

El Camino Center

1615-1649 W Chapman Ave, Orange CA 92868



FOR LEASE

 Ricci Realty

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HIGHLIGHTS

- ❖ On major street, West Chapman Ave
- ❖ Two anchor tenant's, Cricket Wireless and Domino's
- ❖ Less than a mile away from Chapman University
- ❖ Local Demographics has strong spending power
- ❖ Private parking for tenants



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1615	Cricket Wireless	1st	1,400	\$0.00		
1621	Domino's Pizza	1st	1,800	\$0.00		
1627	West Coast Barbershop	1st	1,000	\$0.00		
1633	Oasis Health Spa	1st	1,000	\$0.00		
1639	Cali Tacos	1st	900	\$0.00		
1643	Sign Smash Burgers	1st	1,230	\$0.00		
1645	For Rent	1st	1,230	\$36.00	NNN	Yearly Cams 10.44 Sqft
1647	For Rent	1st	1,230	\$36.00	NNN	Yearly Cams 10.44 Sqft
1649	For Rent	1st	1,230	\$39.00	NNN	Yearly Cams 10.44 Sqft

PROPERTY FEATURES

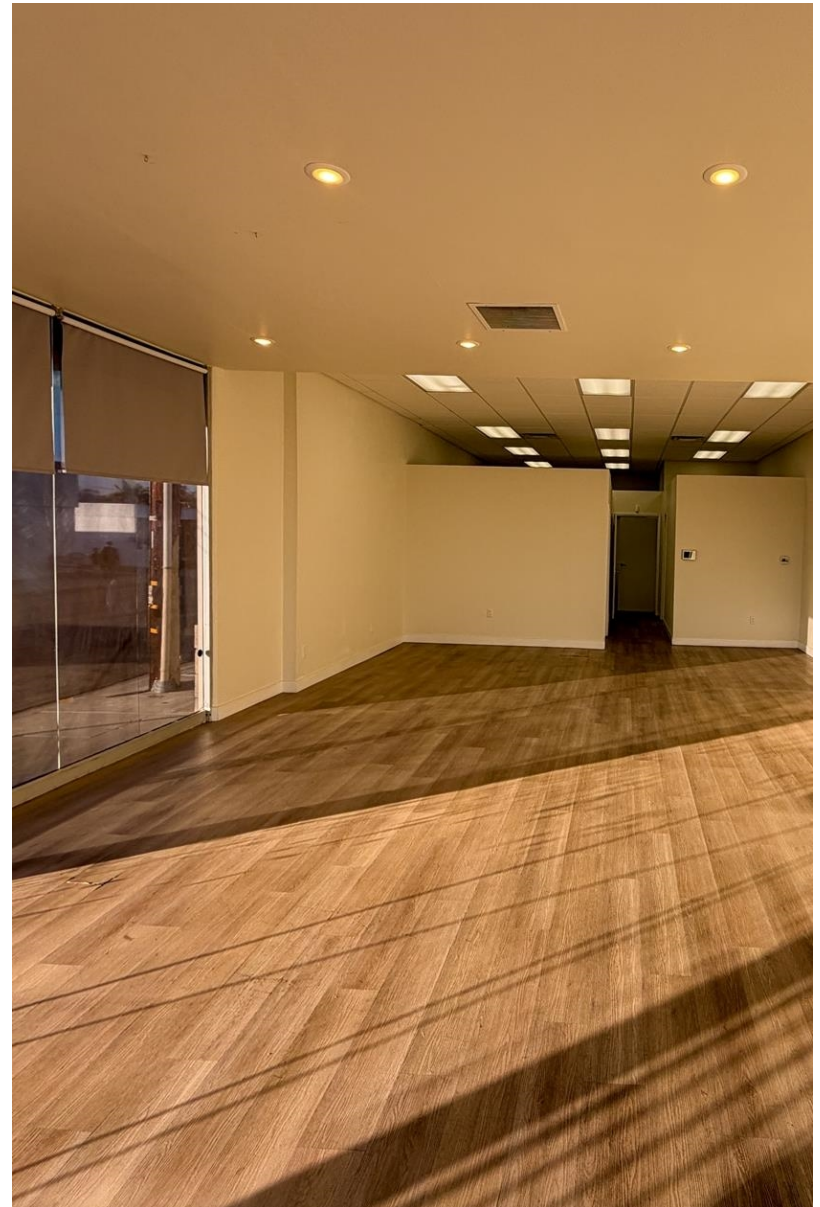
CURRENT OCCUPANCY	66.66%
TOTAL TENANTS	6
GLA (SF)	14,260
LAND SF	34,355
LAND ACRES	.79
YEAR BUILT	1968
YEAR RENOVATED	2020
ZONING TYPE	C2
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	30
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

CONSTRUCTION

FOUNDATION	Slab
PARKING SURFACE	Asphalt
ROOF	Flat

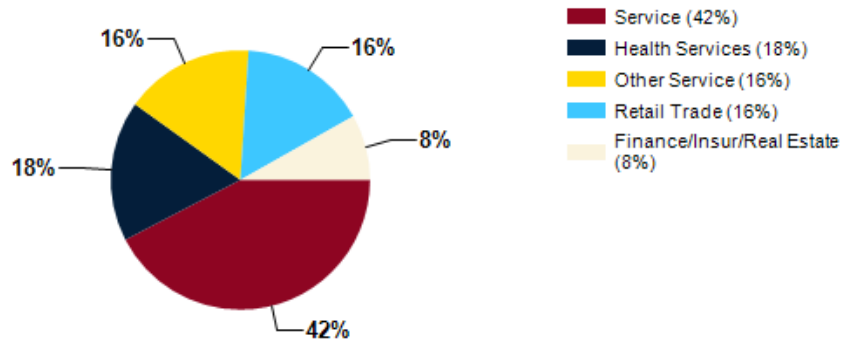
TENANT INFORMATION

MAJOR TENANT/S	Cali Tacos, Domino's, Cricket Wireless
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- ❖ The property is located on W Chapman Ave, a major thoroughfare in Orange, CA, known for its high traffic volume and visibility.
- ❖ Nearby retailers include popular national chains such as Target, Home Depot, and Costco, which attract a steady flow of customers to the area.
- ❖ The property is situated in a densely populated area with a mix of residential neighborhoods, schools, and businesses, providing a built-in customer base for potential tenants.
- ❖ The area is known for its strong demographics, with a mix of middle to upper-income households, which can support a variety of retail businesses.

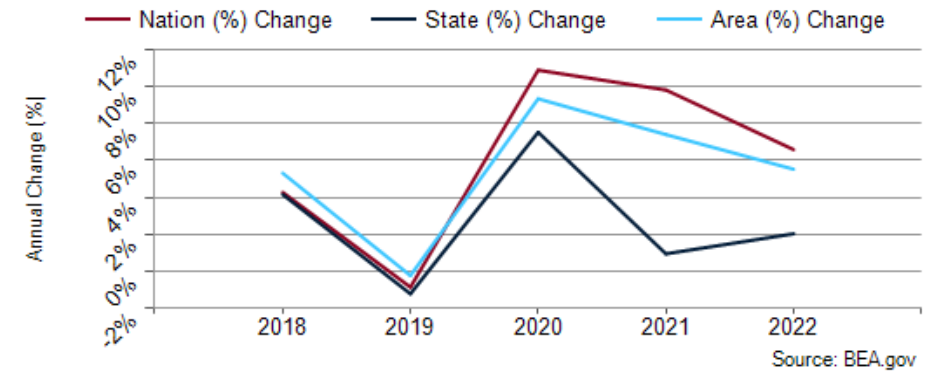
Major Industries by Employee Count

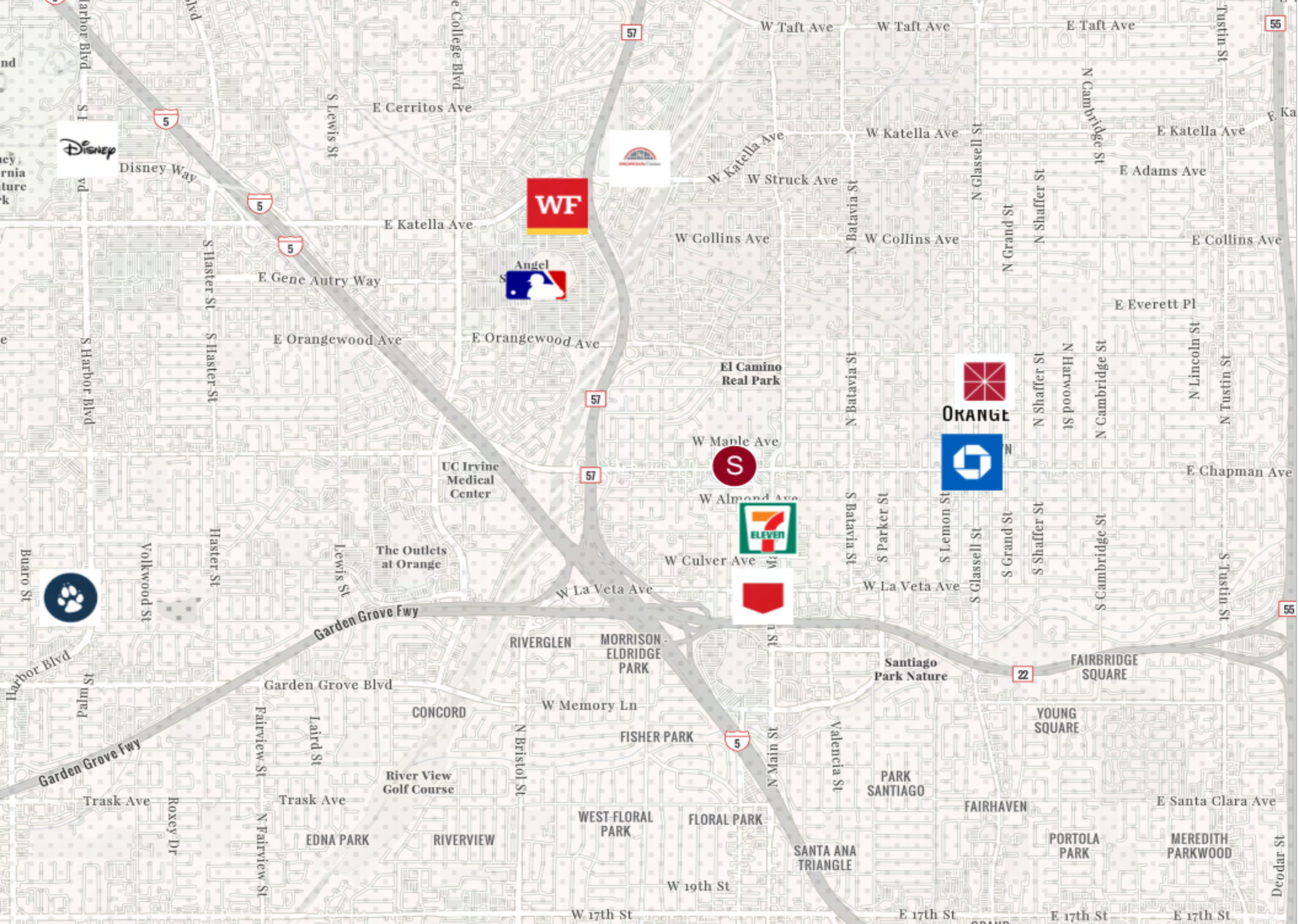


Largest Employers

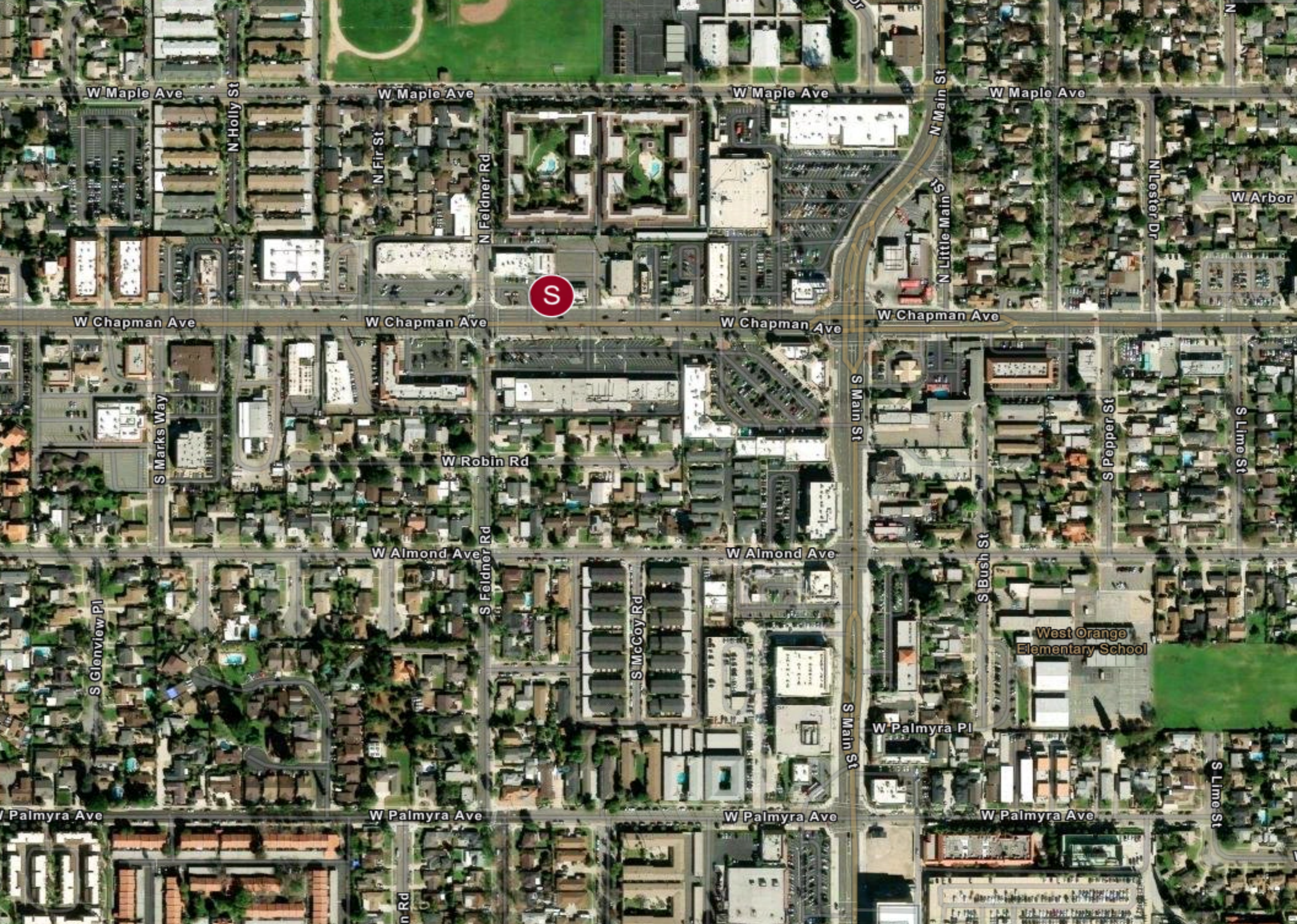
University of California, Irvine Medical Center	4,995
Children's Hospital of Orange County	3,938
Sisters of St. Joseph Hospital	3,500
Chapman University	1,300
Santiago Canyon College	950
CalOptima Health Plans	930
City of Orange	800
Chapman Integrated Healthcare Holdings	700

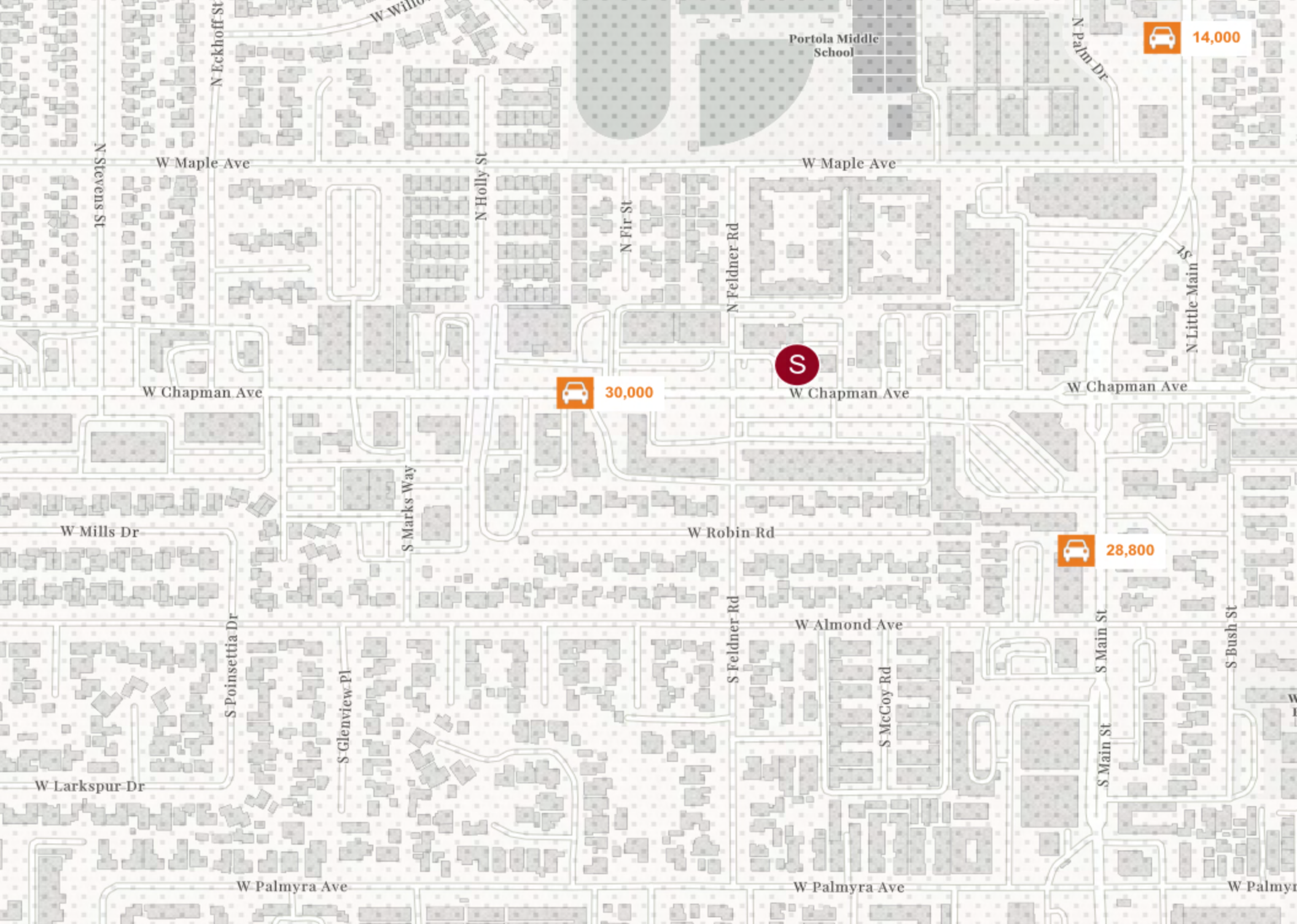
Orange County GDP Trend

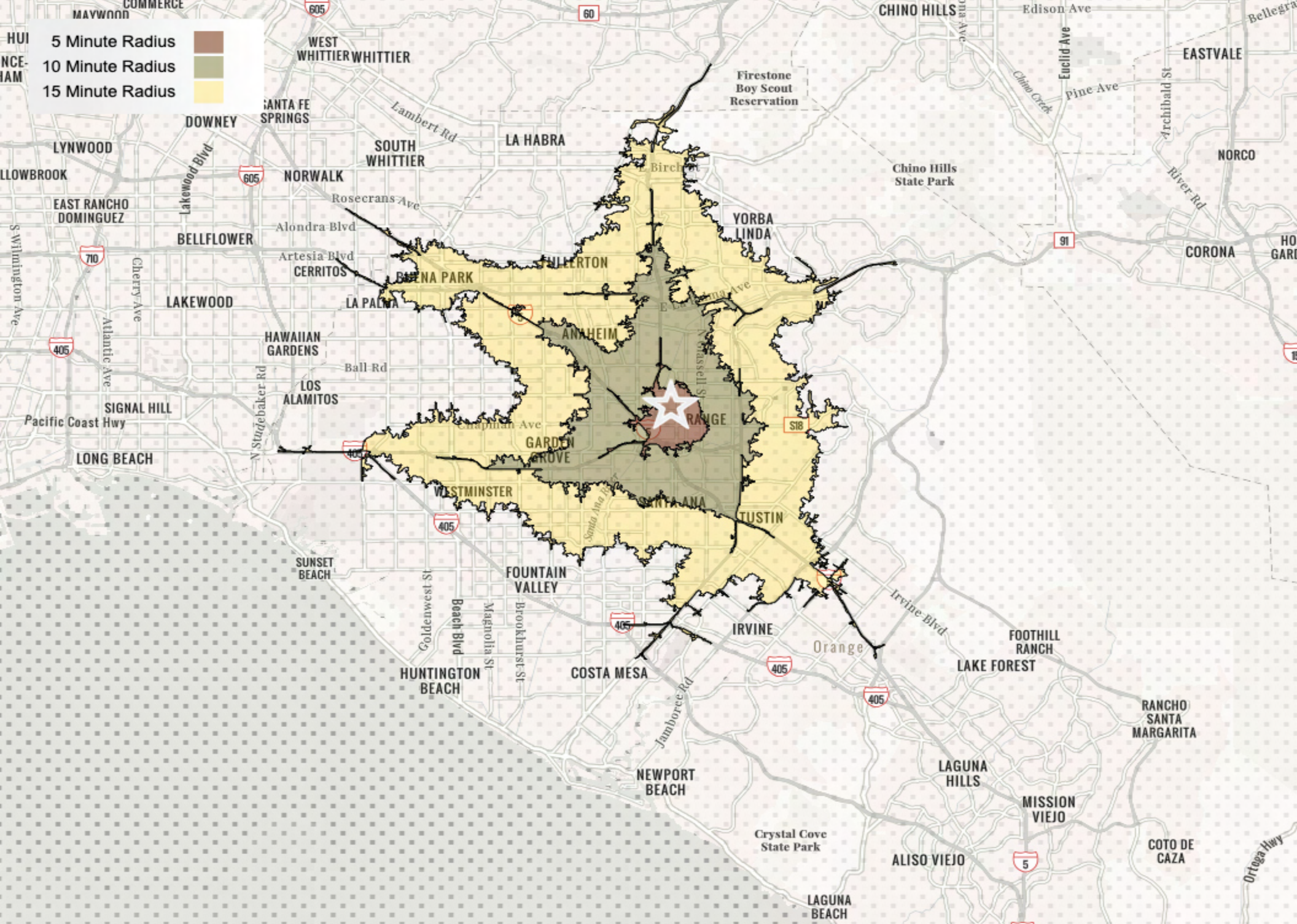


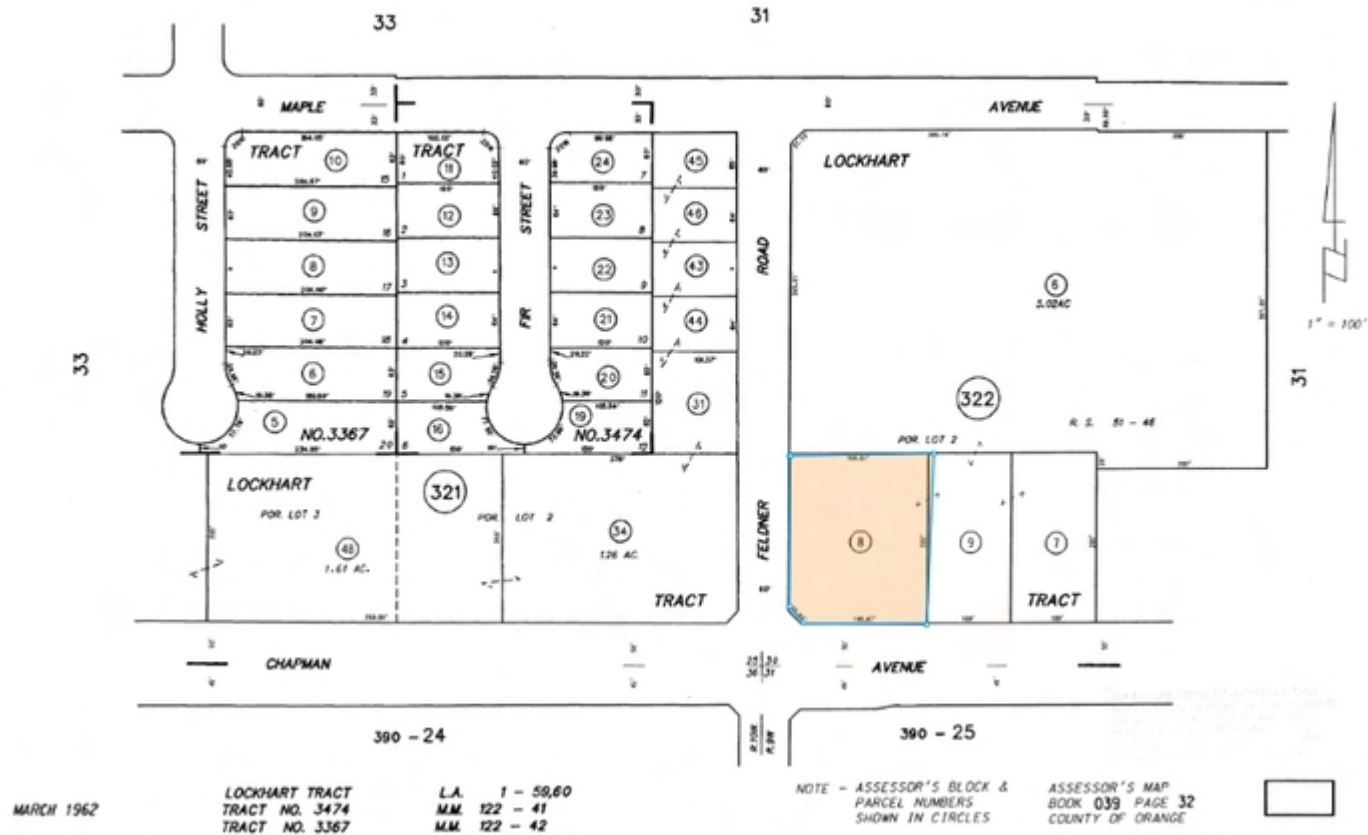




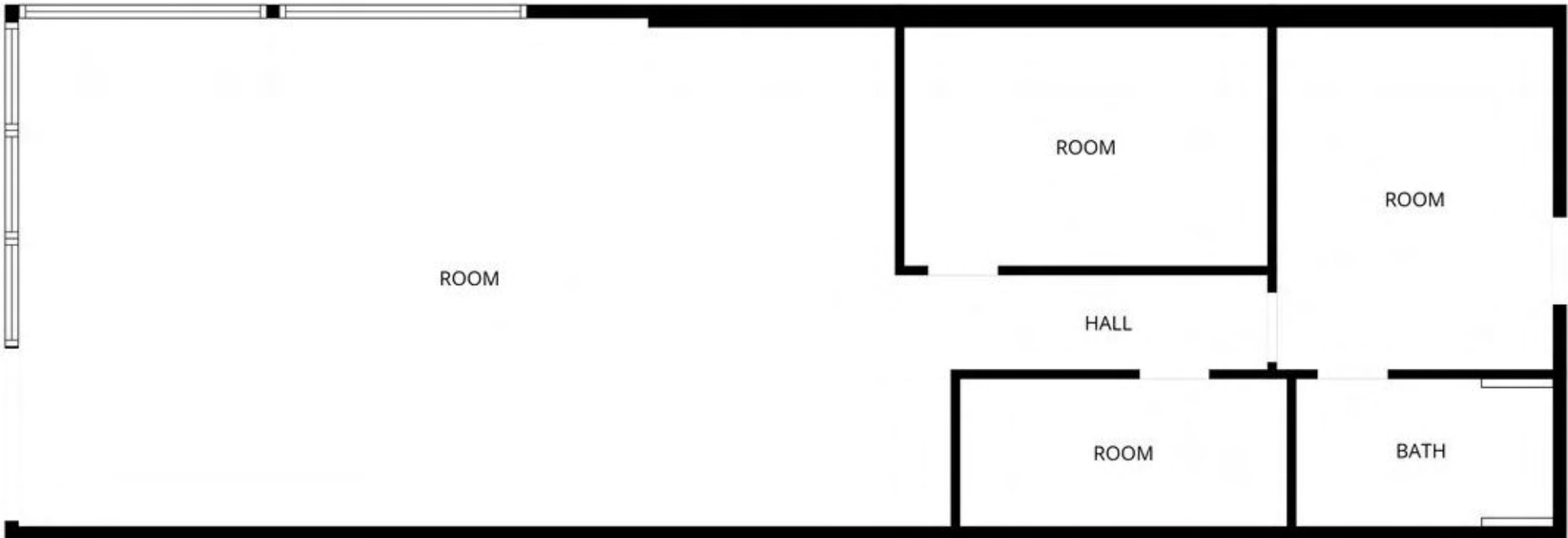




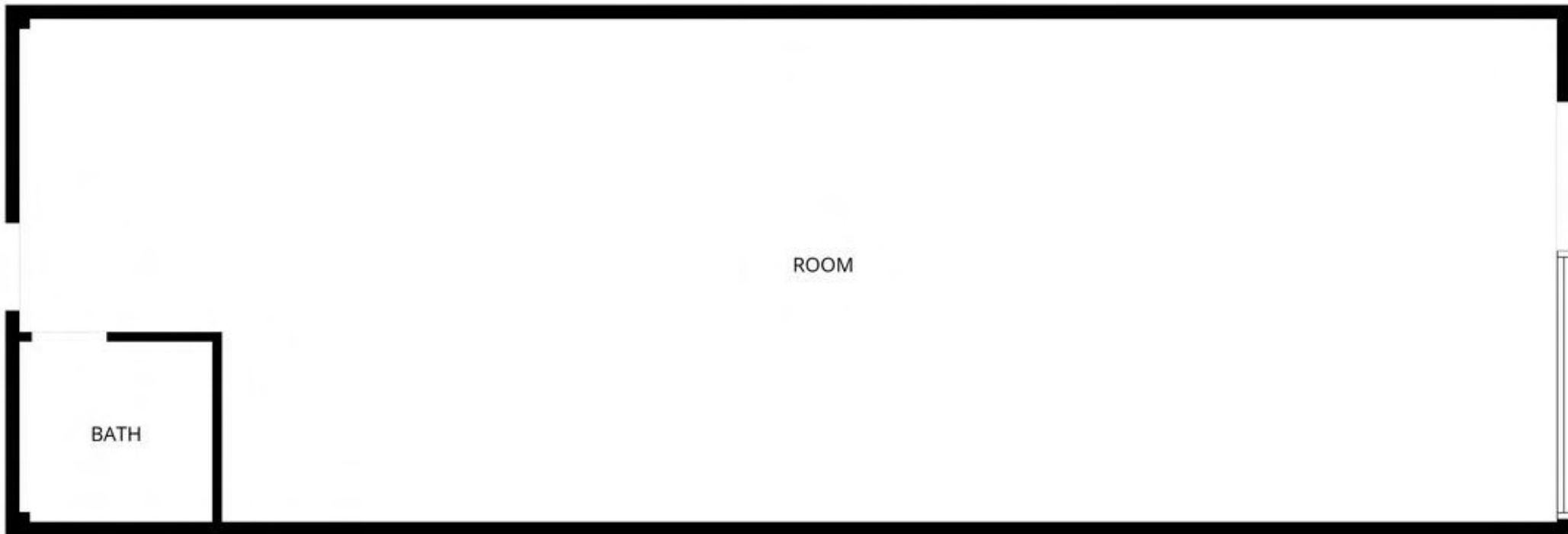




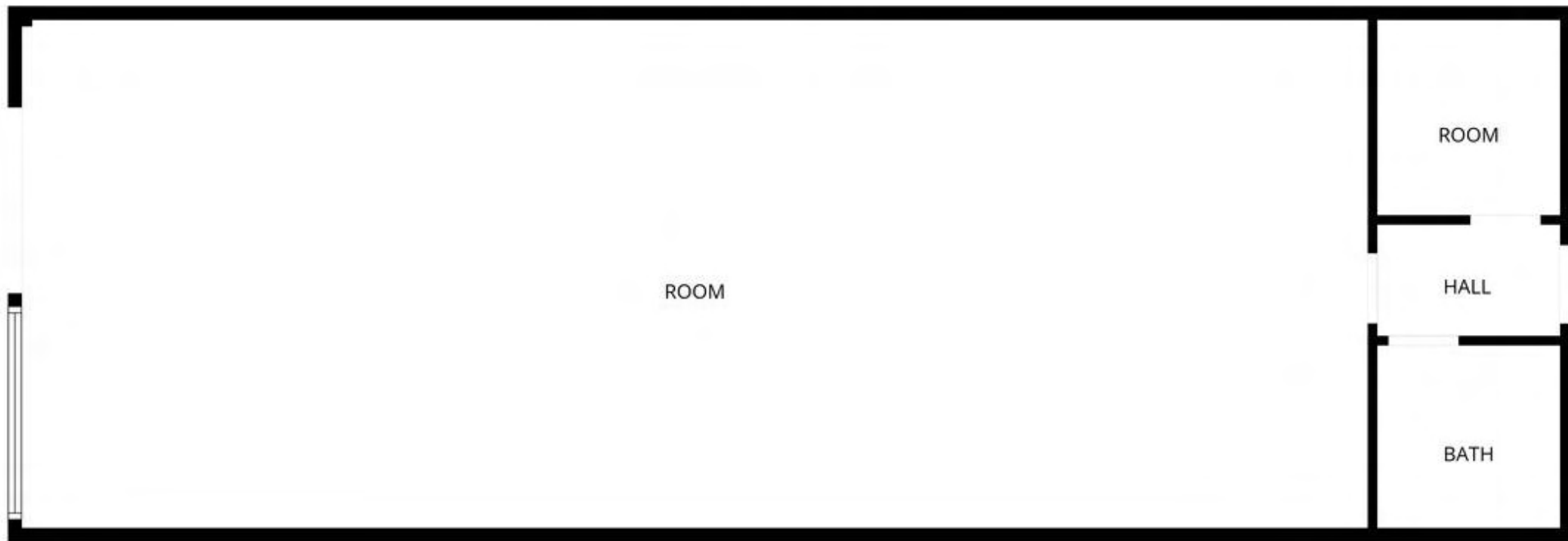
Suite 1649



Suite 1647



Suite 1645









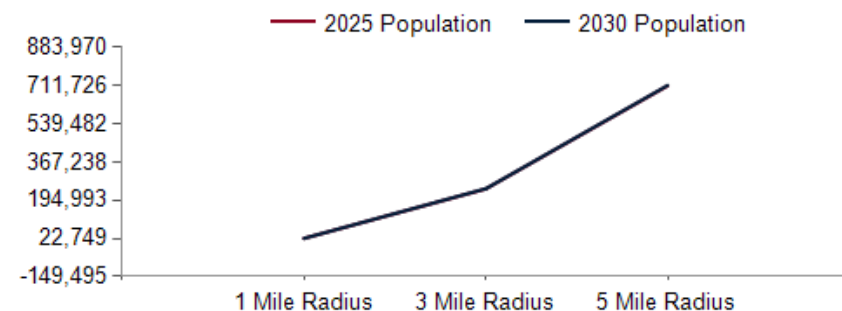




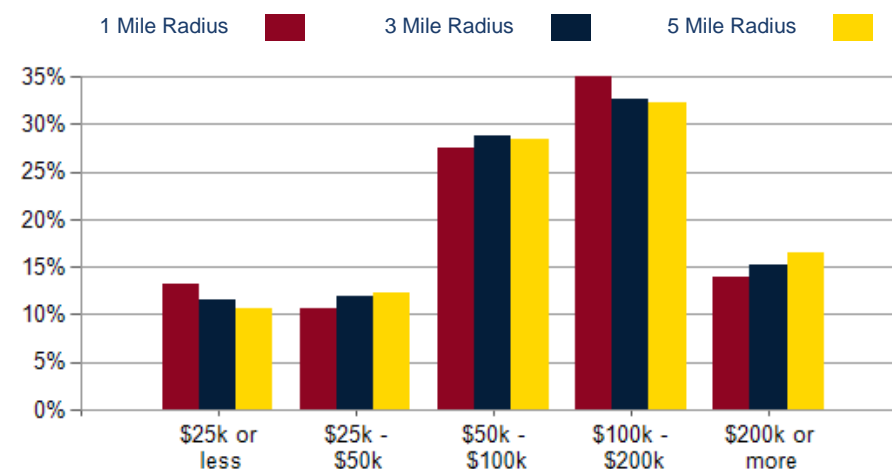


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,835	234,244	722,201
2010 Population	19,907	237,505	718,773
2025 Population	22,797	245,688	709,865
2030 Population	22,749	246,541	711,726
2025 African American	636	4,767	11,050
2025 American Indian	400	5,362	16,684
2025 Asian	3,083	32,772	116,077
2025 Hispanic	11,794	149,932	443,898
2025 Other Race	6,303	85,913	255,836
2025 White	8,265	72,518	181,878
2025 Multiracial	4,010	43,468	125,982
2025-2030: Population: Growth Rate	-0.20%	0.35%	0.25%

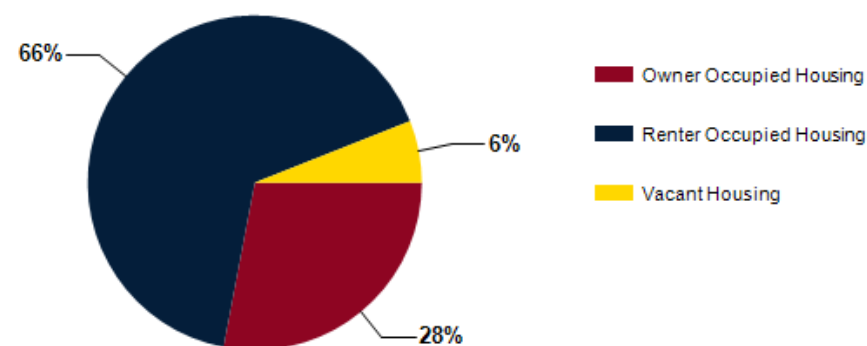
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	787	5,001	12,152
\$15,000-\$24,999	307	3,633	9,736
\$25,000-\$34,999	375	3,228	8,743
\$35,000-\$49,999	503	5,783	16,366
\$50,000-\$74,999	1,280	11,370	30,679
\$75,000-\$99,999	1,014	10,356	27,401
\$100,000-\$149,999	1,756	15,502	40,519
\$150,000-\$199,999	1,157	9,099	25,661
\$200,000 or greater	1,155	11,390	33,726
Median HH Income	\$96,955	\$94,917	\$97,013
Average HH Income	\$120,382	\$121,185	\$125,873



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

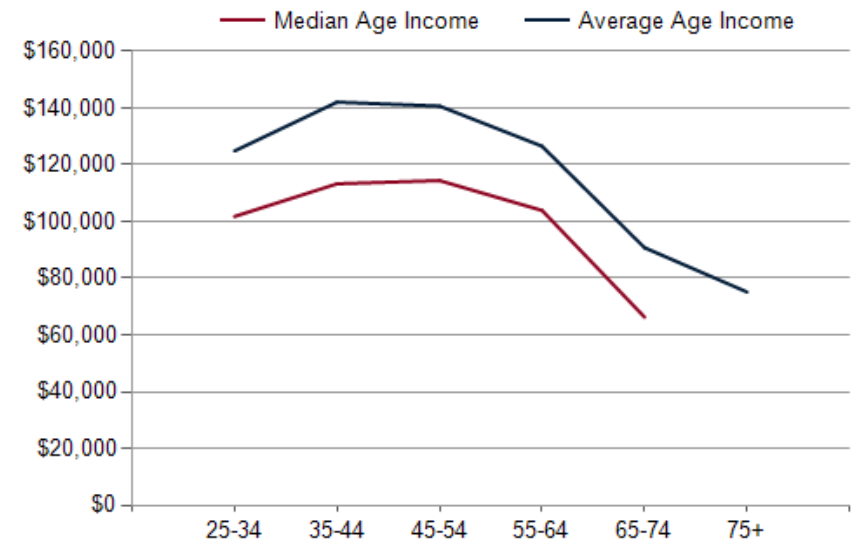
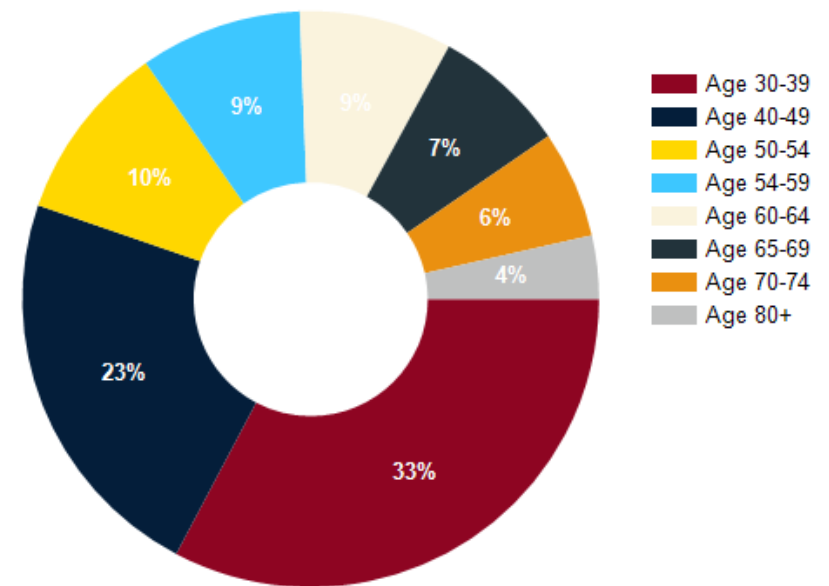


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,192	22,261	60,226
2025 Population Age 35-39	2,006	19,199	51,283
2025 Population Age 40-44	1,612	17,130	48,249
2025 Population Age 45-49	1,282	14,755	43,257
2025 Population Age 50-54	1,286	14,857	44,695
2025 Population Age 55-59	1,165	13,678	42,243
2025 Population Age 60-64	1,099	12,250	38,052
2025 Population Age 65-69	957	10,231	32,060
2025 Population Age 70-74	772	7,718	24,222
2025 Population Age 75-79	457	5,591	17,234
2025 Population Age 80-84	308	3,624	11,113
2025 Population Age 85+	416	3,770	10,455
2025 Population Age 18+	18,704	196,142	558,903
2025 Median Age	35	35	36
2030 Median Age	36	36	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,742	\$97,807	\$97,181
Average Household Income 25-34	\$124,836	\$118,627	\$119,161
Median Household Income 35-44	\$113,247	\$108,603	\$110,205
Average Household Income 35-44	\$142,035	\$139,079	\$141,541
Median Household Income 45-54	\$114,392	\$109,906	\$113,061
Average Household Income 45-54	\$140,654	\$139,683	\$145,420
Median Household Income 55-64	\$103,861	\$106,035	\$107,044
Average Household Income 55-64	\$126,491	\$133,758	\$138,917
Median Household Income 65-74	\$66,263	\$81,026	\$83,347
Average Household Income 65-74	\$90,737	\$105,272	\$112,165
Average Household Income 75+	\$75,127	\$76,221	\$83,101

Population By Age



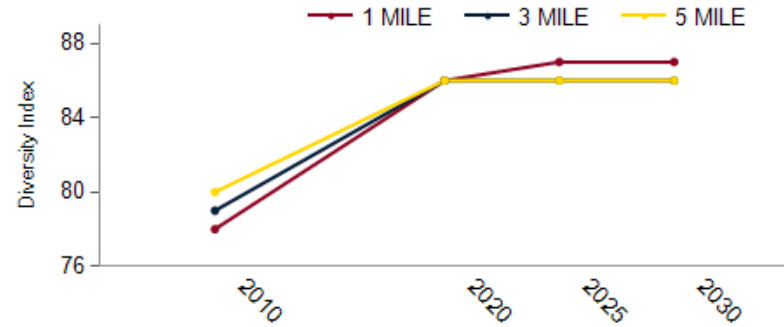
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	86	86
Diversity Index (current year)	87	86	87
Diversity Index (2020)	87	86	87
Diversity Index (2010)	78	79	80

POPULATION BY RACE



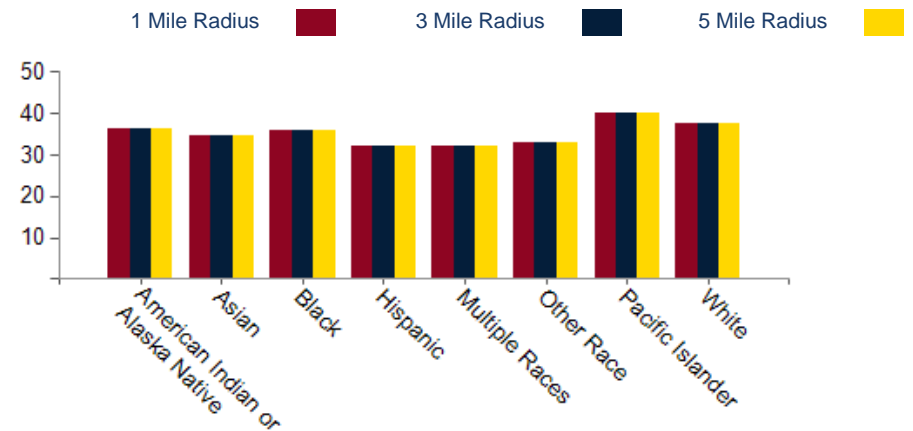
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	1%	1%
American Indian	1%	1%	1%
Asian	9%	8%	10%
Hispanic	34%	38%	39%
Multiracial	12%	11%	11%
Other Race	18%	22%	22%
White	24%	18%	16%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	34	34
Median Asian Age	35	40	43
Median Black Age	36	35	36
Median Hispanic Age	32	32	32
Median Multiple Races Age	32	33	33
Median Other Race Age	33	32	32
Median Pacific Islander Age	40	33	34
Median White Age	38	39	41

2025 MEDIAN AGE BY RACE



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