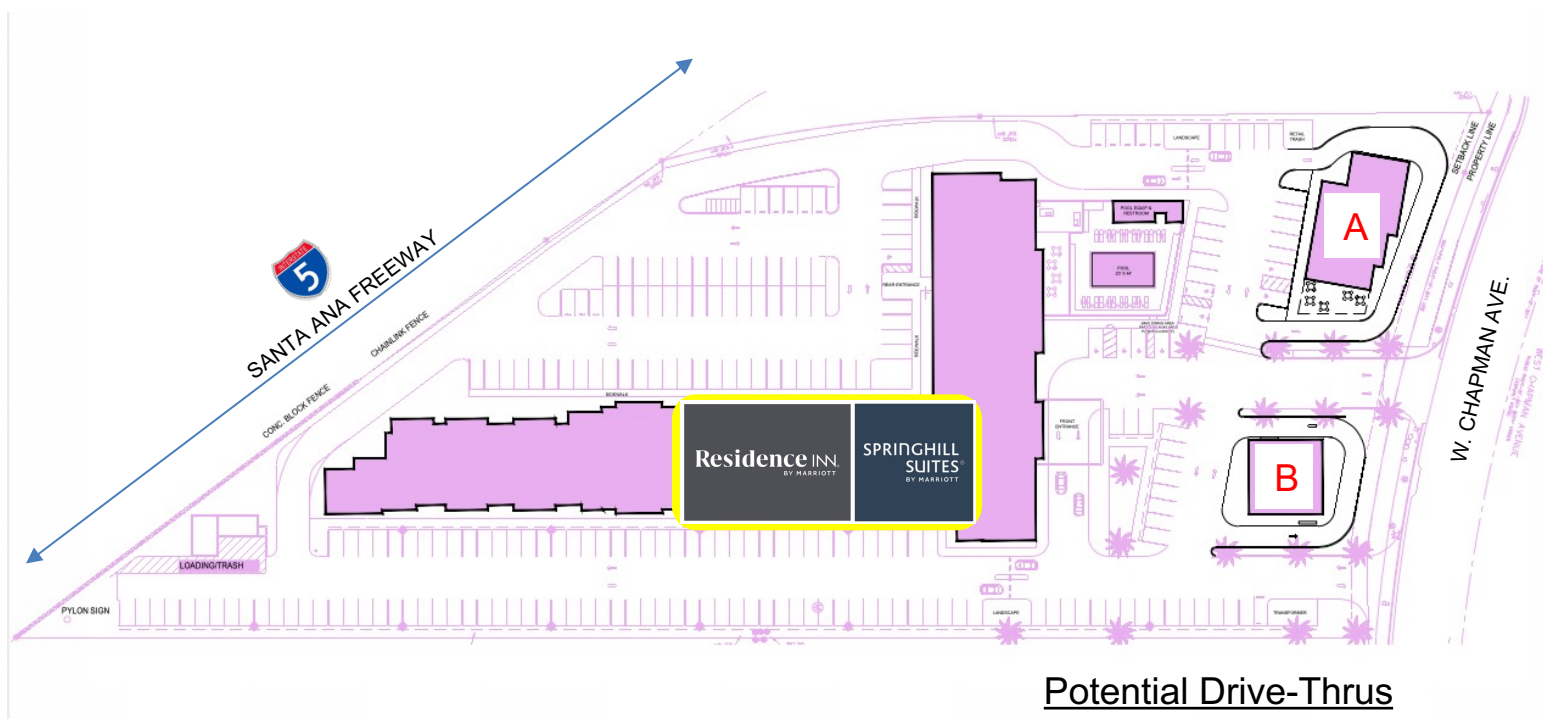
**MIXED – USE RETAIL  
DEVELOPMENT SITE**

**FOR LEASE**

**CHAPMAN AVE. & I-5 FRWY**  
Orange, CA

Plan includes 2 MARRIOTT HOTELS,  
Fast Food, QSR & Retail opportunities

**SITE PLAN**



Potential Drive-Thrus

**A** 3,460 SF

**B** 2,000 SF



NEW LISTING

**MIXED – USE RETAIL  
DEVELOPMENT SITE**

**FOR LEASE**

**CHAPMAN AVE. & I-5 FRWY**  
**Orange, CA**

Plan includes 2 MARRIOTT HOTELS,  
Fast Food, QSR & Retail opportunities

**NORTHWEST CORNER VIEW**



**NORTHEAST CORNER VIEW**



**ccp** | REAL ESTATE  
ADVISORS

**CCP REAL ESTATE ADVISORS**  
Chris Fredrick  
(949) 423-2088 / [chris@ccprea.com](mailto:chris@ccprea.com)

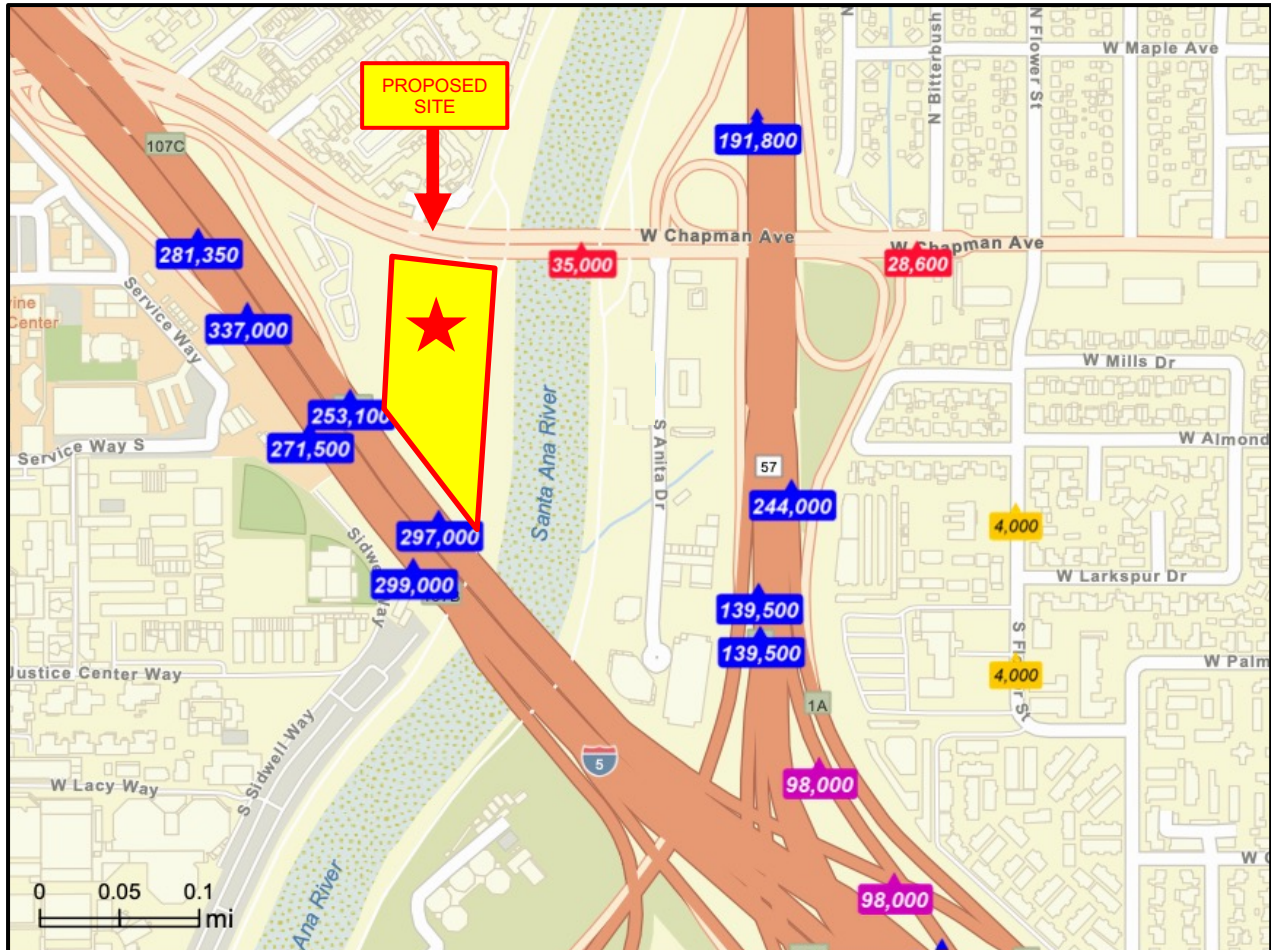


NEW LISTING

# MIXED – USE RETAIL DEVELOPMENT SITE FOR LEASE

CHAPMAN AVE. & I-5 FRWY  
Orange, CA  
Plan includes 2 MARRIOTT HOTELS,  
Fast Food, QSR & Retail opportunities

## TRAFFIC CLOSE UP



## DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	24,846	108,926	249,783
Avg HH Income	\$119,670	\$120,049	\$115,451
Median Age	33.8	33.6	34.6



## DISCLAIMER

---

This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CCP Real Estate Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, CCP Real Estate Advisors has not verified, and will not verify, any of the information contained herein, nor has CCP Real Estate Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein. Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.

