

# FOR SALE: GLASSELL VILLA

454 S. GLASSELL, ORANGE, CA 92866



SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

17551 Gillette Avenue  
Irvine, CA 92614  
[svnvanguardoc.com](http://svnvanguardoc.com)

# PROPERTY SUMMARY

Positioned in one of Orange County's strongest rental submarkets, this income-producing property presents a rare opportunity to acquire a large bedroom-count home with immediate cash flow and significant long-term upside. Located just minutes from Chapman University, Historic Old Towne Orange, CHOC Children's Hospital, St. Joseph Hospital, shopping, restaurants, and major freeway access, the property benefits from a consistently strong tenant pool driven by students, medical professionals, and young professionals seeking housing in one of Orange County's most desirable communities.

Built in 1922, the residence offers approximately 2,668 square feet above grade (basement not included) on a 7,263 square foot lot. The well-designed floor plan features seven bedrooms and four bathrooms, including one private ensuite bedroom, two spacious living rooms, and one shared kitchen. Six bedrooms share three bathrooms, thoughtfully configured with two bedrooms per bathroom.

The surrounding neighborhood has demonstrated strong long-term appreciation, supported by Chapman University's continued expansion, ongoing investment in Historic Old Towne Orange, proximity to world-class healthcare employers, and limited inventory of large homes suitable for student and shared housing. These market fundamentals have consistently driven both rental demand and property values, making this an attractive acquisition for investors seeking stable cash flow with meaningful appreciation potential.

# PROPERTY SUMMARY

**Sale Price** \$1,688,000

**Zoning** Commercial / OTMU-15S

**Building Size** 2,668 SF

**Lot Size** 7,263 SF

**APN** 390-602-22

**Year Built** 1922

**Number of Floors** 1

**Number of Bedrooms** 7

**Parking Ratio** 4.73/1,000 SF

## PROPERTY HIGHLIGHTS

- 7 Bedroom 4 bath house
- Walk to Orange Circle and Chapman University
- Immediate cash flow
- Below-market rents
- Strong Chapman University demand
- Old Towne Orange appreciation
- Healthcare employment drivers (CHOC/St. Joseph)
- Limited supply of comparable investment properties
- Long-term appreciation and value-add potential
- Remodeled Bathrooms and Kitchen
- Basement with Washer Dryer

# PROPERTY IMAGES



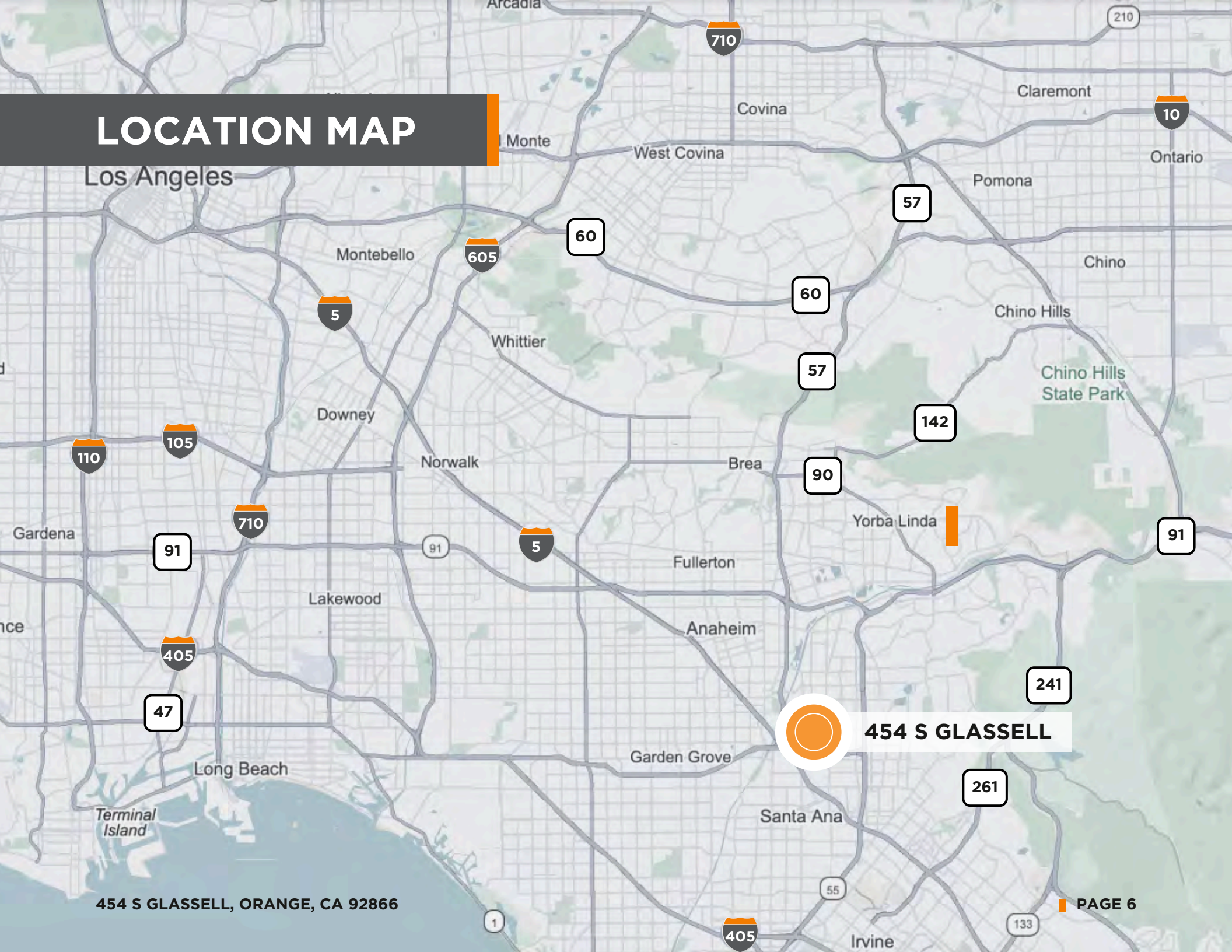
# LOCATION SUMMARY

## ORANGE, CA

Welcome to the vibrant Orange, CA neighborhood surrounding Glassell Villa! Located in the heart of Old Towne Orange, this dynamic area offers a thriving mix of retail, dining, and cultural attractions. The property is just moments away from the historic Old Towne Orange, acclaimed for its antique shops, art galleries, and unique eateries. Nearby, tenants can explore the picturesque Santiago Creek Trail or enjoy a day at the family-friendly Hart Park. With its charming atmosphere and convenient access to major transportation routes, Glassell Villa is an ideal location for a Special Purpose / Other tenant seeking a prime spot in the heart of Orange's lively community.



# LOCATION MAP



**454 S GLASSELL**

**454 S GLASSELL, ORANGE, CA 92866**

# AERIAL PHOTO



454 S GLASSELL, ORANGE, CA 92866

# AERIAL MAP

454 S GLASSELL

Call Tacos  
Marshalls

Ralphs

CHAPMAN  
UNIVERSITY

Quest  
Diagnostics

7  
ELEVEN

Chick-fil-A

CVS  
pharmacy

TACO  
BELL

CHOC  
Children's

macy's

ROSS  
DRESS FOR LESS

JCPenney

GameStop

PRADA EXPRESS  
CHINESE KITCHEN

VICTORIA'S  
SECRET

SHOEPALACE

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# DEMOGRAPHICS

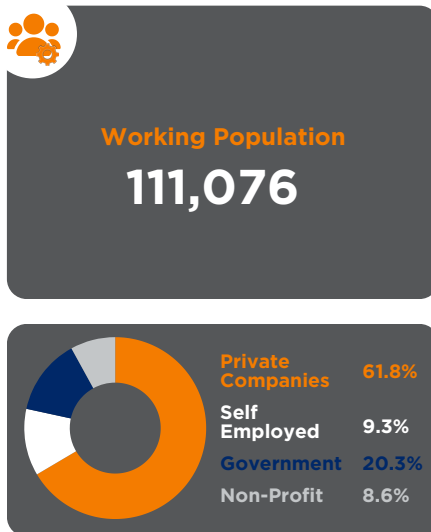
## ORANGE COUNTY, CA

**454 S Glassell** is supported by a dense Orange County consumer base, with **26,381 residents within one mile** and **166,314 residents within three miles**. The surrounding trade area includes **54,109 households within three miles**, a **median household income of \$113,485**, and **111,076 daytime employees**, supporting strong demand for retail, restaurant, service, and daily-needs uses. With strong household income, nearby employment, and major regional destinations, the property is well-positioned for tenants seeking visibility and access along the Katella Ave corridor.

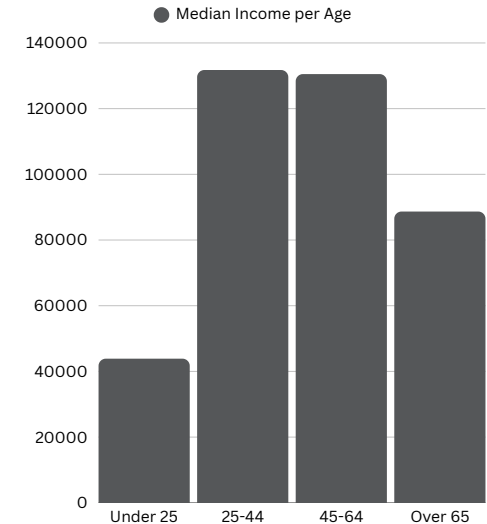
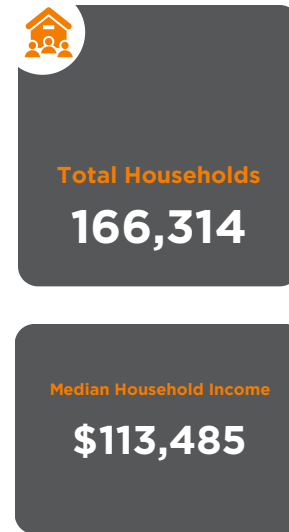
### POPULATION



### EMPLOYMENT



### HOUSEHOLDS & INCOMES



Source: <https://www.point2homes.com/US/Neighborhood/CA/Orange-Demographics.html>

# DISCLAIMER

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## EXCLUSIVELY LISTED BY

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