

OFFERING MEMORANDUM

# The Fairbairn Building

850 E Chapman Ave  
Orange CA 92866



## PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	5
BUILDING SF	6,400
LAND SF	11,326
LAND ACRES	.26
YEAR BUILT	1965
YEAR RENOVATED	2019
AVERAGE REMAINING TERM	2.5
ZONING TYPE	Mixed Use
BUILDING CLASS	B
TOPOGRAPHY	Level with Street
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	24
PARKING RATIO	3.87
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## MECHANICAL

HVAC	Zoned
FIRE SPRINKLERS	None

## CONSTRUCTION

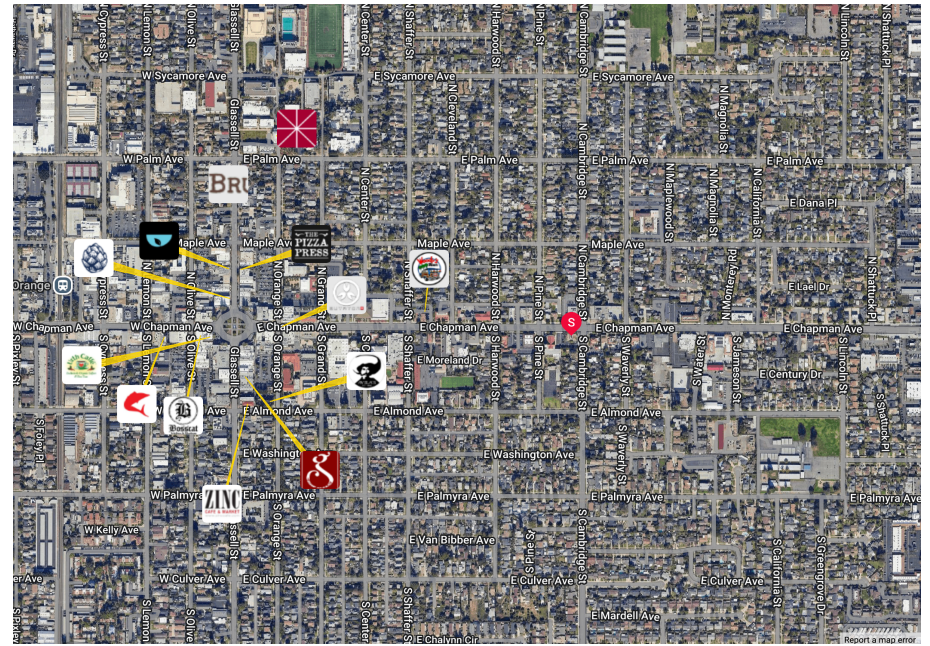
FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Wood
PARKING SURFACE	Asphalt
ROOF	Tar/Gravel



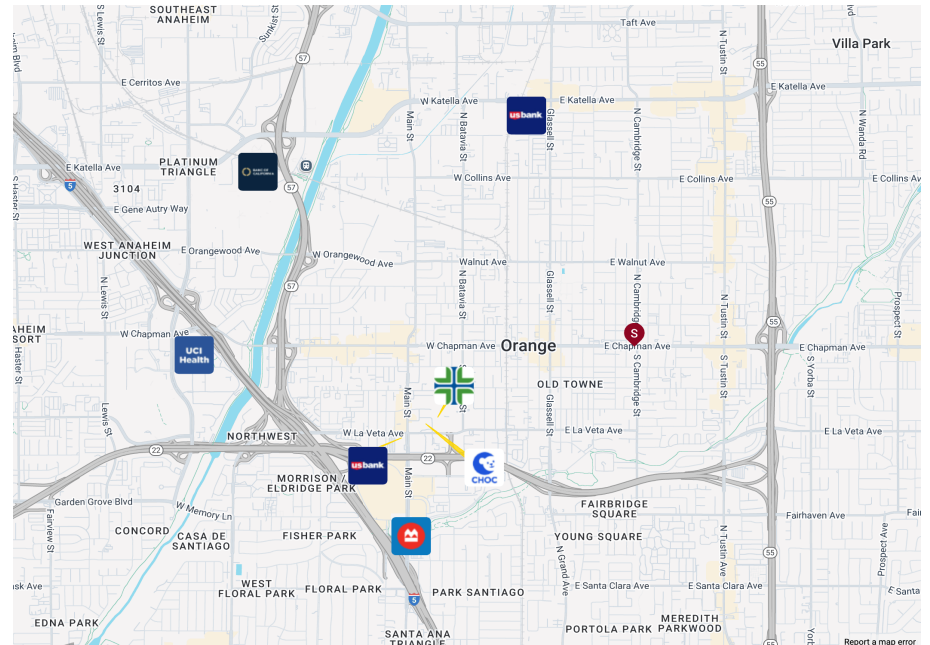
# The Corridor to Orange

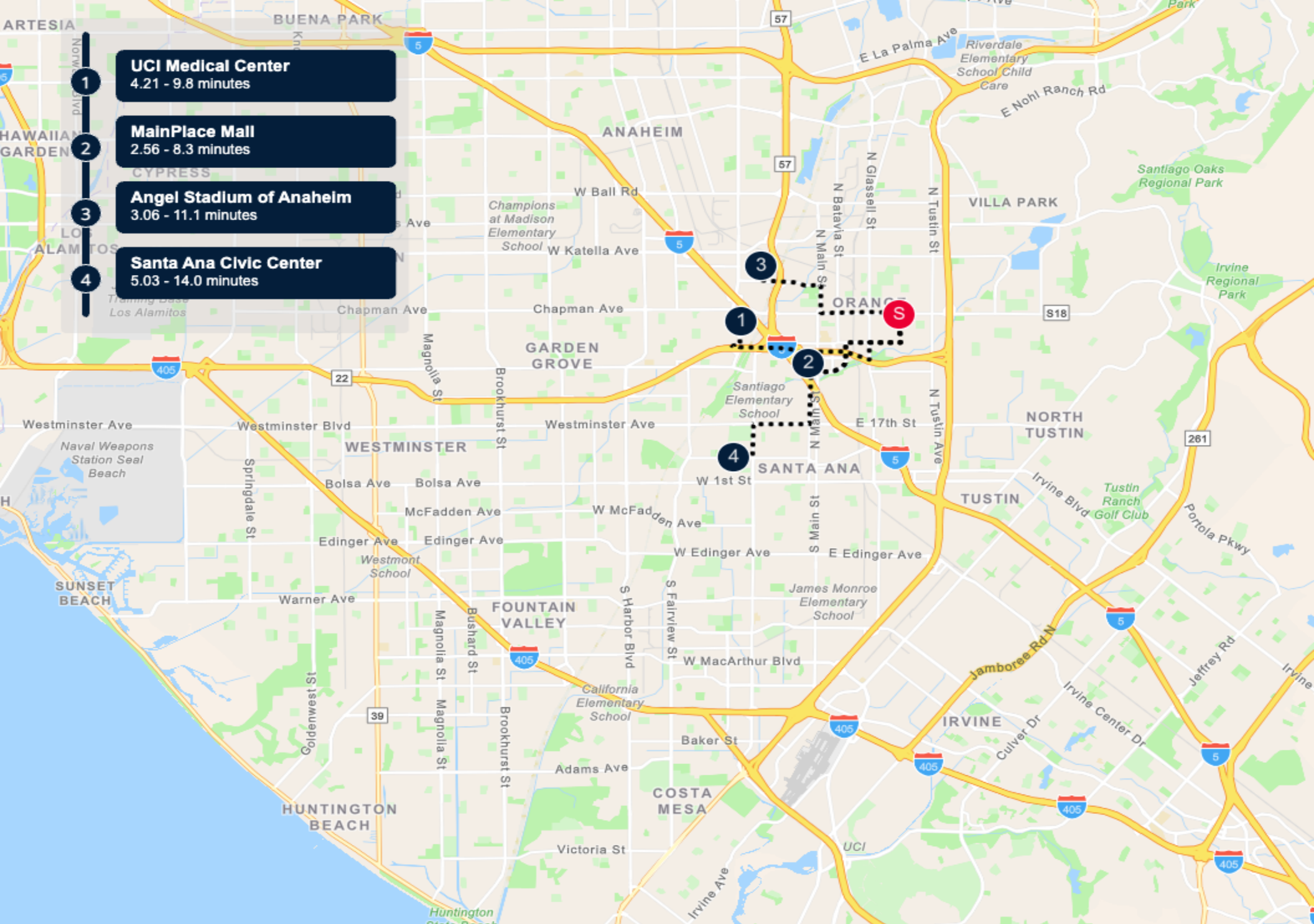
- ❖ The property is situated in the City of Orange, just a couple blocks away from its famous Historic Old Towne District, which features charming boutiques, cafes, and antique shops.
- ❖ Chapman University is a private research university encompassing eleven colleges. The academic subjects offered are Business and Economics, Educational Studies, Film and Media Arts, Behavioral Sciences, and Arts, Humanities, and Social Sciences.
- ❖ The property is in close proximity to several major freeways, including the 55, 57, and 22, providing convenient access to surrounding cities and business centers with John Wayne airport being a short 10 minute drive on the 55 heading South.
- ❖ Orange is a thriving community with a strong local economy supported by a mix of retail, dining, and entertainment options spread between streets such as Katella Ave, Tustin Ave, Chapman Ave, Main St, and Lincoln Ave.
- ❖ The area boasts a mix of residential neighborhoods, commercial establishments, and recreational facilities, creating a dynamic and vibrant environment.
- ❖ Corner lot office with high street exposure to E Chapman Ave and Cambridge St. Both are commuter streets and arterial roads.
- ❖ A healthy mix of residential, religious, and medical offices border this lot and provide a calm atmosphere for any office environment.

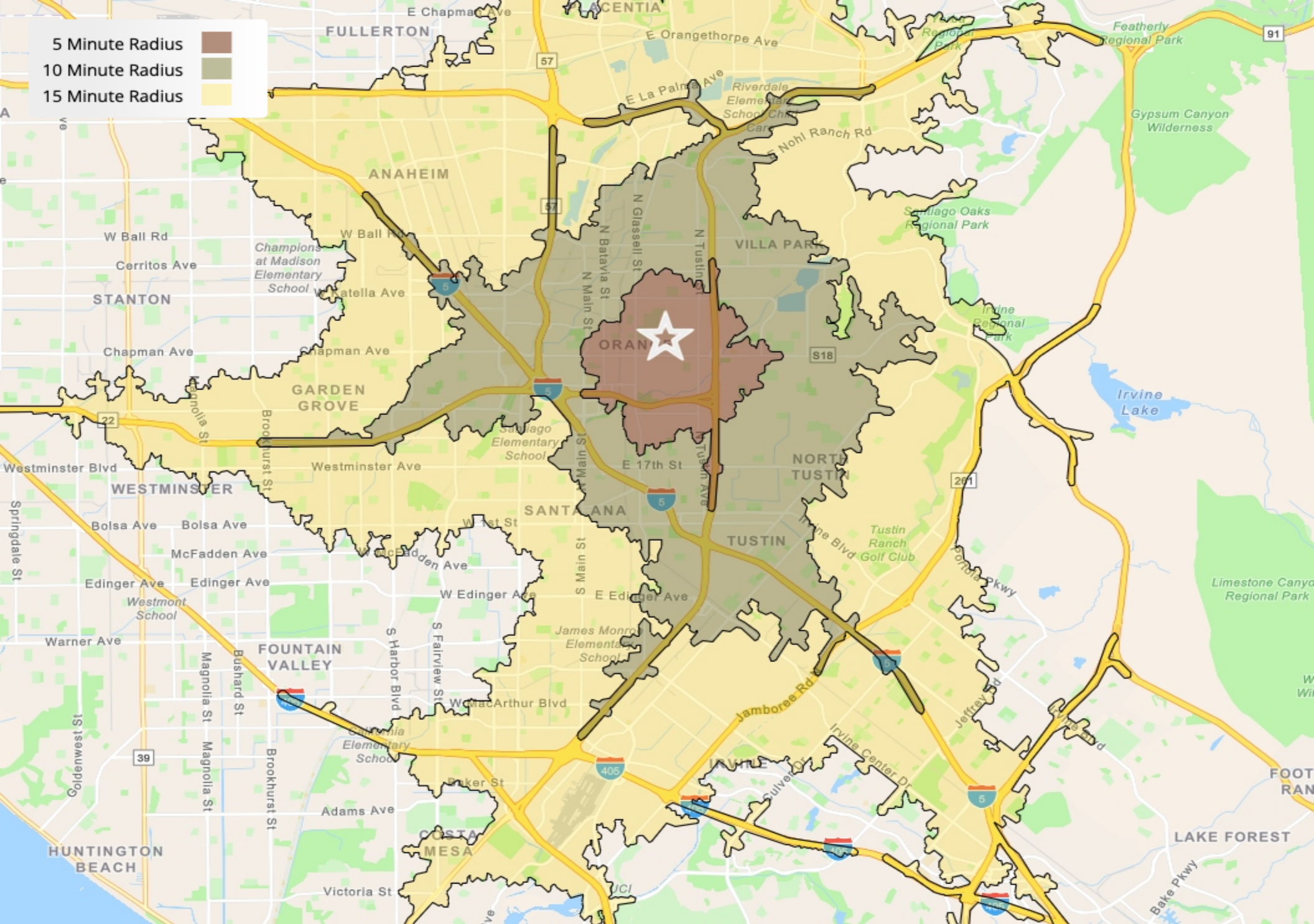
Locator Map

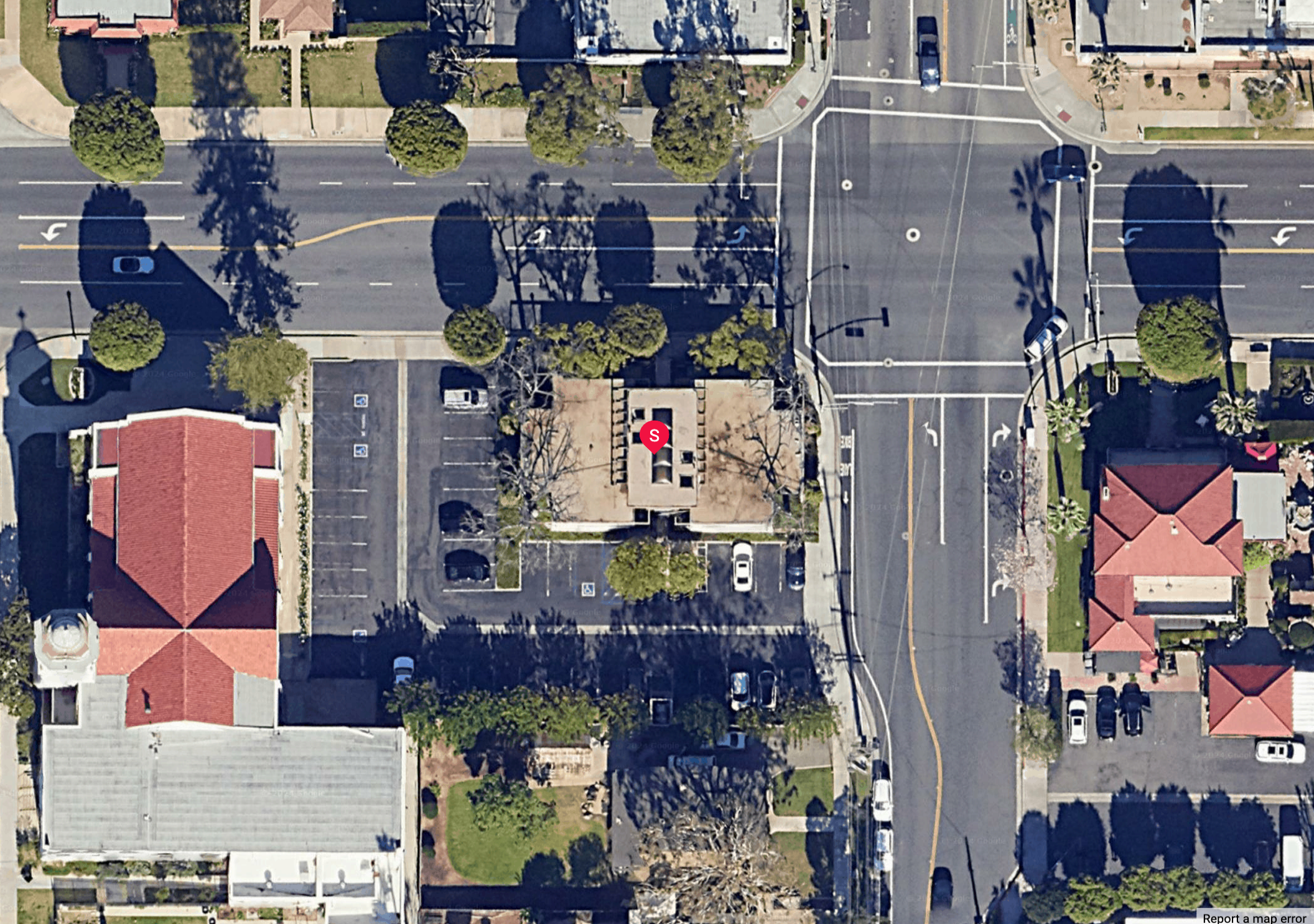


Regional Map





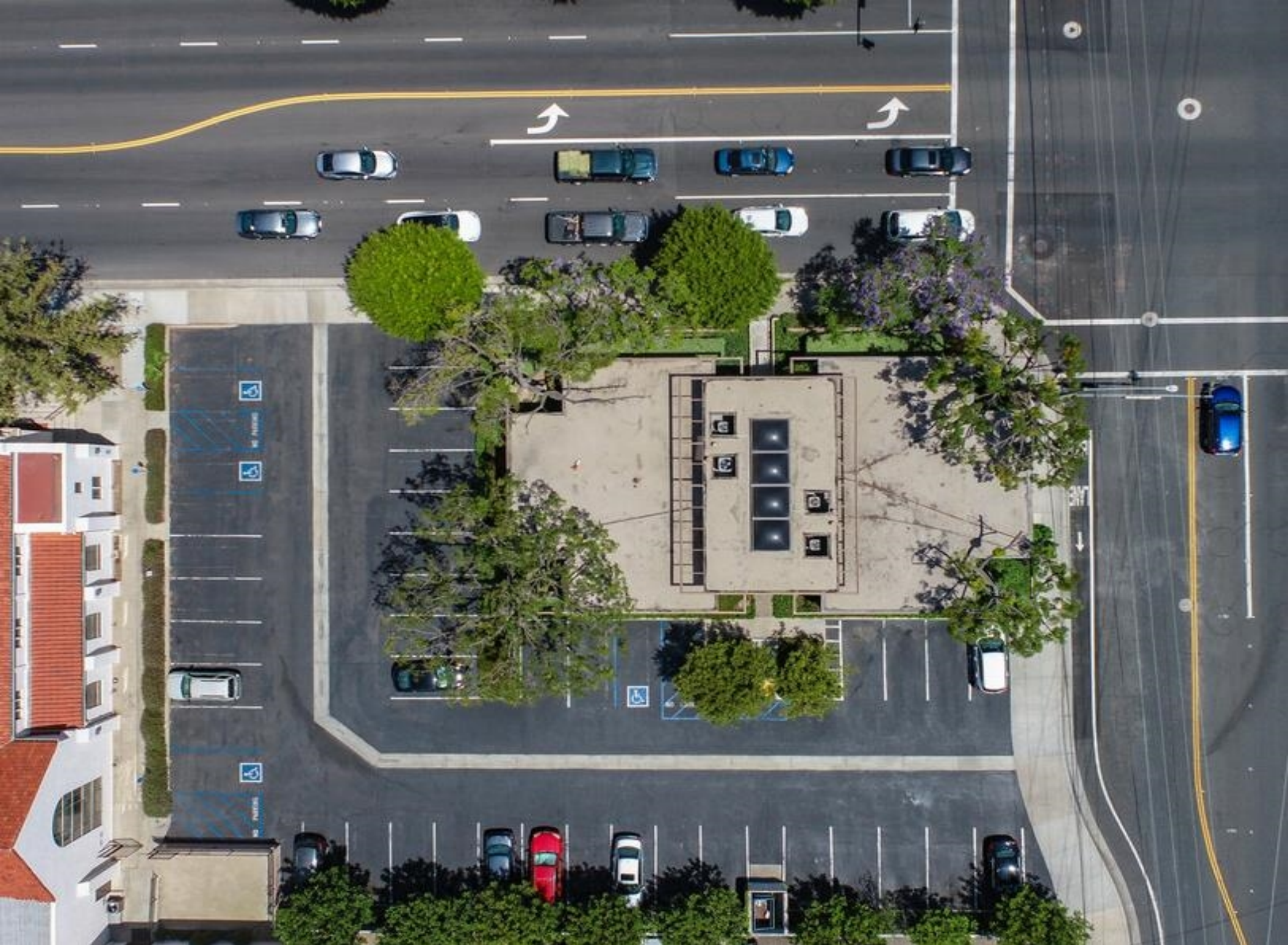




[Report a map error](#)











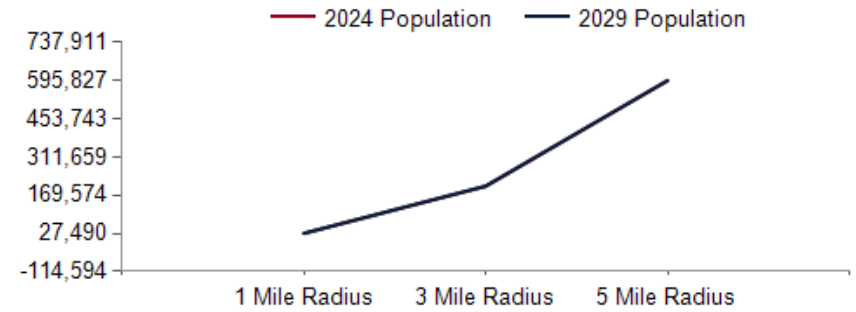




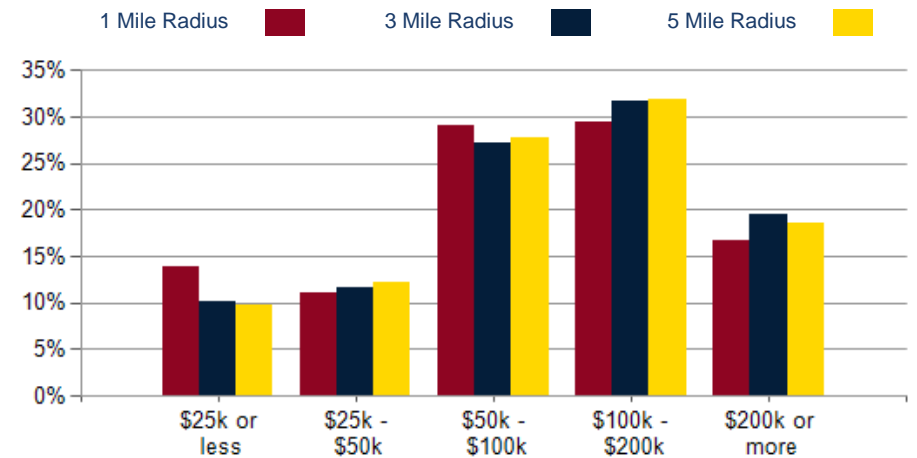
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,611	189,354	597,513
2010 Population	26,866	193,631	596,917
2024 Population	27,757	202,664	595,827
2029 Population	27,490	203,318	595,081
2024-2029: Population: Growth Rate	-0.95%	0.30%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	746	4,058	9,871
\$15,000-\$24,999	537	2,590	7,311
\$25,000-\$34,999	294	2,945	8,066
\$35,000-\$49,999	718	4,637	13,394
\$50,000-\$74,999	1,424	9,496	26,194
\$75,000-\$99,999	1,248	8,333	22,571
\$100,000-\$149,999	1,896	12,833	34,674
\$150,000-\$199,999	814	7,943	21,326
\$200,000 or greater	1,528	12,776	32,755
Median HH Income	\$91,214	\$101,911	\$100,626
Average HH Income	\$124,177	\$139,057	\$138,325

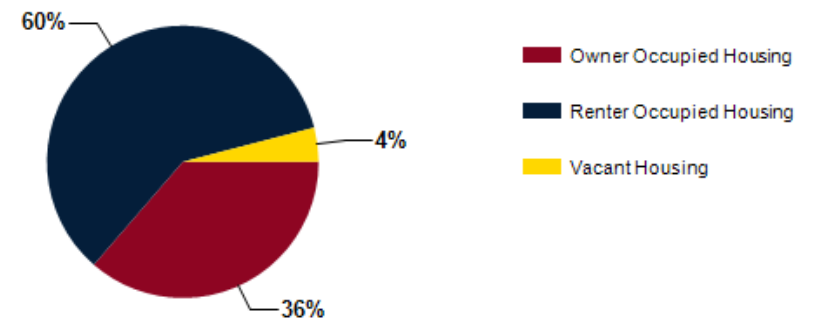
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,548	57,949	164,644
2010 Total Households	9,129	58,681	163,140
2024 Total Households	9,206	65,613	176,172
2029 Total Households	9,366	67,948	181,590
2024 Average Household Size	2.71	2.97	3.30
2024-2029: Households: Growth Rate	1.75%	3.50%	3.05%



2024 Household Income



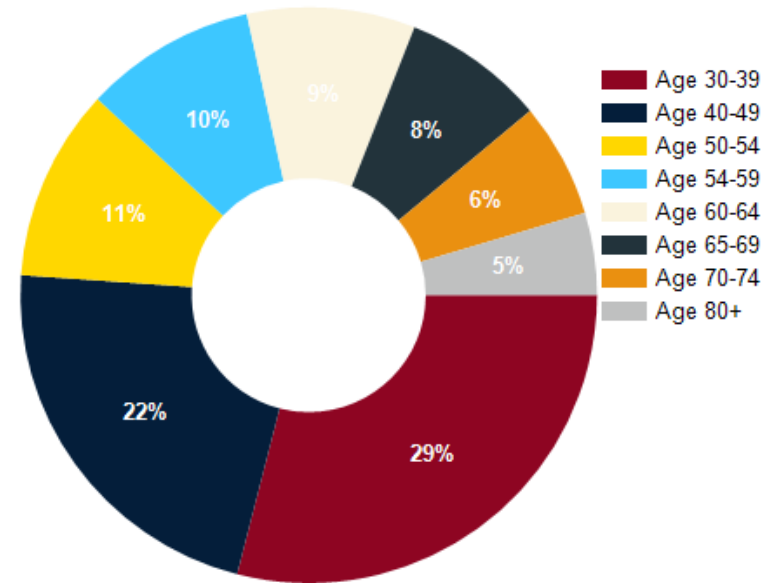
2024 Own vs. Rent - 1 Mile Radius



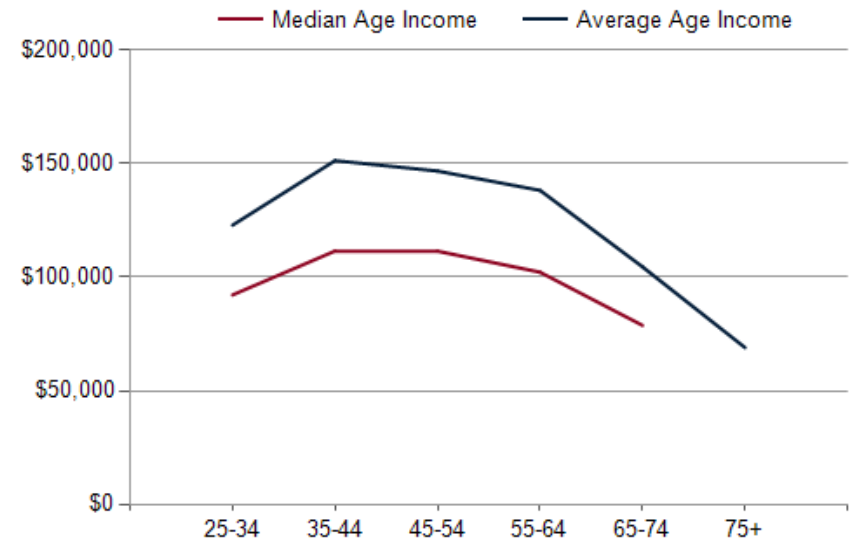
Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,148	17,324	47,411
2024 Population Age 35-39	1,988	15,317	43,057
2024 Population Age 40-44	1,691	14,329	42,461
2024 Population Age 45-49	1,464	12,178	37,603
2024 Population Age 50-54	1,542	12,752	39,047
2024 Population Age 55-59	1,373	11,348	34,911
2024 Population Age 60-64	1,346	10,700	32,319
2024 Population Age 65-69	1,136	8,641	25,570
2024 Population Age 70-74	919	6,729	19,247
2024 Population Age 75-79	658	4,980	14,329
2024 Population Age 80-84	420	3,344	9,151
2024 Population Age 85+	517	3,946	9,720
2024 Population Age 18+	22,786	162,065	468,096
2024 Median Age	33	36	36
2029 Median Age	34	37	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,165	\$99,810	\$97,358
Average Household Income 25-34	\$122,899	\$127,095	\$123,211
Median Household Income 35-44	\$111,524	\$114,056	\$109,729
Average Household Income 35-44	\$151,338	\$153,024	\$149,044
Median Household Income 45-54	\$111,455	\$120,686	\$115,460
Average Household Income 45-54	\$146,758	\$163,029	\$158,951
Median Household Income 55-64	\$102,187	\$117,460	\$112,583
Average Household Income 55-64	\$138,237	\$160,093	\$158,080
Median Household Income 65-74	\$78,741	\$90,285	\$91,428
Average Household Income 65-74	\$104,538	\$127,624	\$129,908
Average Household Income 75+	\$68,959	\$95,194	\$97,506



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*Exclusively Marketed by:*



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