

FOR LEASE

OLIVE HEIGHTS CENTER

AVAILABLE SF 600 - 1,474 SF

DETAILS

AVAILABLE SPACES

UNIT 808 - 600 SF

UNIT 816 - 1,474 SF
Restaurant Space

UNIT 826 - 1,100 SF

UNIT 830 - 1,233 SF

UNIT 846 - 1,188 SF

PROPERTY DESCRIPTION

All Brand New HVAC Systems

New Roof

Professionally Managed

- Excellent Street Visibility
- Ample Parking
- Strong Tenant Mix Draws Repeat Customer Traffic
- Recently Remodeled
- Neighborhood Strip Center Situated In Dense Residential Area
- Easy access to the 55, 91, and 57 freeways



804-846 E LINCOLN AVE. | ORANGE, CA 92865



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PHOTO



FLOOR PLAN

148 Parking Spaces

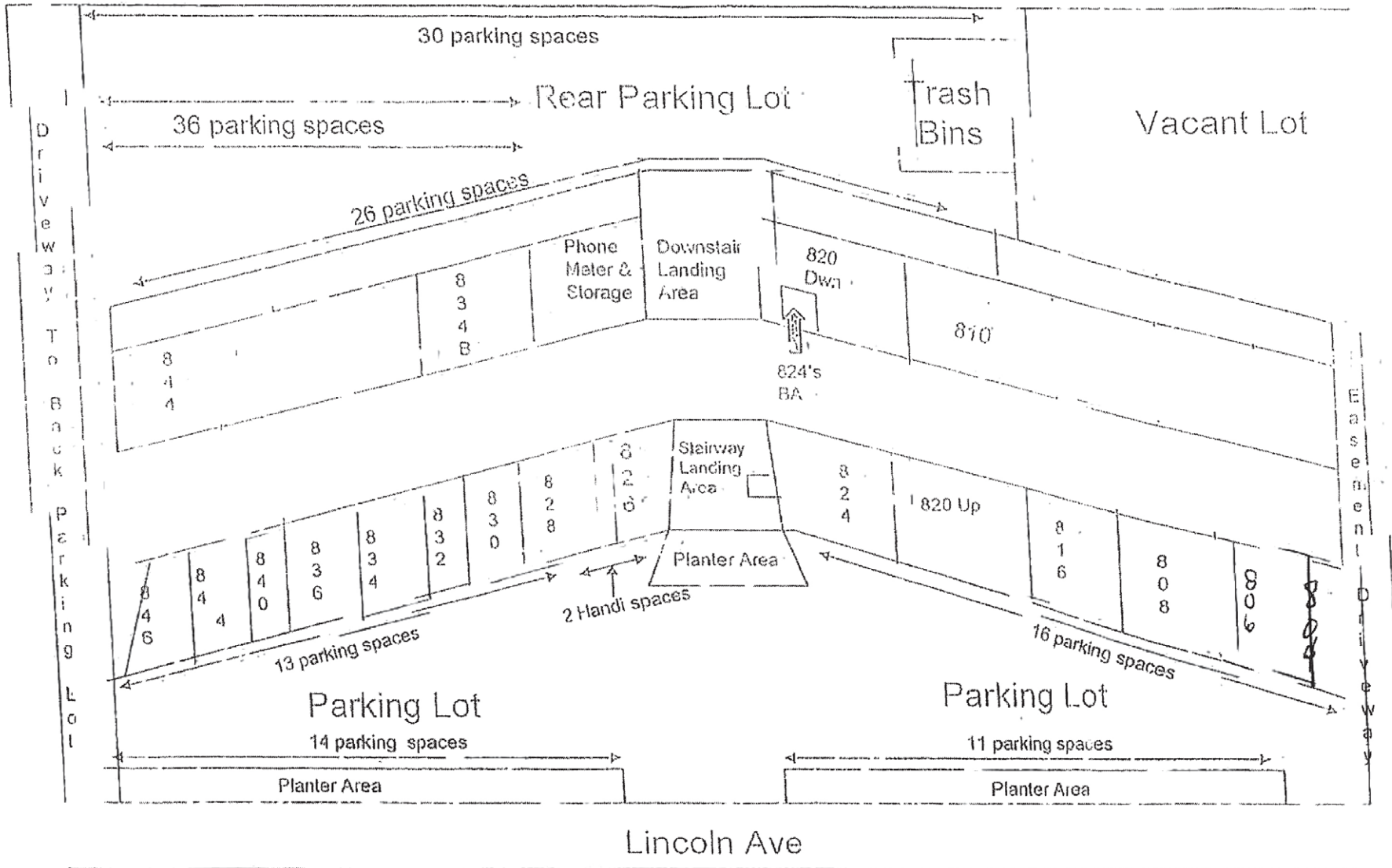
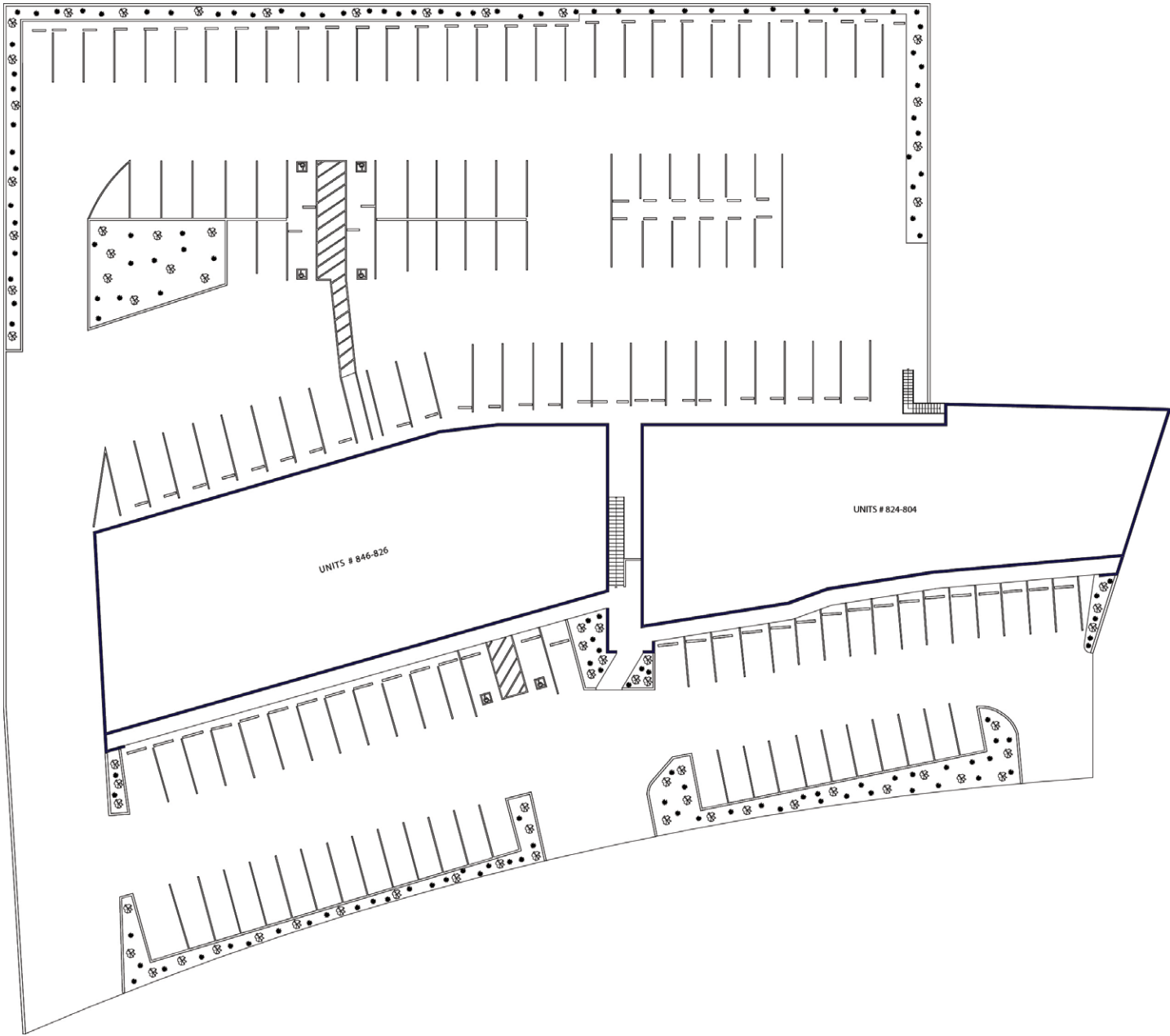


EXHIBIT A

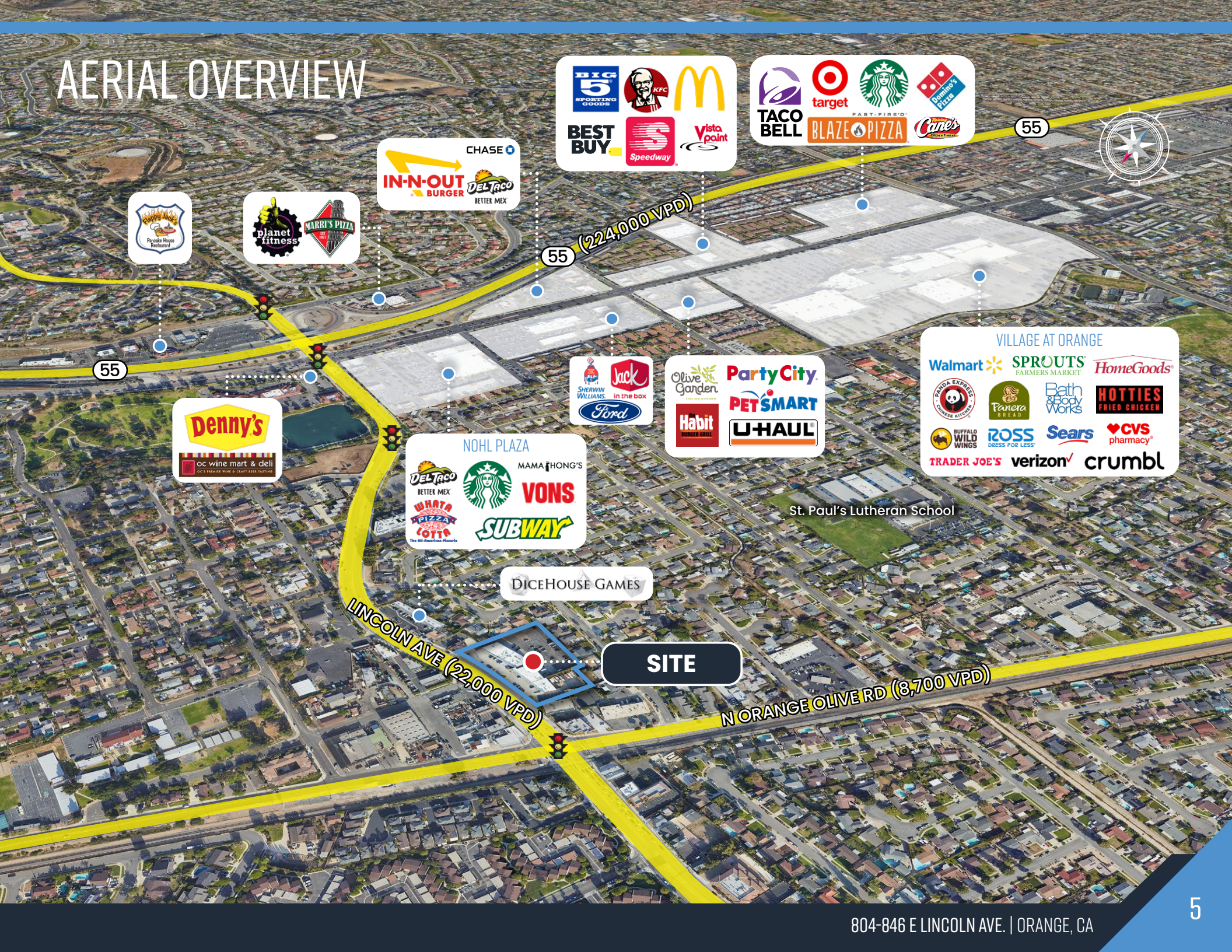
The Olive Heights Center
804-846 E. Lincoln Ave., Orange, CA 92865

SITE PLAN



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AERIAL OVERVIEW



BIG 5 SPORTING GOODS
KFC
McDonald's
BEST BUY
Speedway
Vista paint

TACO BELL
target
Starbucks
Domino's PIZZA
BLAZE PIZZA
Carer's

Pinella Hoops Restaurant

planet fitness
MARRI'S PIZZA

CHASE
IN-N-OUT BURGER
DEL TRACO
BETTER MEX

55 (224,000 VPD)

55

Denny's
oc wine mart & deli
OC'S PREMIER WINE & CRAFT BEER TASTING

SHERWIN WILLIAMS
Jack in the box
Ford

Olive Garden
Party City
PET SMART
Habit BURGER GRILL
U-HAUL

VILLAGE AT ORANGE
Walmart
SPROUTS FARMERS MARKET
HomeGoods
PANDA EXPRESS
CHINESE KITCHEN
Penera BREAD
Bath & Body Works
HOTTIES FRIED CHICKEN
BUFFALO WILD WINGS
DRESS FOR LESS
Sears
CVS pharmacy
TRADER JOE'S
verizon
crumbl

NOHL PLAZA
DEL TRACO
BETTER MEX
STARBUCKS
MAMA HONG'S
VONS
WHAT A PIZZA TOTTS
SUBWAY

DICEHOUSE GAMES

SITE

LINCOLN AVE (22,000 VPD)

N ORANGE OLIVE RD (8,700 VPD)

St. Paul's Lutheran School