

# Nohl Plaza

Retail Space for Lease | 1440-1628 E Lincoln Ave, Orange, CA

Regency  
Centers.

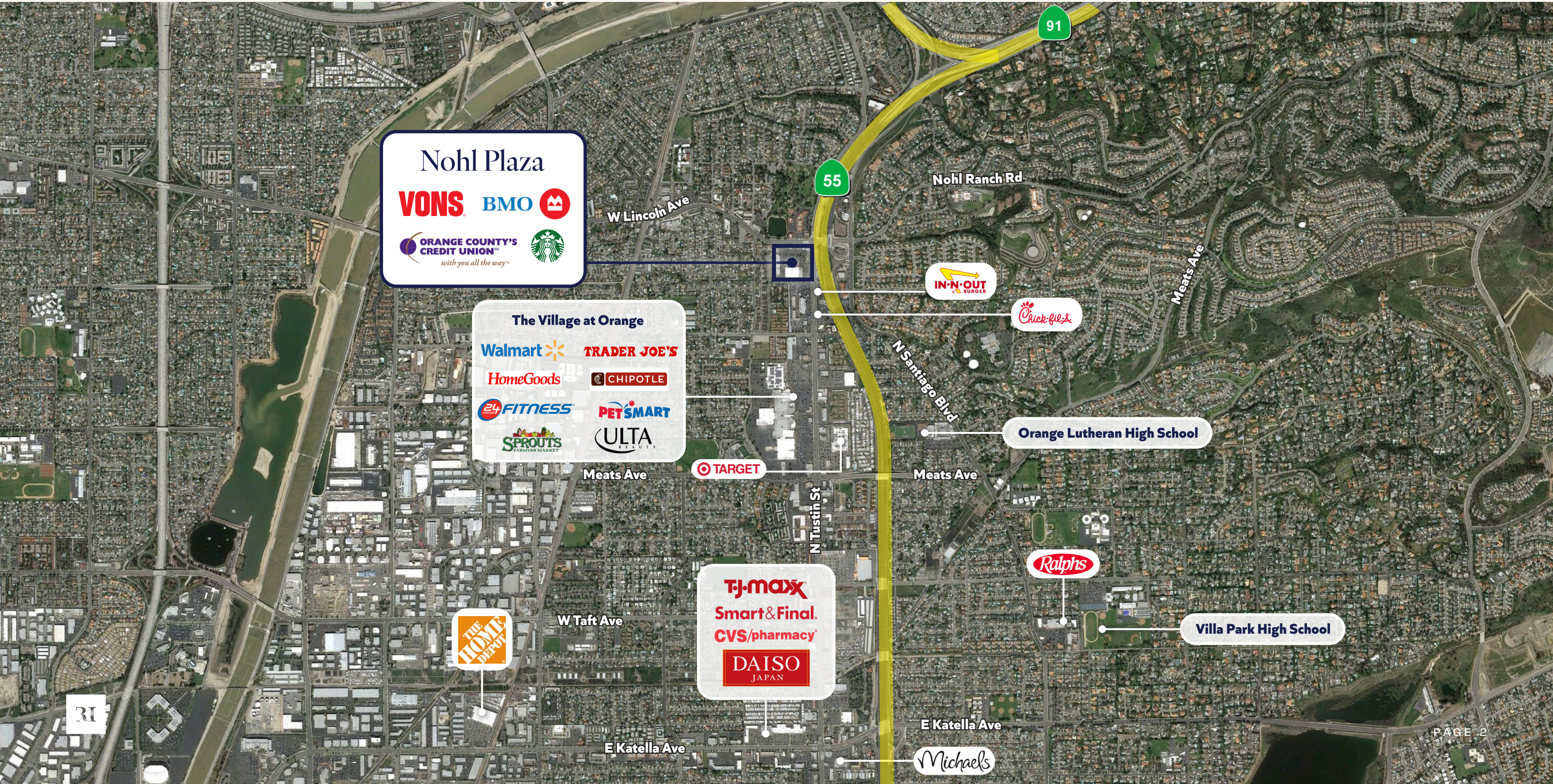


211,600 ADT

N TUSTIN STREET | 19,000 ADT

LINCOLN AVENUE | 21,900 ADT

# Location Aerial



Nohl Plaza

**VONS** **BMO**   
   
*with you all the way™*

The Village at Orange

**Walmart**  **TRADER JOE'S**  
**HomeGoods**   
 **PET SMART**  
 

 **TARGET**

**TJ-maxx**  
**Smart & Final.**  
**CVS/pharmacy**  
**DAISO**  
JAPAN

 **THE HOME DEPOT**

 **IN-N-OUT**  
BURGER

 **Chick-fil-A**

**Orange Lutheran High School**

 **Ralphs**

**Villa Park High School**

 **Michaels**

# Property Highlights

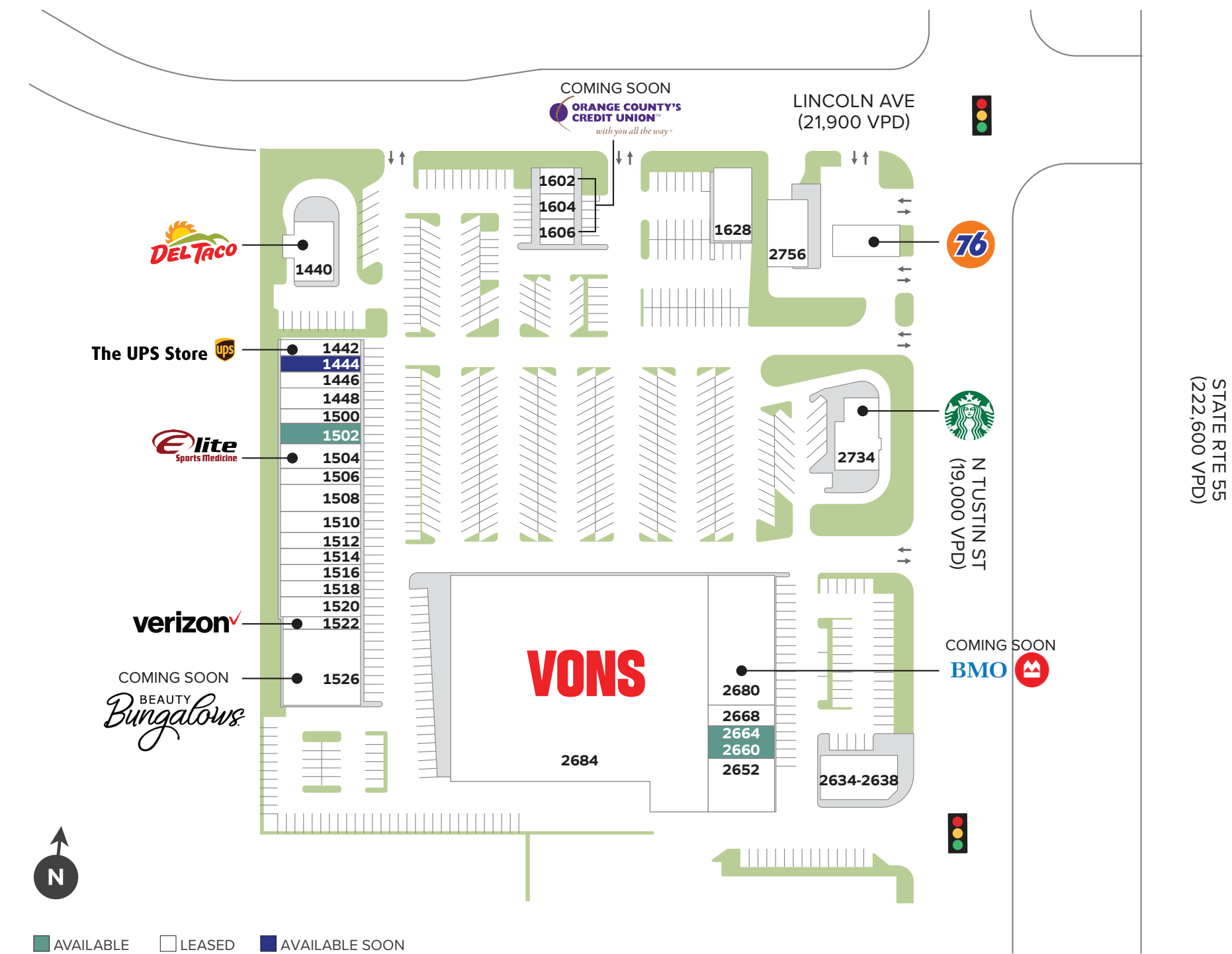
- Large format Vons grocery anchored neighborhood center catering to daily needs
- Freeway access with convenience to the 55 Fwy (211,600 ADT)
- Strong arteriole streets of North Tustin (19,000 ADT) and Lincoln Avenue (21,900 ADT)
- Approximately 1.4 million property visits
- Within a short 4-mile radius from Chapman University with over 8,300 enrolled students
- Dense trade area with large daytime population
- Surrounded by affluent communities such as Villa Park, Anaheim Hills, and Orange hills with median household incomes over \$110K



NOHL PLAZA



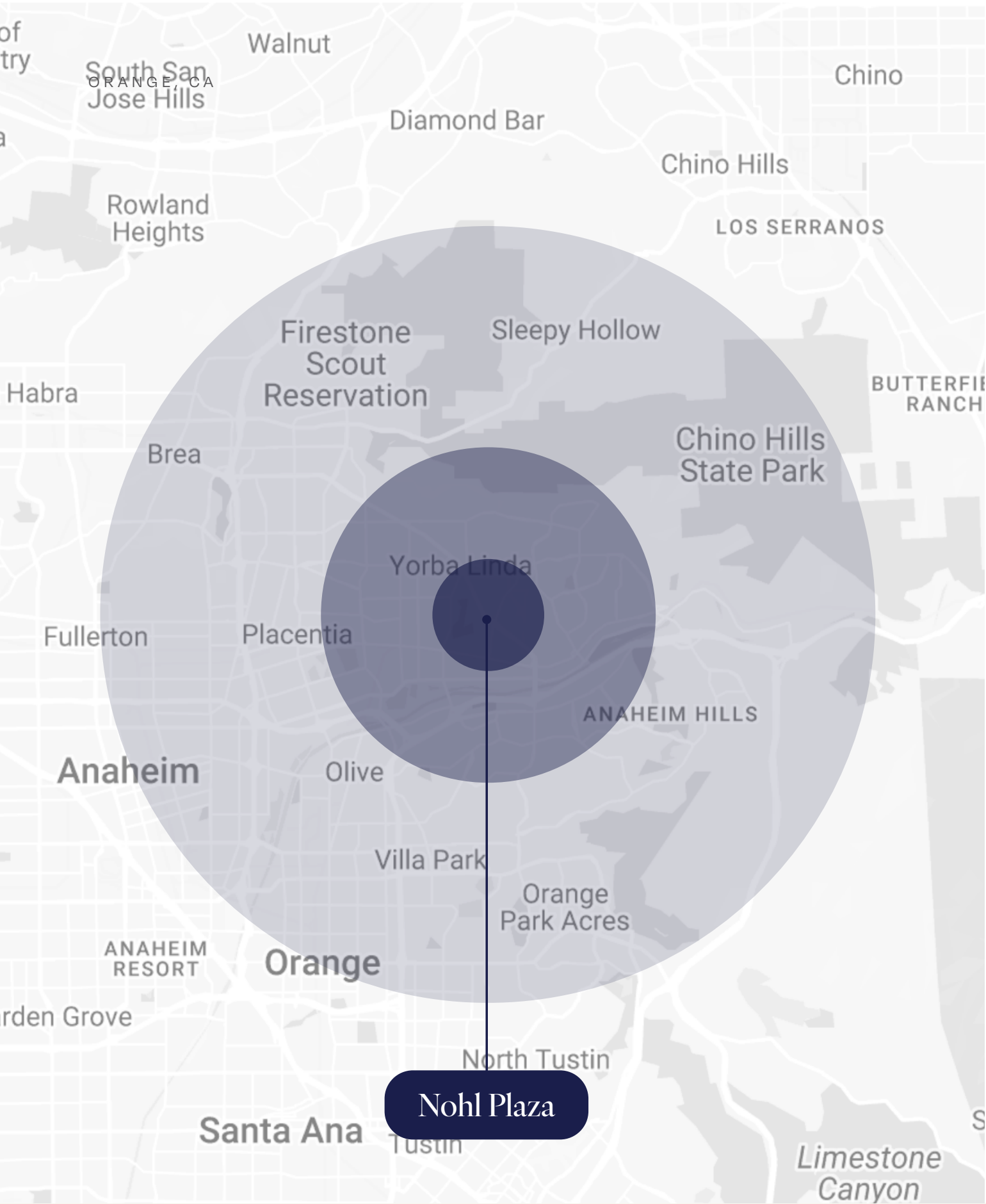
# Site Plan



| SPACE               | TENANT                                     | ±SF     |
|---------------------|--------------------------------------------|---------|
| 1502                | AVAILABLE                                  | 1,310   |
| 1602                | ORANGE COUNTY'S CREDIT UNION (COMING SOON) | 900     |
| 1604                | ORANGE COUNTY'S CREDIT UNION (COMING SOON) | 875     |
| 1606                | ORANGE COUNTY'S CREDIT UNION (COMING SOON) | 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 (COMING SOON)             | 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                | BMO (COMING SOON)                          | 6,300   |
| 2684                | VONS                                       | 50,810  |
| 2734                | STARBUCKS                                  | 2,673   |
| 2756                | UNION 76                                   | 2,500   |
| TOTAL CENTER SIZE : |                                            | 103,639 |



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

1440-1628 E LINCOLN AVE, ORANGE CA

|                      | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| ESTIMATED POPULATION | 19,274    | 142,026   | 469,821   |
| DAYTIME POPULATION   | 17,981    | 178,880   | 510,526   |
| AVG HOUSEHOLD INCOME | \$154,531 | \$147,699 | \$140,662 |
| MED HOUSEHOLD INCOME | \$121,076 | \$106,546 | \$101,867 |

# Nohl Plaza

**Mike Moser** lic # 00977876

858.523.2089 | [mikemoser@riretail.com](mailto:mikemoser@riretail.com)

**Natalie Ward** lic# 02153954

949.945.6281 | [nward@riretail.com](mailto:nward@riretail.com)

**RI** RETAIL INSITE

405 S. Hwy 101, Suite 150 | Solana Beach, CA 92075  
[www.riretail.com](http://www.riretail.com) | Lic #01206760

Regency  
Centers.

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