NOHL PLAZA

1440-1628 E LINCOLN AVENUE | ORANGE, CA

Regency Centers.

RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE

RI

Location Aerial.

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Property Highlights.

Features:

- Large format Vons grocery anchored neighborhood center catering to daily needs
- Freeway access with convenience to the 55 Fwy (211,600 ADT)
- Strong arteriole streets of North Tustin (19,000 ADT) and Lincoln Avenue (21,900 ADT)
- Approximately 1.4 million property visits
- Conveniently located within a short 4-mile radius from Chapman University

Site Plan.

Center Size: ±103,639

SPACE	TENANT	±SF
1502	AVAILABLE	1,310
1602	AVAILABLE (FORMER MS.DONUT) - PAD	900
1604	AVAILABLE - PAD	875
1606	AVAILABLE - PAD	873
2660	AVAILABLE	865
2664	AVAILABLE	716
1444	AVAILABLE SOON	1,120
1440	DEL TACO	2,500
1442	THE UPS STORE	1,120
1446	MODERN CUT	1,120
1448	KAI JAPANESE RESTAURANT	1,400
1500	WHAT A LOT A PIZZA	1,120
1504	ELITE SPORTS MEDICINE	1,700
1506	CEDAR TACOS	1,120
1508	NAIL SALON	1,839
1510	ROGER'S HOMEMADE ICE CREAM	1,400
1512	SPIN CYCLE CLEANERS	1,120
1514	EJ'S SMOKESHOP & WATER	1,120
1516	CARE ACUPUNCTURE CLINIC	1,120
1518	GOODDAY DENTAL CARE	1,120
1520	PACIFIC URGENT CARE	1,365
1522	VERIZON WIRELESS	865
1526	BEAUTY BUNGALOWS	5,271
1628	MAMMA HONGS	2,520
2634	CAT CARE CLINIC	3,162
2652	TARTAN ROOM	2,700
2668	NICOLE HAYDT DDS ORTHODONTIST	1,015
2680	BANK OF AMERICA	6,300
2684	VONS	50,810
2734	STARBUCKS	2,673
2756	UNION 76	2,500

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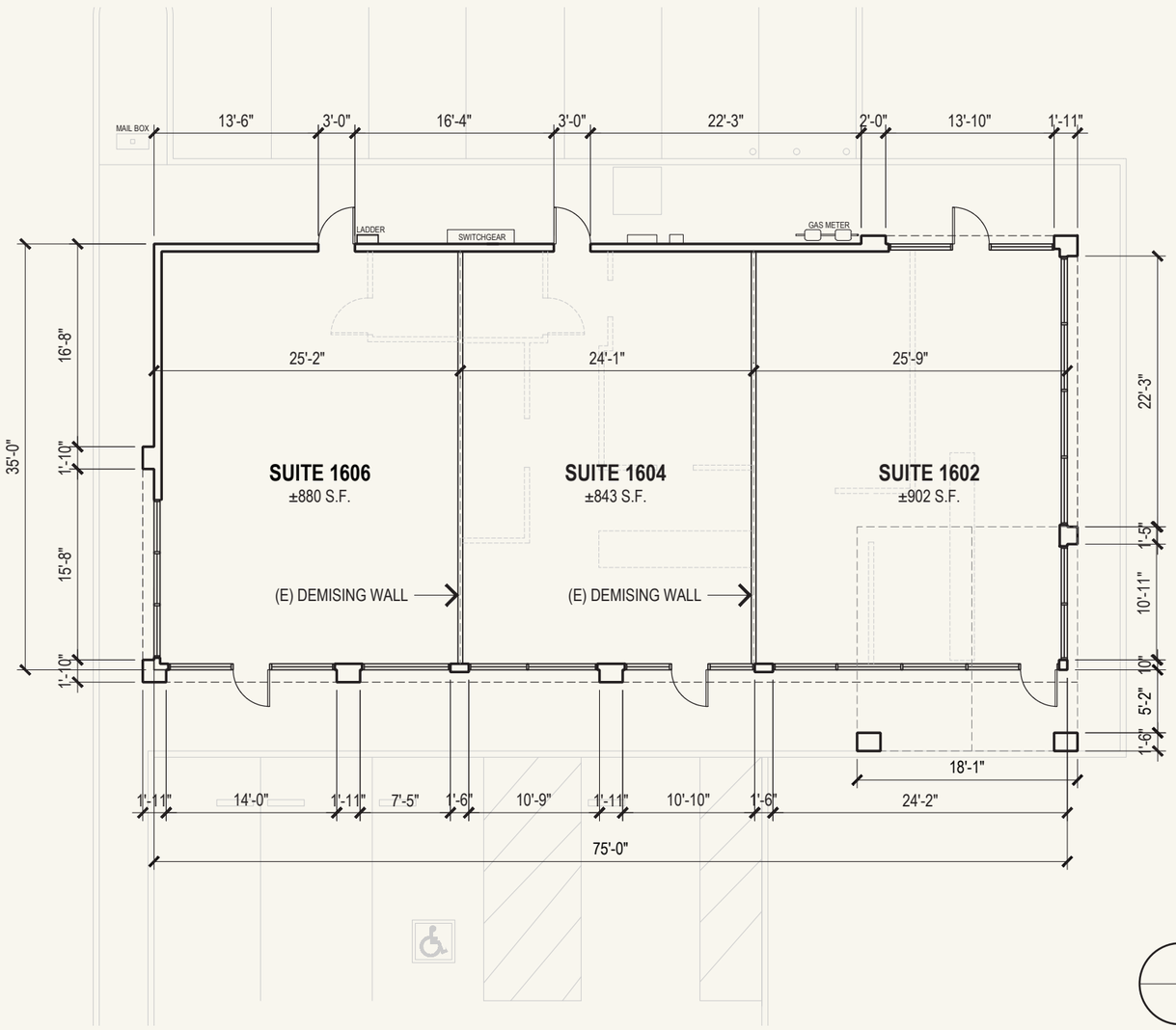
Pad Building & Rendering.

Stand Alone Pad 2,625 SF total (space is divisible)



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Demographics.

Nohl Plaza is located in the heart of Orange, surrounded by affluent communities such as Villa Park, Anaheim Hills, and Orange Hills.

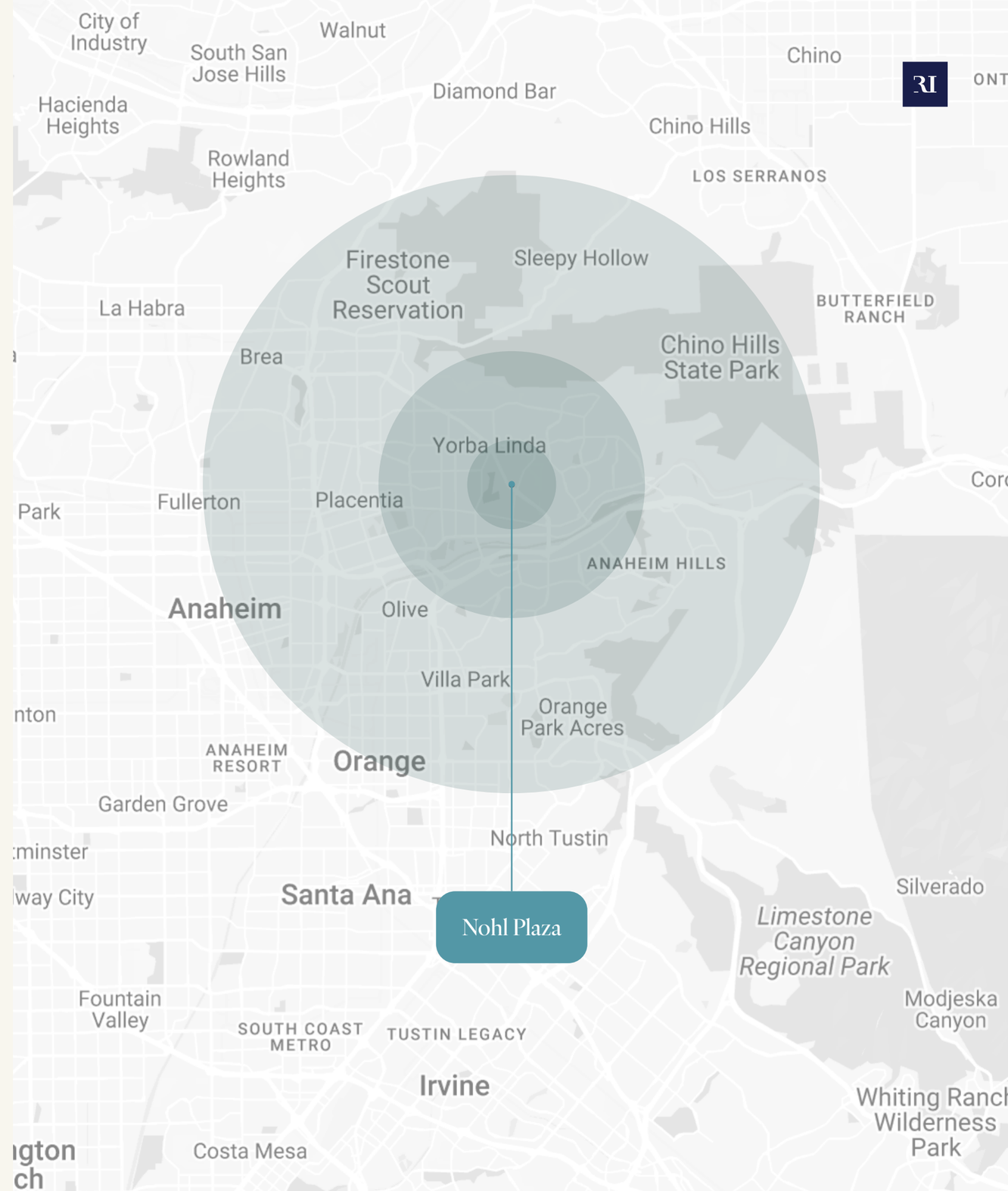
+ Located at a strong intersection with great traffic counts
+ Close proximity to Chapman University with over 8,305 enrolled students
+ Median Household Incomes over $100,000
+ Dense trade area with large daytime population

Population	1 Mile	3 Miles	5 Miles
Estimated Population	19,274	142,026	469,821
Forecasted Population (2027)	19,227	142,524	472,497

Daytime Demos			
Total Daytime Population	17,981	178,880	510,526

Median Household Income			
Estimated Median Household Income	$121,076	$106,546	$101,867
Median Disposable Income	$100,736	$86,734	$82,046

Avg Household Income			
Estimated Average Household Income	$154,531	$147,699	$140,662
Average Disposable Income	$109,619	$103,464	$99,245



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