



FOR LEASE

3343 & 3403 E. Chapman Ave, Orange, CA 92869

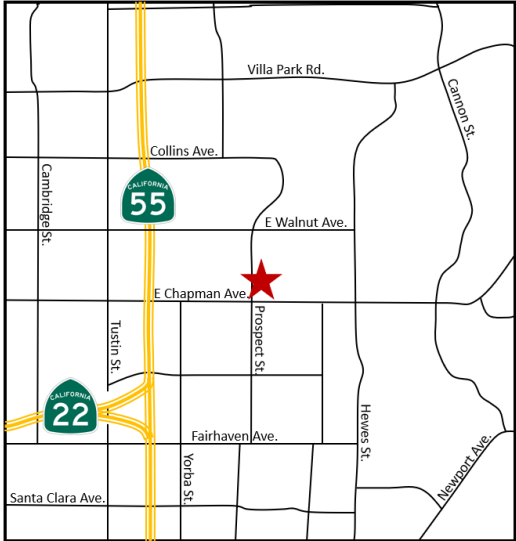
www.SaddlebackPlaza.com

Features:

- High Trafficked Retail Center
- 64,000 Intersection Average Traffic Count
- Anchored Retail Center
- Abundant Parking
- Competitive lease rates
- Two (2) Units Available

Location:

- Freeway access: 55, 22, 91, 5 freeways.
- 738,248 Population Within 15-Minutes
- \$124,993 Average Household Income

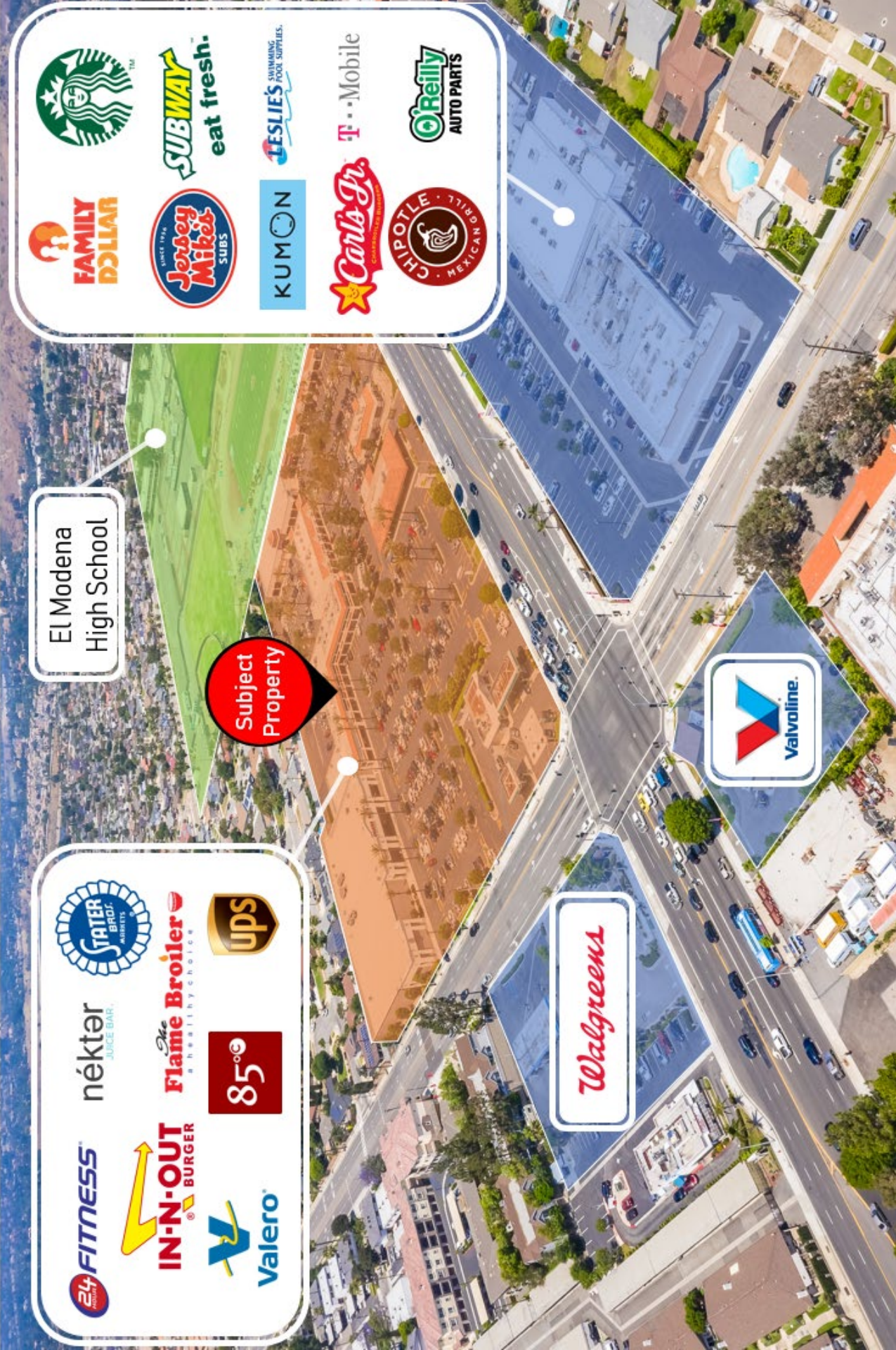


Ashwill Associates
COMMERCIAL REAL ESTATE

Gary Martinez, CCIM
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CORP DRE#01291393/01318932

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AERIAL MAP



24 FITNESS

nékter JUICE BAR

IN-N-OUT BURGER

Valero

Stater Bros. Markets

The Flame Broiler a healthy choice

85

ups

FAMILY DOLLAR

Jersey Mike's SUBS

KUMON

Star's Car's Jr.

CHIPOTLE MEXICAN BELL

Starbucks

SUBWAY eat fresh.

LESLIE'S SWIMMING POOL SUPPLIES

T-Mobile

O'Reilly AUTO PARTS

El Modena High School

Subject Property

Walgreens

Valvoline

AERIAL MAP

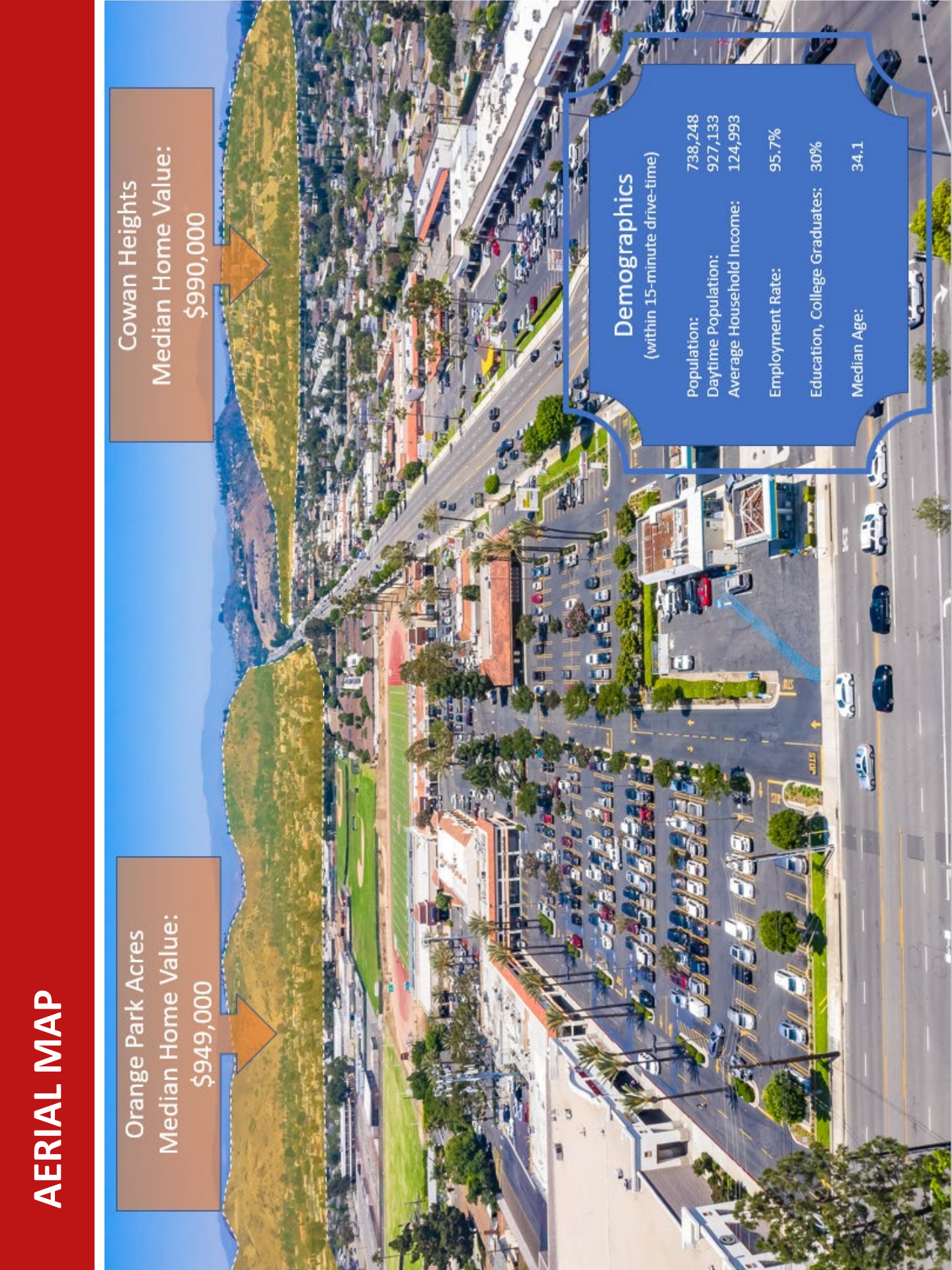
Orange Park Acres
Median Home Value:
\$949,000

Cowan Heights
Median Home Value:
\$990,000

Demographics

(within 15-minute drive-time)

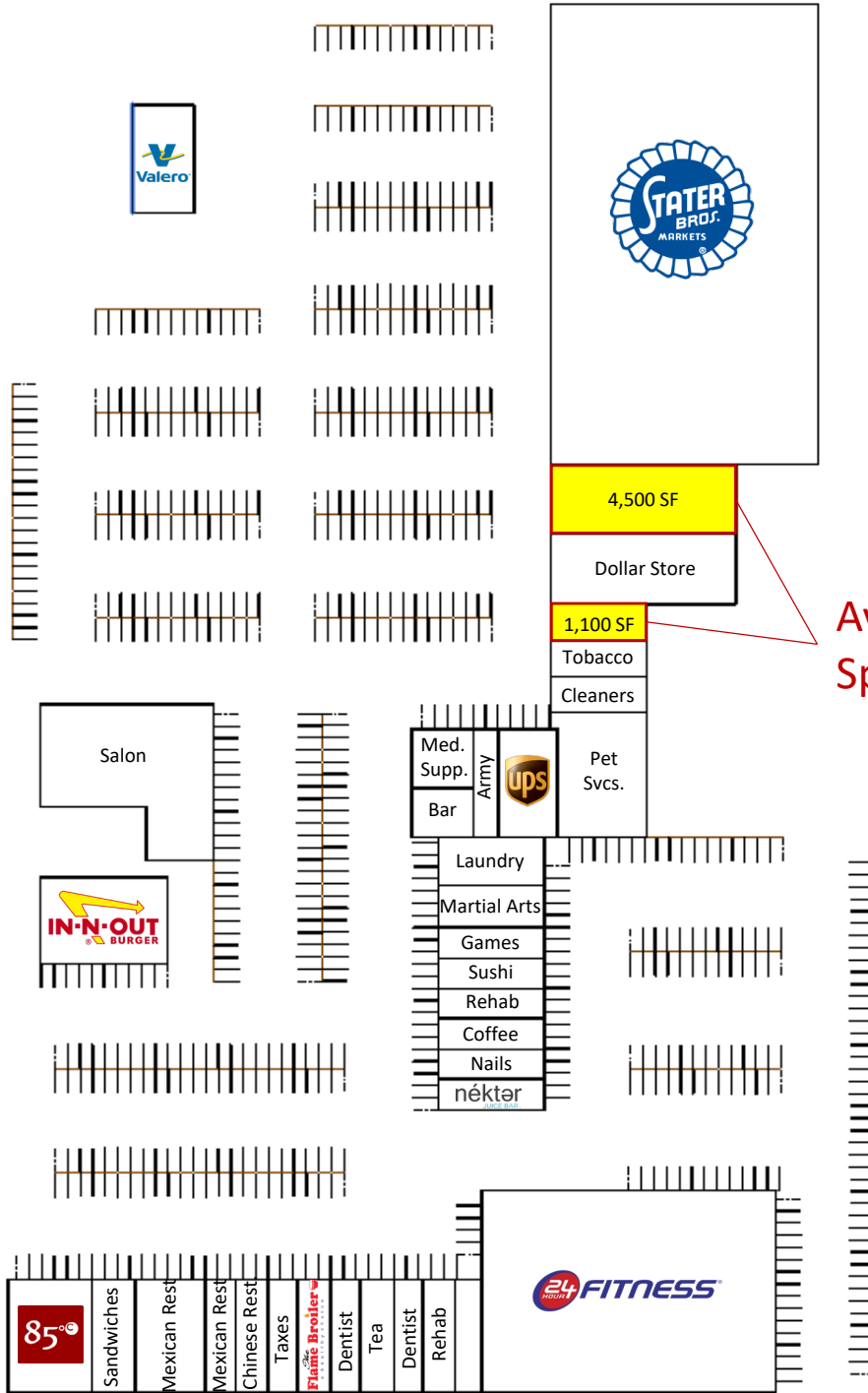
Population:	738,248
Daytime Population:	927,133
Average Household Income:	124,993
Employment Rate:	95.7%
Education, College Graduates:	30%
Median Age:	34.1



SITE MAP

Prospect Street

East Chapman Avenue



Available Spaces

*Map not to scale

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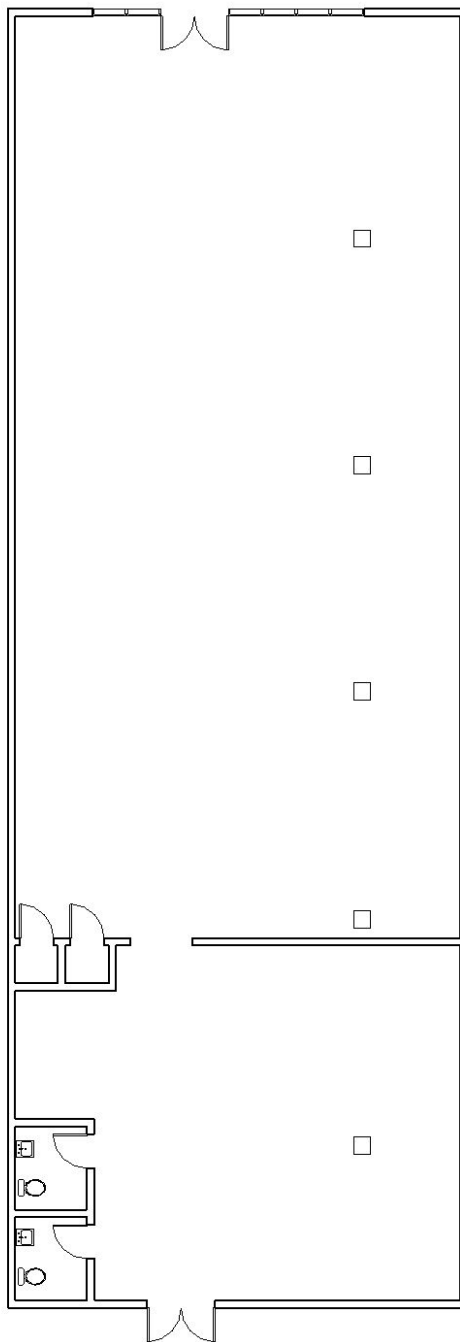
CORP DRE#01291393/01318932

3343 E. Chapman Ave, Orange, CA 92869

MOVE-IN READY

Space Available: ±4,500 RSF

Asking Rate \$1.85/RSF NNN



**Floorplan not to scale*

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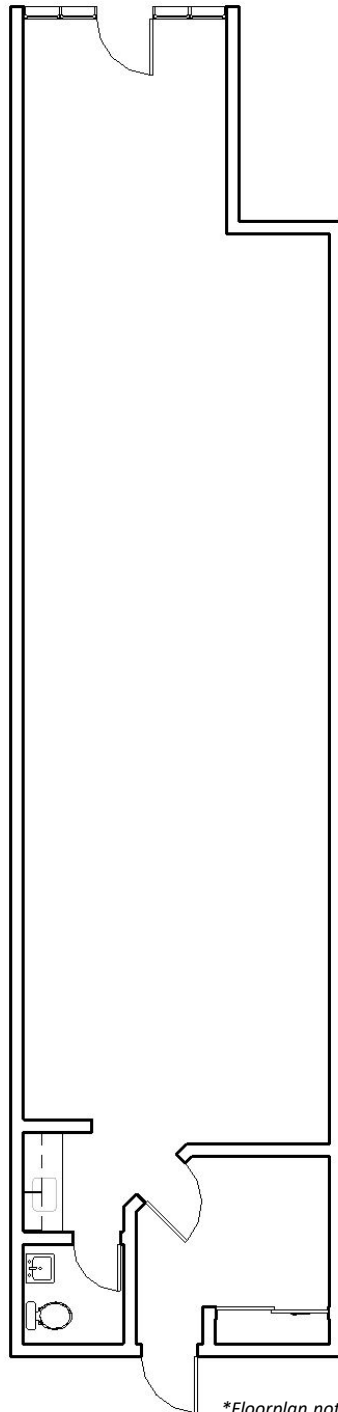
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3403 E. Chapman Ave, Orange, CA 92869

MOVE-IN READY

Space Available: $\pm 1,100$ RSF

Asking Rate \$2.15/RSF NNN

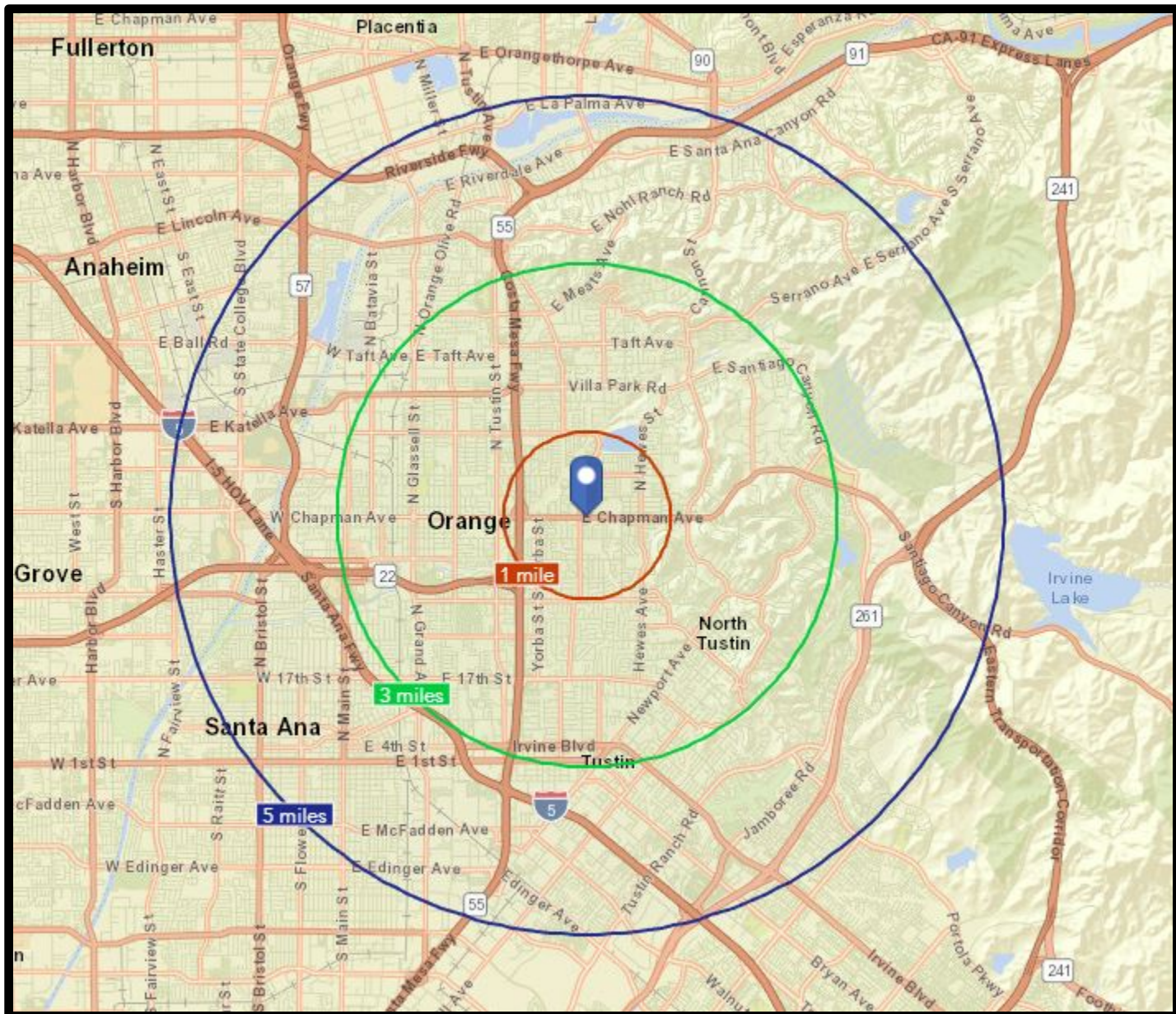


**Floorplan not to scale*

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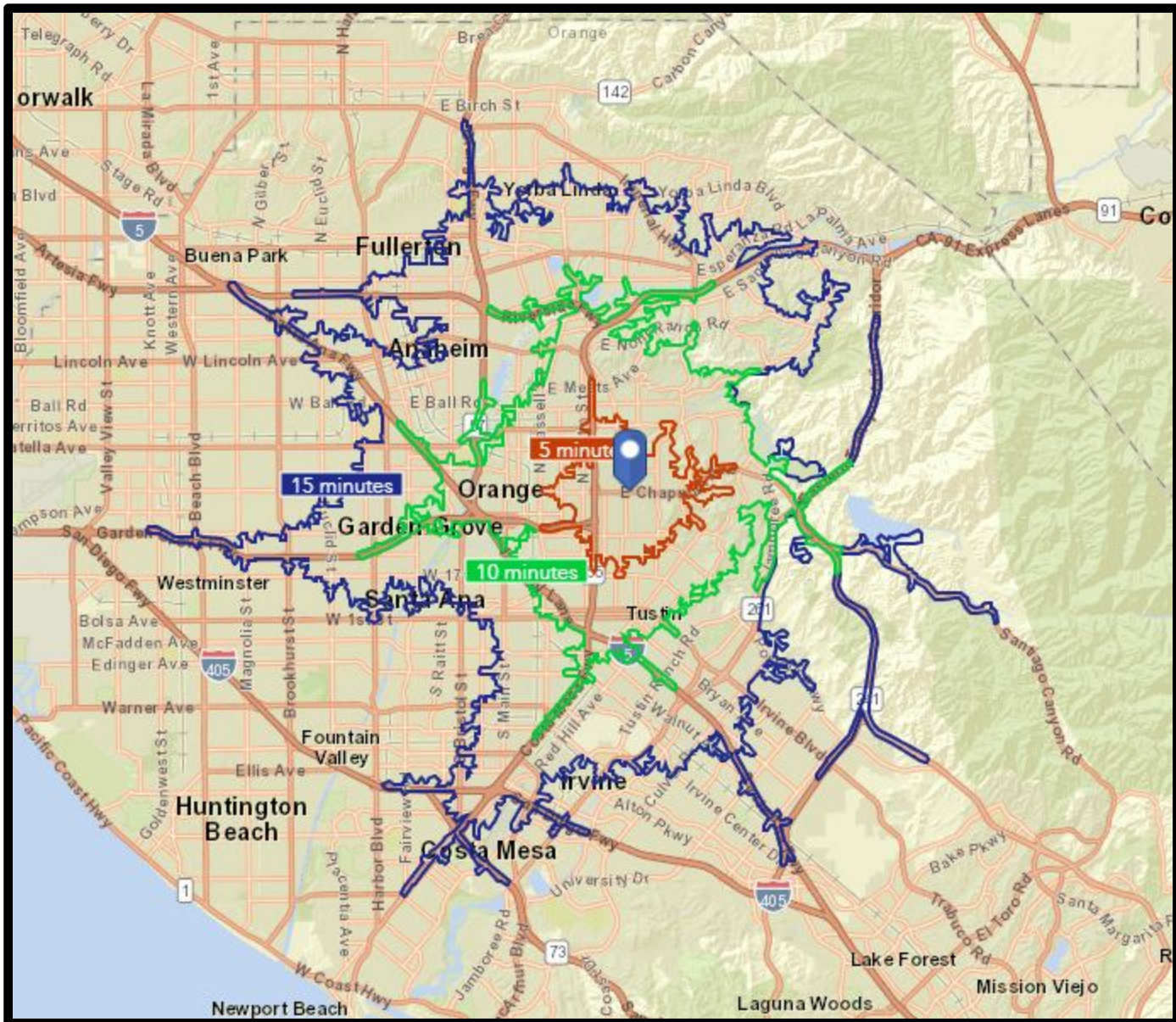
RADIUS MAP: 1, 3, 5 MILES



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DRIVE TIME MAP: 5, 10, 15 MINUTES



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DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	50,856	210,728	700,443
2010 Total Population	50,941	216,971	738,248
2018 Total Population	52,335	226,529	786,760
2018 Group Quarters	616	7,886	14,420
2023 Total Population	53,308	232,945	817,982
2018-2023 Annual Rate	0.37%	0.56%	0.78%
2018 Total Daytime Population	36,497	249,289	927,133
Workers	10,114	136,850	524,977
Residents	26,383	112,439	402,156
Household Summary			
2000 Households	15,749	68,021	206,123
2000 Average Household Size	3.20	3.00	3.34
2010 Households	15,584	69,480	219,755
2010 Average Household Size	3.23	3.02	3.30
2018 Households	15,693	71,234	230,509
2018 Average Household Size	3.30	3.07	3.35
2023 Households	15,858	72,903	238,864
2023 Average Household Size	3.32	3.09	3.36
2018-2023 Annual Rate	0.21%	0.46%	0.71%
2010 Families	11,861	50,521	164,225
2010 Average Family Size	3.55	3.44	3.70
2018 Families	11,981	51,999	172,645
2018 Average Family Size	3.64	3.51	3.77
2023 Families	12,129	53,268	179,011
2023 Average Family Size	3.67	3.54	3.80
2018-2023 Annual Rate	0.25%	0.48%	0.73%
Housing Unit Summary			
2000 Housing Units	16,010	69,618	212,362
Owner Occupied Housing Units	68.8%	62.0%	54.8%
Renter Occupied Housing Units	29.6%	35.7%	42.2%
Vacant Housing Units	1.6%	2.3%	2.9%
2010 Housing Units	16,059	72,562	230,562
Owner Occupied Housing Units	66.2%	58.3%	52.2%
Renter Occupied Housing Units	30.9%	37.4%	43.2%
Vacant Housing Units	3.0%	4.2%	4.7%
2018 Housing Units	16,282	74,409	241,182
Owner Occupied Housing Units	63.9%	56.1%	49.8%
Renter Occupied Housing Units	32.5%	39.6%	45.8%
Vacant Housing Units	3.6%	4.3%	4.4%
2023 Housing Units	16,480	76,069	249,632
Owner Occupied Housing Units	66.2%	58.3%	51.9%
Renter Occupied Housing Units	30.0%	37.6%	43.8%
Vacant Housing Units	3.8%	4.2%	4.3%
Median Household Income			
2018	\$87,958	\$82,928	\$77,047
2023	\$103,094	\$96,050	\$87,655
Median Home Value			
2018	\$654,563	\$685,820	\$621,425
2023	\$695,727	\$719,192	\$662,082
Per Capita Income			
2018	\$36,117	\$38,445	\$31,787
2023	\$42,179	\$44,547	\$37,023
Median Age			
2010	36.2	35.7	33.0
2018	37.2	36.8	34.1
2023	38.3	38.0	35.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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DEMOGRAPHICS

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2018 Households by Income			
Household Income Base	15,693	71,234	230,498
<\$15,000	5.5%	6.4%	6.7%
\$15,000 - \$24,999	5.1%	5.6%	6.8%
\$25,000 - \$34,999	5.6%	6.3%	7.1%
\$35,000 - \$49,999	9.4%	10.4%	11.2%
\$50,000 - \$74,999	16.5%	16.2%	16.7%
\$75,000 - \$99,999	13.4%	13.4%	13.7%
\$100,000 - \$149,999	19.0%	17.6%	17.3%
\$150,000 - \$199,999	11.3%	9.8%	9.0%
\$200,000+	14.1%	14.3%	11.6%
Average Household Income	\$118,197	\$119,410	\$106,632
2023 Households by Income			
Household Income Base	15,858	72,903	238,853
<\$15,000	4.2%	4.9%	5.3%
\$15,000 - \$24,999	3.9%	4.3%	5.4%
\$25,000 - \$34,999	4.4%	5.0%	5.8%
\$35,000 - \$49,999	8.0%	8.9%	9.8%
\$50,000 - \$74,999	14.9%	15.3%	15.8%
\$75,000 - \$99,999	12.7%	13.3%	13.7%
\$100,000 - \$149,999	20.0%	18.8%	18.7%
\$150,000 - \$199,999	13.2%	11.3%	10.3%
\$200,000+	18.6%	18.2%	15.2%
Average Household Income	\$139,371	\$139,565	\$124,993
2018 Owner Occupied Housing Units by Value			
Total	10,409	41,757	119,994
<\$50,000	0.7%	1.0%	1.5%
\$50,000 - \$99,999	1.0%	0.8%	1.1%
\$100,000 - \$149,999	0.5%	0.4%	0.7%
\$150,000 - \$199,999	0.3%	0.9%	0.8%
\$200,000 - \$249,999	0.4%	1.2%	1.4%
\$250,000 - \$299,999	1.0%	2.3%	2.7%
\$300,000 - \$399,999	7.3%	7.2%	10.3%
\$400,000 - \$499,999	15.9%	12.8%	15.8%
\$500,000 - \$749,999	36.8%	31.5%	32.3%
\$750,000 - \$999,999	22.2%	20.5%	17.9%
\$1,000,000 - \$1,499,999	9.4%	13.7%	10.8%
\$1,500,000 - \$1,999,999	2.2%	4.0%	2.7%
\$2,000,000 +	2.1%	3.6%	2.0%
Average Home Value	\$731,669	\$795,061	\$707,184
2023 Owner Occupied Housing Units by Value			
Total	10,918	44,310	129,395
<\$50,000	0.4%	0.5%	0.8%
\$50,000 - \$99,999	0.5%	0.4%	0.7%
\$100,000 - \$149,999	0.7%	0.3%	0.5%
\$150,000 - \$199,999	0.3%	0.6%	0.5%
\$200,000 - \$249,999	0.3%	0.6%	0.8%
\$250,000 - \$299,999	0.5%	1.4%	1.6%
\$300,000 - \$399,999	4.9%	5.5%	7.6%
\$400,000 - \$499,999	13.4%	11.8%	14.9%
\$500,000 - \$749,999	37.1%	33.0%	34.9%
\$750,000 - \$999,999	26.6%	24.1%	21.3%
\$1,000,000 - \$1,499,999	10.3%	14.1%	11.6%
\$1,500,000 - \$1,999,999	2.6%	4.0%	2.8%
\$2,000,000 +	2.4%	3.7%	2.1%
Average Home Value	\$774,725	\$826,636	\$747,019

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
2010 Population by Age			
Total	50,941	216,972	738,248
0 - 4	6.6%	6.3%	7.3%
5 - 9	6.5%	6.3%	7.2%
10 - 14	6.9%	6.7%	7.3%
15 - 24	14.9%	15.8%	15.8%
25 - 34	13.4%	14.0%	15.3%
35 - 44	14.0%	13.8%	14.9%
45 - 54	14.5%	14.6%	13.5%
55 - 64	10.6%	10.5%	9.3%
65 - 74	6.7%	6.3%	5.2%
75 - 84	4.2%	4.0%	3.0%
85 +	1.6%	1.7%	1.2%
18 +	75.3%	76.1%	73.5%
2018 Population by Age			
Total	52,335	226,529	786,760
0 - 4	6.1%	5.8%	6.8%
5 - 9	6.3%	6.0%	6.9%
10 - 14	6.5%	6.4%	6.9%
15 - 24	13.0%	14.2%	14.4%
25 - 34	15.0%	15.1%	16.3%
35 - 44	12.9%	13.0%	13.8%
45 - 54	13.0%	12.9%	12.7%
55 - 64	12.1%	12.0%	10.7%
65 - 74	8.3%	8.2%	6.8%
75 - 84	4.6%	4.4%	3.3%
85 +	2.1%	2.0%	1.4%
18 +	77.1%	77.8%	75.3%
2023 Population by Age			
Total	53,308	232,945	817,981
0 - 4	6.2%	5.8%	6.8%
5 - 9	5.9%	5.6%	6.5%
10 - 14	6.1%	6.0%	6.6%
15 - 24	11.7%	13.0%	13.3%
25 - 34	15.0%	15.0%	16.1%
35 - 44	14.5%	14.4%	14.9%
45 - 54	12.1%	12.0%	12.1%
55 - 64	12.1%	11.8%	10.8%
65 - 74	9.0%	9.1%	7.6%
75 - 84	5.1%	5.1%	3.9%
85 +	2.1%	2.1%	1.4%
18 +	78.2%	78.9%	76.3%
2010 Population by Sex			
Males	25,312	108,245	369,423
Females	25,629	108,726	368,825
2018 Population by Sex			
Males	25,965	113,060	393,773
Females	26,370	113,469	392,987
2023 Population by Sex			
Males	26,520	116,493	410,319
Females	26,788	116,452	407,663

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
2010 Population by Race/Ethnicity			
Total	50,940	216,971	738,247
White Alone	67.7%	66.7%	55.6%
Black Alone	1.2%	1.7%	1.8%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	8.8%	10.0%	15.6%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	17.8%	16.7%	21.8%
Two or More Races	3.6%	3.9%	4.1%
Hispanic Origin	40.7%	40.3%	48.5%
Diversity Index	75.9	76.3	83.3
2018 Population by Race/Ethnicity			
Total	52,335	226,528	786,759
White Alone	64.3%	63.2%	52.2%
Black Alone	1.3%	1.8%	1.9%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	10.4%	11.7%	17.8%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	19.1%	17.8%	22.6%
Two or More Races	4.0%	4.3%	4.5%
Hispanic Origin	43.3%	42.7%	49.8%
Diversity Index	78.4	78.9	84.8
2023 Population by Race/Ethnicity			
Total	53,308	232,947	817,982
White Alone	62.1%	61.0%	50.1%
Black Alone	1.4%	1.9%	2.0%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	11.7%	13.2%	19.5%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	19.6%	18.3%	22.8%
Two or More Races	4.3%	4.6%	4.7%
Hispanic Origin	44.9%	44.1%	50.6%
Diversity Index	79.8	80.2	85.5
2010 Population by Relationship and Household Type			
Total	50,941	216,971	738,248
In Households	98.9%	96.7%	98.2%
In Family Households	88.1%	84.2%	87.3%
Householder	23.4%	23.3%	22.2%
Spouse	17.7%	17.5%	16.3%
Child	33.7%	32.0%	34.5%
Other relative	7.9%	7.2%	9.3%
Nonrelative	5.4%	4.1%	4.9%
In Nonfamily Households	10.8%	12.5%	10.9%
In Group Quarters	1.1%	3.3%	1.8%
Institutionalized Population	0.5%	1.9%	1.0%
Noninstitutionalized Population	0.6%	1.4%	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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2018 Population 25+ by Educational Attainment			
Total	35,614	153,195	510,497
Less than 9th Grade	8.8%	8.0%	12.5%
9th - 12th Grade, No Diploma	7.0%	7.9%	9.4%
High School Graduate	15.7%	16.9%	17.3%
GED/Alternative Credential	1.4%	1.8%	1.9%
Some College, No Degree	22.7%	21.5%	19.6%
Associate Degree	8.9%	7.6%	6.9%
Bachelor's Degree	23.7%	23.0%	21.2%
Graduate/Professional Degree	11.7%	13.3%	11.1%
2018 Population 15+ by Marital Status			
Total	42,409	185,314	624,175
Never Married	36.5%	37.9%	38.3%
Married	50.0%	49.4%	49.7%
Widowed	5.0%	4.6%	4.3%
Divorced	8.5%	8.1%	7.7%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	96.2%	96.0%	95.7%
Civilian Unemployed (Unemployment Rate)	3.8%	4.0%	4.3%
2018 Employed Population 16+ by Industry			
Total	26,431	113,509	388,353
Agriculture/Mining	0.7%	0.6%	0.6%
Construction	10.0%	7.7%	6.8%
Manufacturing	9.5%	11.1%	13.0%
Wholesale Trade	2.6%	3.1%	3.0%
Retail Trade	9.1%	10.0%	10.6%
Transportation/Utilities	3.1%	2.6%	3.1%
Information	1.6%	1.6%	1.6%
Finance/Insurance/Real Estate	7.6%	8.0%	7.6%
Services	52.7%	52.0%	51.0%
Public Administration	3.0%	3.2%	2.7%
2018 Employed Population 16+ by Occupation			
Total	26,432	113,510	388,354
White Collar	61.9%	64.3%	59.3%
Management/Business/Financial	15.6%	16.2%	14.5%
Professional	20.4%	21.6%	19.5%
Sales	11.3%	11.5%	11.2%
Administrative Support	14.6%	14.9%	14.0%
Services	20.1%	18.1%	20.2%
Blue Collar	18.0%	17.6%	20.5%
Farming/Forestry/Fishing	0.4%	0.4%	0.4%
Construction/Extraction	7.2%	4.9%	4.9%
Installation/Maintenance/Repair	3.2%	2.7%	2.7%
Production	4.2%	5.7%	7.6%
Transportation/Material Moving	2.9%	3.8%	4.9%
2010 Population By Urban/ Rural Status			
Total Population	50,941	216,971	738,248
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	15,584	69,480	219,755
Households with 1 Person	17.0%	19.5%	17.7%
Households with 2+ People	83.0%	80.5%	82.3%
Family Households	76.1%	72.7%	74.7%
Husband-wife Families	57.8%	54.8%	54.9%
With Related Children	29.1%	27.1%	30.7%
Other Family (No Spouse Present)	18.3%	17.9%	19.8%
Other Family with Male Householder	5.7%	5.7%	6.5%
With Related Children	2.9%	3.0%	3.6%
Other Family with Female Householder	12.6%	12.3%	13.3%
With Related Children	7.0%	6.9%	8.0%
Nonfamily Households	6.9%	7.8%	7.6%
All Households with Children	39.6%	37.6%	43.0%
Multigenerational Households	7.3%	6.5%	8.3%
Unmarried Partner Households	5.8%	6.3%	6.6%
Male-female	5.0%	5.5%	5.9%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	15,584	69,478	219,755
1 Person Household	17.0%	19.5%	17.7%
2 Person Household	28.6%	29.8%	26.4%
3 Person Household	17.3%	17.0%	16.6%
4 Person Household	16.6%	16.0%	16.7%
5 Person Household	9.4%	8.7%	10.1%
6 Person Household	4.8%	4.3%	5.4%
7 + Person Household	6.3%	4.6%	7.1%
2010 Households by Tenure and Mortgage Status			
Total	15,584	69,480	219,755
Owner Occupied	68.2%	60.9%	54.7%
Owned with a Mortgage/Loan	53.6%	47.9%	44.3%
Owned Free and Clear	14.6%	13.0%	10.5%
Renter Occupied	31.8%	39.1%	45.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	16,059	72,562	230,562
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.