



Rusty Leaf Plaza

Property managed by Inland Commercial Real Estate Services, LLC

Coordinates:

Latitude: 33.787

Longitude: -117.8266

Leasing Contact: Angela Surico | angela.surico@inlandgroup.com | 630.586.6648 | inlandgroup.com

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> Property Highlights

- Center Size: 59,188 SF
- Located on the SEC of Chapman Avenue (54,900 AADT) & Yorba Street (8,800 AADT) in densely populated Orange, CA
- Newly redeveloped property with Target with Fantastic Sams, Jamba Juice, Little Caesars and more
- Strong demographics with high incomes makes this a great choice



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2512 E Chapman Ave, Orange, CA 92869

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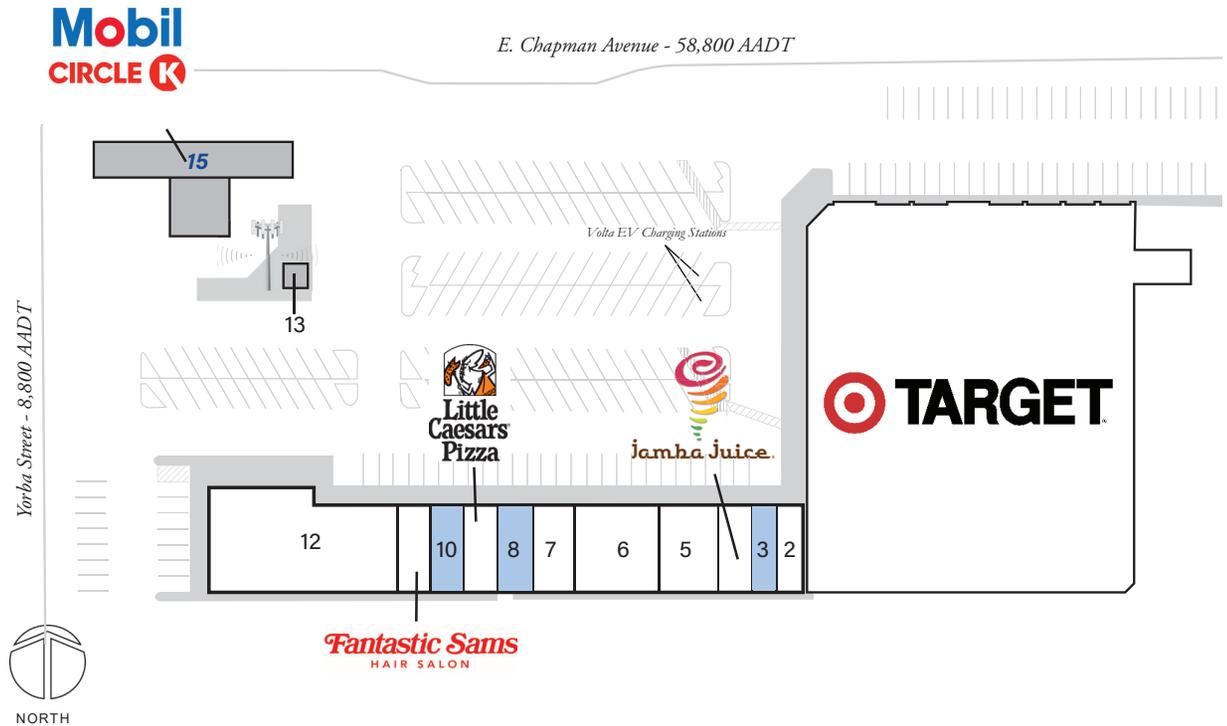
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Store Listing

Center Size: 59,188 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	41,545 SF	Target
2	770 SF	Forbidden Studios
3	760 SF	Available
4	1,012 SF	Jamba Juice
5	1,691 SF	Polish Avenue Mani Pedi
6	2,521 SF	Artistic Smiles
7	1,266 SF	Lee's Sandwiches
8	996 SF	Available
9	1,015 SF	Little Caesars
10	1,003 SF	Available
11	1,003 SF	Fantastic Sam's
12	5,606 SF	SchoolsFirst FCU
13		Cox PCS Assets
14		Available
15		Mobil/Circle K

Items in blue and italicized are owned by others.



2024 Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	24,689	7,880	\$152,998
3 Miles	171,624	57,143	\$161,795
5 Miles	512,608	159,317	\$150,713



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