

CONCEPTUAL RENDERING



FOR LEASE

101 1/2 E Chapman Ave
Orange, CA 92866



PRESENTED BY:
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CalDRE #01972227

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Step into the heartbeat of The Orange Circle at 101 ½ E Chapman Ave., where this 2,300 SF gem beckons with unrivaled visibility. Since the property is not restricted by historic preservation, there is freedom to craft the outer façade and open the entrance with a potential patio. Parking is plenty - with street parking and 60+ spaces behind the space under the same ownership - Some of the best parking at the Circle. Nestled within walking distance of Chapman University, CHOC, and Providence St. Joseph's Hospital, the pulse of opportunity is palpable. This site is an ideal location for but not limited to restaurants, breweries, or even creative office spaces.

OFFERING SUMMARY

LEASE RATE:	\$78.00 SF/yr (NNN)
AVAILABLE SF:	2,300 SF
BUILDING SIZE:	4,400 SF

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PROPERTY HIGHLIGHTS

- In The Heart Of The Orange Circle
- Walk Score®: Walker's Paradise (95)
- High Bevel Ceiling
- Open Floor Plan With Shared Restrooms
- Option To Transform Facade
- Up To 62 Parking Spaces Available
- Compelling Storefront/Retail
- Exposed HVAC

INTERIOR SPACE



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CONCEPTUAL IMAGAES



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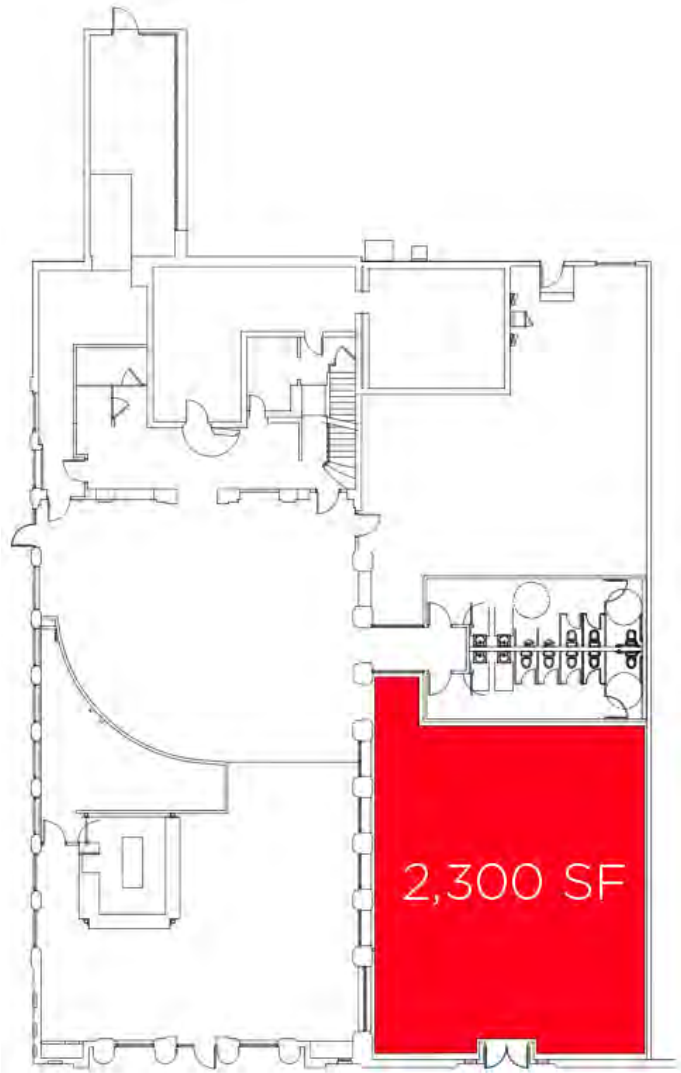
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101 1/2 E CHAPMAN AVE | Orange, CA 92866

SVN | VANGUARD 4

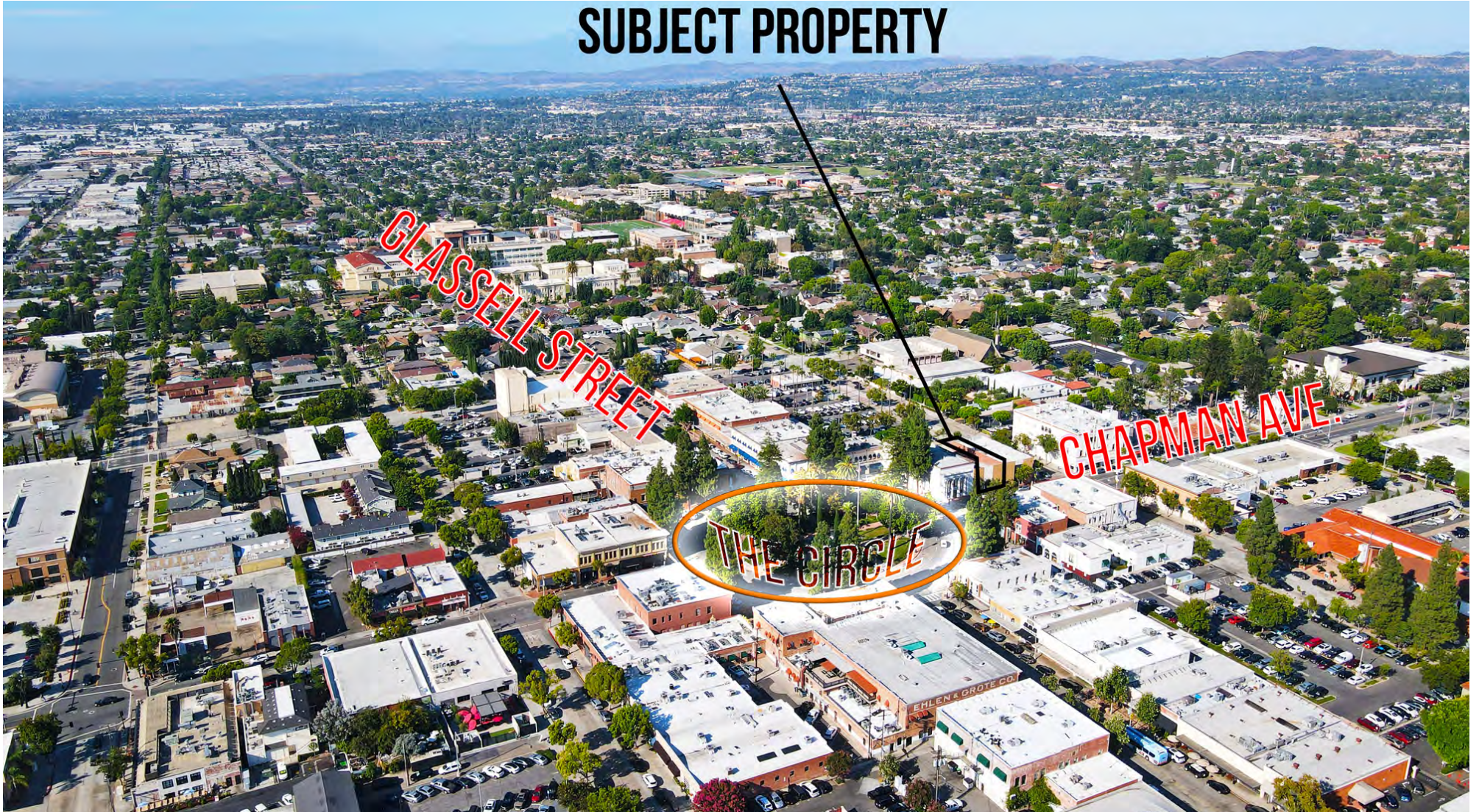
FLOORPLAN | THE OFFERING



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SUBJECT PROPERTY



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A FEW LOCAL ESTABLISHMENTS WITHIN 1,000 FEET



HAVEN CRAFT KITCHEN	FINNEY'S CRAFTHOUSE
GABBI'S MEXICAN KITCHEN	1886 BREWING COMPANY
CITRUS CITY GRILLE	BYBLOS CAFE
HECTORS ON THE CIRCLE	RUTABAGORZ
FRANCOLI GOURMET	PROVISIONS CAFE COFFEE BEER
THE PIZZA PRESS	WAHOO'S FISH TACOS
TABU SHABU ORANGE	JAXSON'S CHIX TENDERS
AVILA'S EL RANCHITO	SNOOZE, AN A.M. EATERY
O SEA SEAFOOD FOR THOUGHT	ZINC CAFE
SMOQUED CALIFORNIA BBQ	THE FILLING STATION CAFE
BRUXIE	WOODY'S DINER
BUTATON RAMEN	CHAPMAN CRAFTED
URTH CAFE	O DUMPLING BAR
BOSSCAT KITCHEN & LIBATIONS	THE DISTRICT LOUNGE
BLAZE PIZZA	PHILZ COFFEE
PLAY COFFEE	STARBUCKS

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RETAILER MAP



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101 1/2 E CHAPMAN AVE | Orange, CA 92866

SVN | VANGUARD 8

DEMOGRAPHICS MAP & REPORT

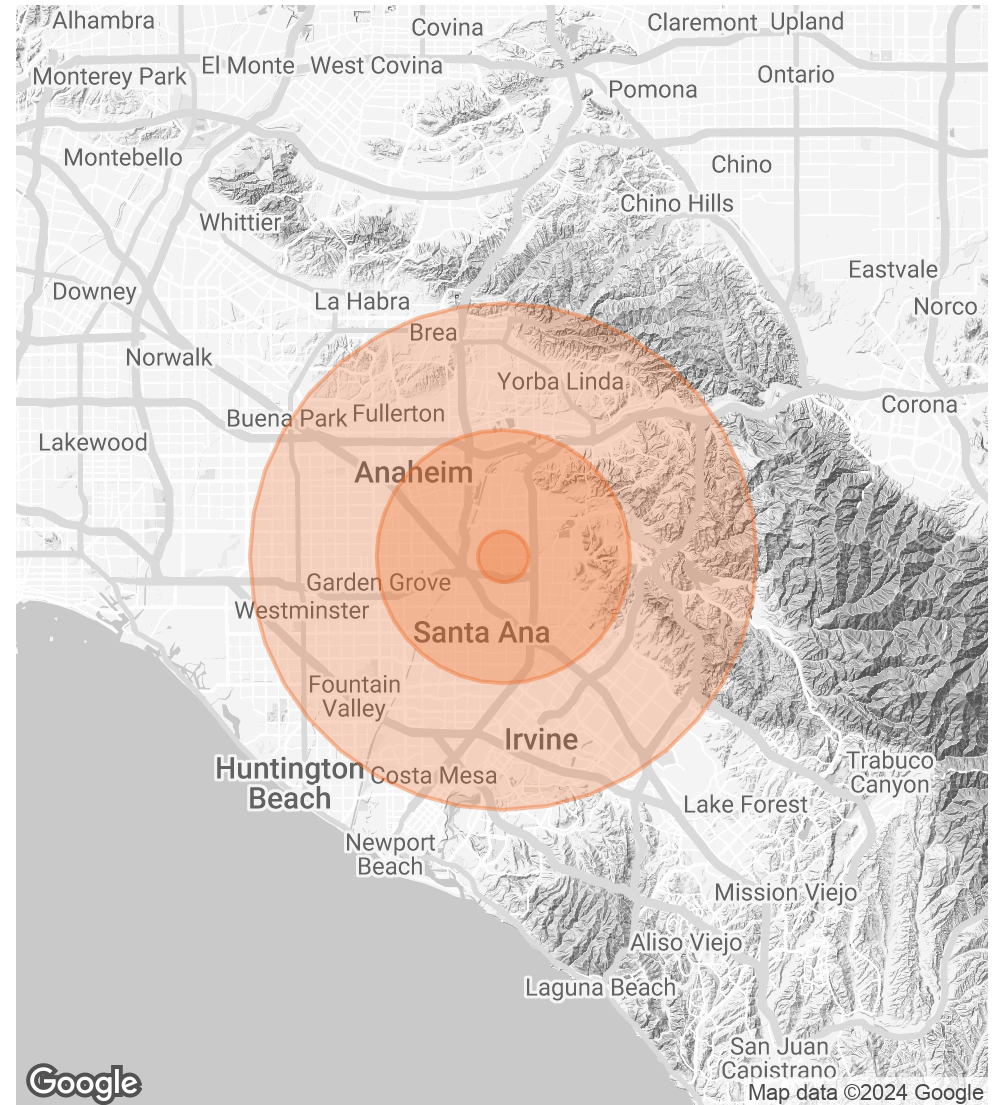
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	26,166	624,238	1,962,433
AVERAGE AGE	37	38	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	38	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,815	178,605	616,999
# OF PERSONS PER HH	3	3.5	3.2
AVERAGE HH INCOME	\$119,906	\$123,835	\$133,899
AVERAGE HOUSE VALUE	\$989,951	\$806,080	\$895,802

Demographics data derived from AlphaMap



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