

FOR SALE OR LEASE

1150 E Orangethorpe Ave, Placentia, CA 92870


16,761 SF Renovated Owner-User Office Building – Medical Permitted





ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



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 **Property.** This section opens with a brief property description followed by the property's compelling highlights, the opportunity zone map, and an aerial showcasing its prominent location. **Pages 3-6**

 **Images.** Here you'll find attractive interior and exterior photographs and floor plans. **Pages 7-10**

 **Market.** This section includes permitted uses, demographics, and sale comps highlighting why 1150 E Orangethorpe Ave is a solid value. **Pages 11-14**

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SUMMARY

Offering

1150 E Orangethorpe Ave, Placentia, CA 92870

Two-story, elevator-served, 16,761 square foot office building built in 1988 on its own parcel totaling approximately 0.90-acres (no association). Medical use is permitted as parking required by the city is the same ratio as necessary for office (4:1 ratio).

Sale Price

\$6,375,000 (±\$380 per square foot)

Medical Lease Rate

\$3.25/SF Full Service Gross (tenant handles in-suite janitorial)

Office Lease Rate

\$2.50/SF Full Service Gross (tenant handles in-suite janitorial)

Square Footage An Owner-User Buyer Can Occupy and For Lease Suites:

Suite 100: ±4,456 SF – Medical/Office Suite for Lease

Suite 101: ±5,464 SF – Leased until 8/31/2026

Suite 102: ±1,004 SF – Can be delivered vacant

Suite 106: ±1,664 SF – Leased until 2/28/2025 (MTM)

Suite 107: ±1,334 SF – Medical/Office Suite for Lease

Suite 108: ±445 SF - MTM

Suite 109: ±913, SF – MTM

Suite 113: ±1,479 SF – Medical/Office Suite for Lease

An owner-user can occupy up to ±9,631 SF of the building in the near term and the entire building by 8/31/2026. Occupancy can be immediately over the 51% necessary to qualify for an SBA loan.

Parking

Ownership has completed a 2025 parking lot renovation, including repairs, sealing and striping for nearly \$25,000. Also, solar with battery backup were installed in 2025 at a cost of \$280,000.

There are 52 covered parking parking stalls and 15 surface stalls (67 total) for a ratio of ±4.00 stalls per 1,000 square feet.

Condition

Complete renovation list on the following page.



HIGHLIGHTS

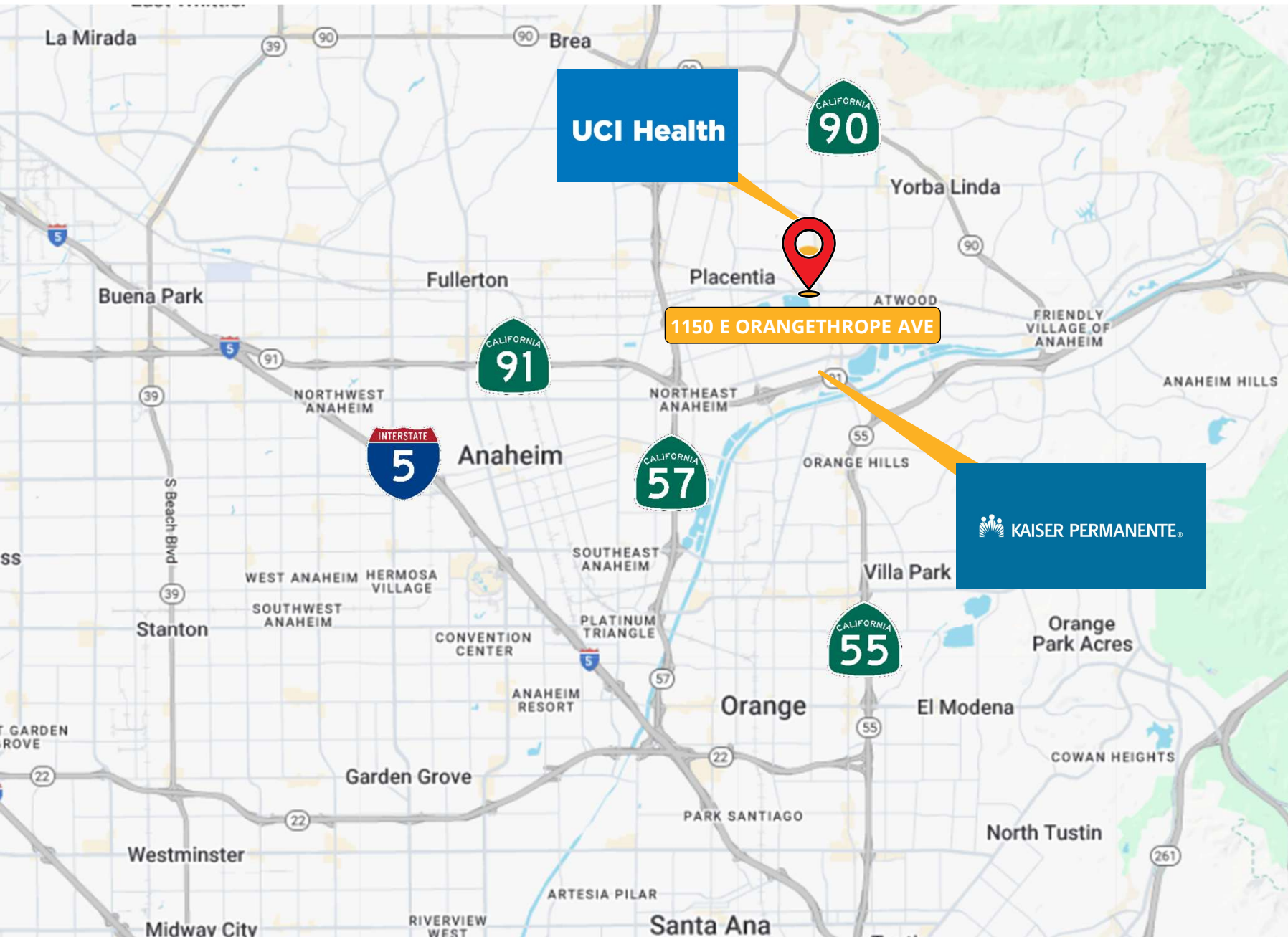
What Makes 1150 E Orangethorpe Ave Unique

- Office building on its own parcel with no association and covered parking that was recently renovated. Medical use is permitted.
- Less than two miles from Kaiser Permanente and UCI Health Center.
- Recent renovations since 2018 include:
 - New roof (20-year silicone roof)
 - Parking lot resurfaced (2025)
 - Upgraded elevator (modernized in 2018)
 - Updated rooftop HVAC Units with high efficiency rating
 - Renovated bathrooms with new finishes
 - New tile and stair surfaces in entries
 - New ceiling tile and led lighting fixtures throughout
 - New flooring (carpet and VCT)
 - New doors (solid panel stain grade) with new ADA compliant mortise locks
 - Rekeyed building to master key system
 - Repainted entire building
 - New exterior led lighting fixtures including parking area under building
 - Suite 100 and 101 have renovated break rooms with new finishes
 - New fiber provided by Gigabit Now
 - New landscaping with drought tolerant plants
 - Rooftop solar and back up battery system installed in 2025 (\$280,000 cost)
- Owner-user opportunity – the building has vacancy for an owner-user to occupy ±9,631 SF at the close of escrow and the full building by 08/31/2026, which will satisfy an SBA loan requirement. Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates.
- Building top signage is allowed.
- Solar panels and a backup battery are estimated to have annual electricity savings of \$32,425.
- Restaurants and amenities are within the immediate vicinity of this building as can be seen on the amenities map on Page 6.
- Priced to sell, at \$380/sf this offering is a clear value compared to sale comps described on Page 14.



LOCATION

Dynamic Location Surrounded by Major Freeways and Hospitals



AMENITIES

Amenities in the Immediate Vicinity



UCI Health

Alta Vista Country
Club

SUBWAY Quest

WELLS
FARGO

ARCO

Ralphs

CHASE

SINCE 1975
Jersey
Mike's
SUBS

ups

WaBa grill

LUCK Gai
CAFE
Thai Style Chicken & Rice

Ehren's
Catering & Restaurant

1150 E ORANGETHORPE AVE

PHOTOGRAPHS

Freestanding Office Building With No Association Next to Amenities



PHOTOGRAPHS

High Image Lobby and Recently Renovated Interior



PHOTOGRAPHS

Class A Features Throughout the Building



PHOTOGRAPHS

Expansive Covered Parking



C-O ZONING

C-O ZONING PERMITTED USES:

- Medical, dental offices and clinics (requires the same 4:1 parking ratio as office)
- Business, executive and financial offices
- Personal service businesses including but not limited to barber shops, beauty/hair salons, newsstands and other similar uses provided they shall remain incidental and subordinate to the intended office use of the building or property
- Private parking lots and garages
- **City has confirmed “C-O allows medical uses at a parking ratio of 4 spaces per 1,000 sq. ft.”**



FLOOR PLANS

All Square Footage on a Single Floor over Covered Parking

Suite 100: ±4,456 SF – Medical/Office Suite for Lease

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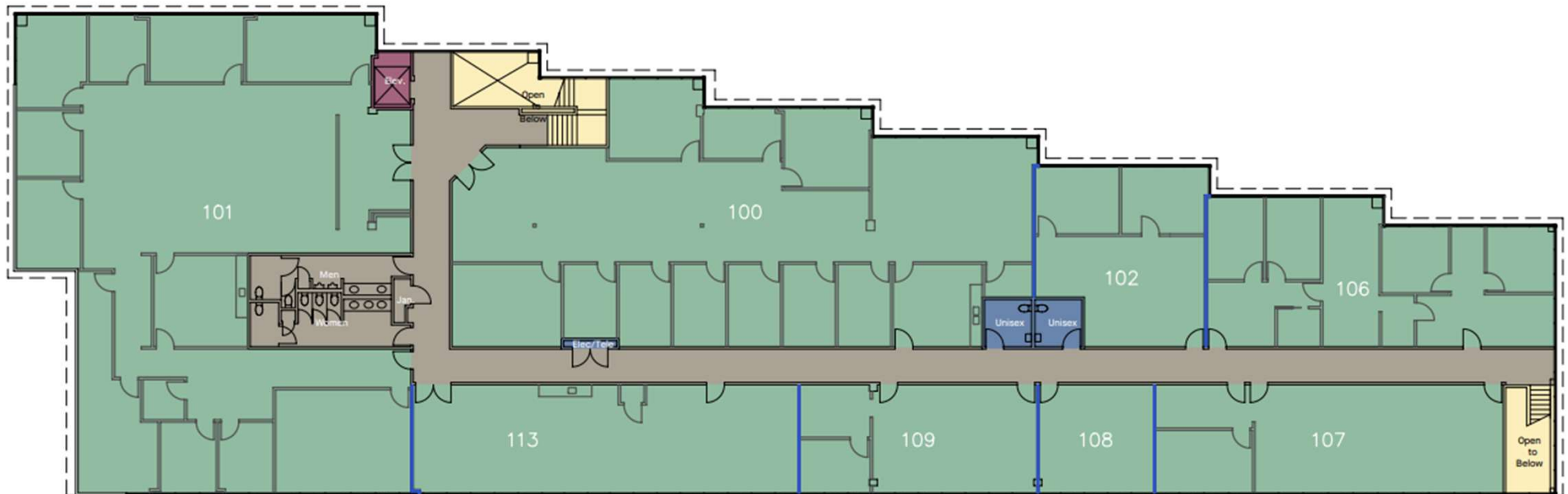
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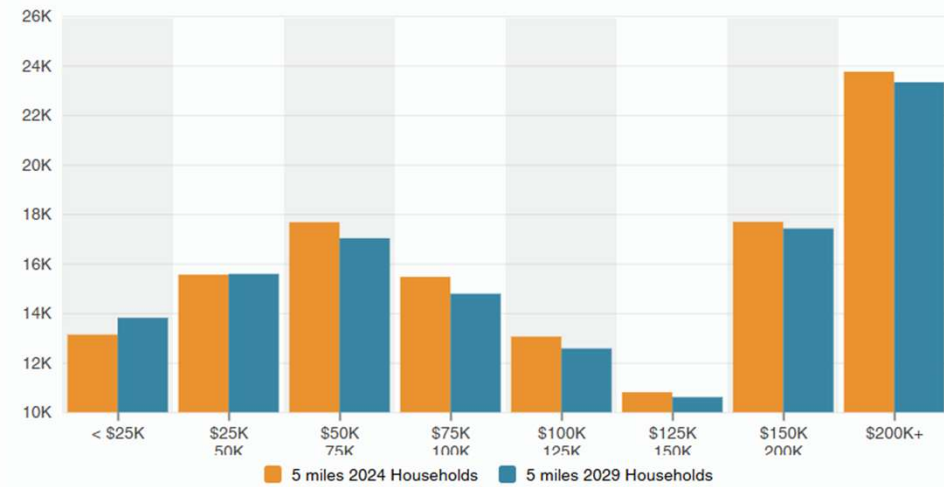
Suite 113: ±1,479 SF – Medical/Office Suite for Lease

An owner-user can occupy up to ±9,631 SF of the building in the near term and the entire building by 8/31/2026. **Medical lease rate is \$3.25/sf FSG and office lease rate is \$2.50/sf FSG.**

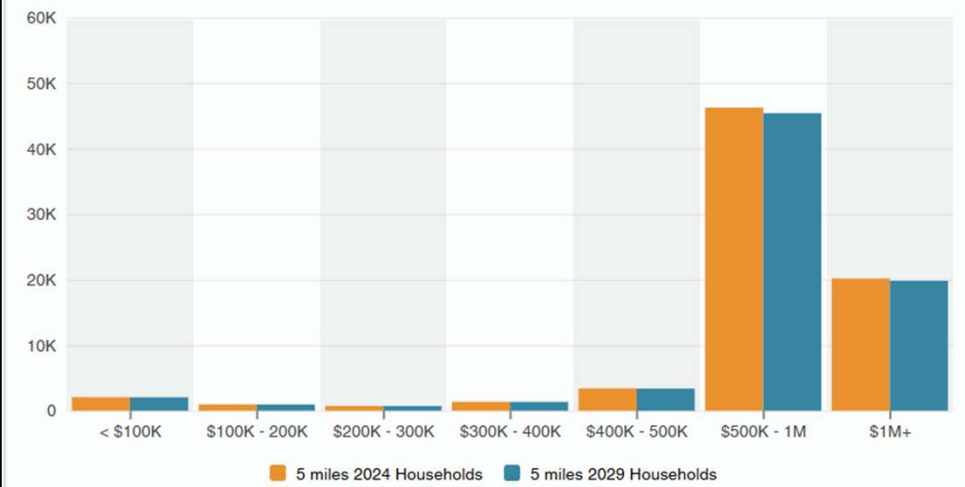


STRONG LOCAL DEMOGRAPHICS

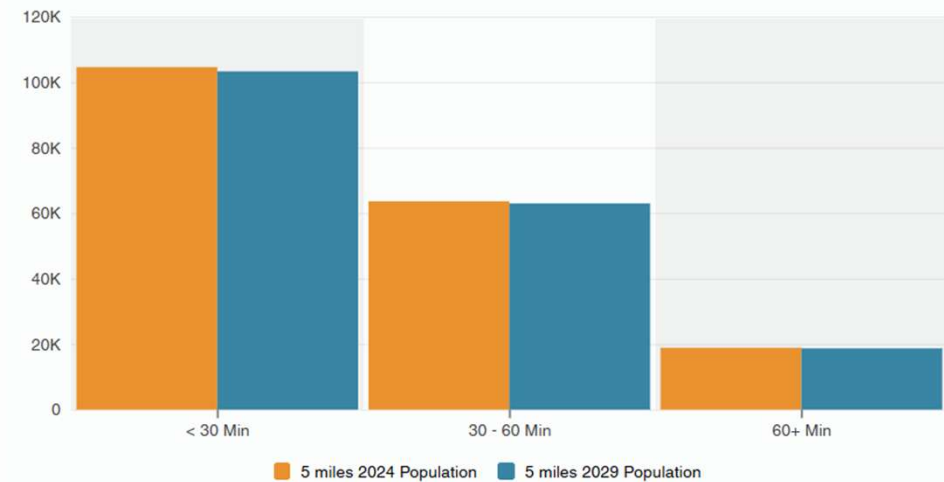
Household Income



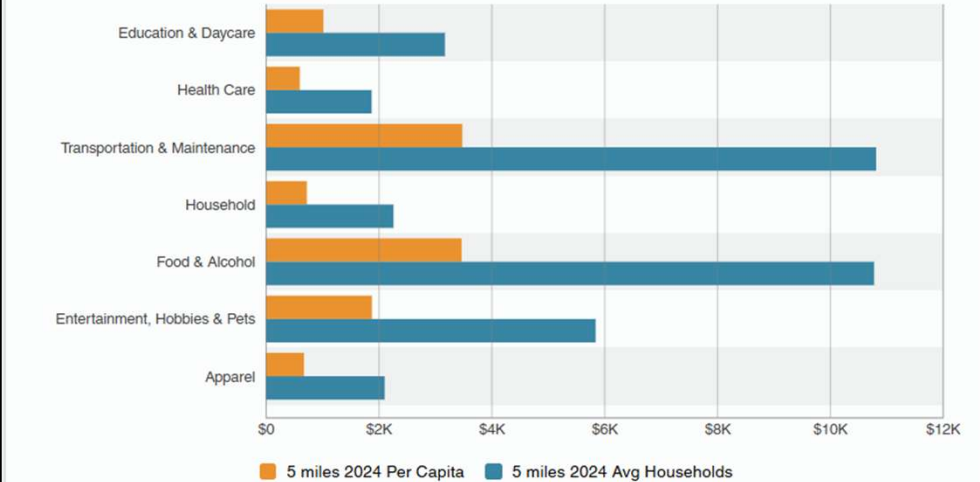
Home Values



Population Travel To Work



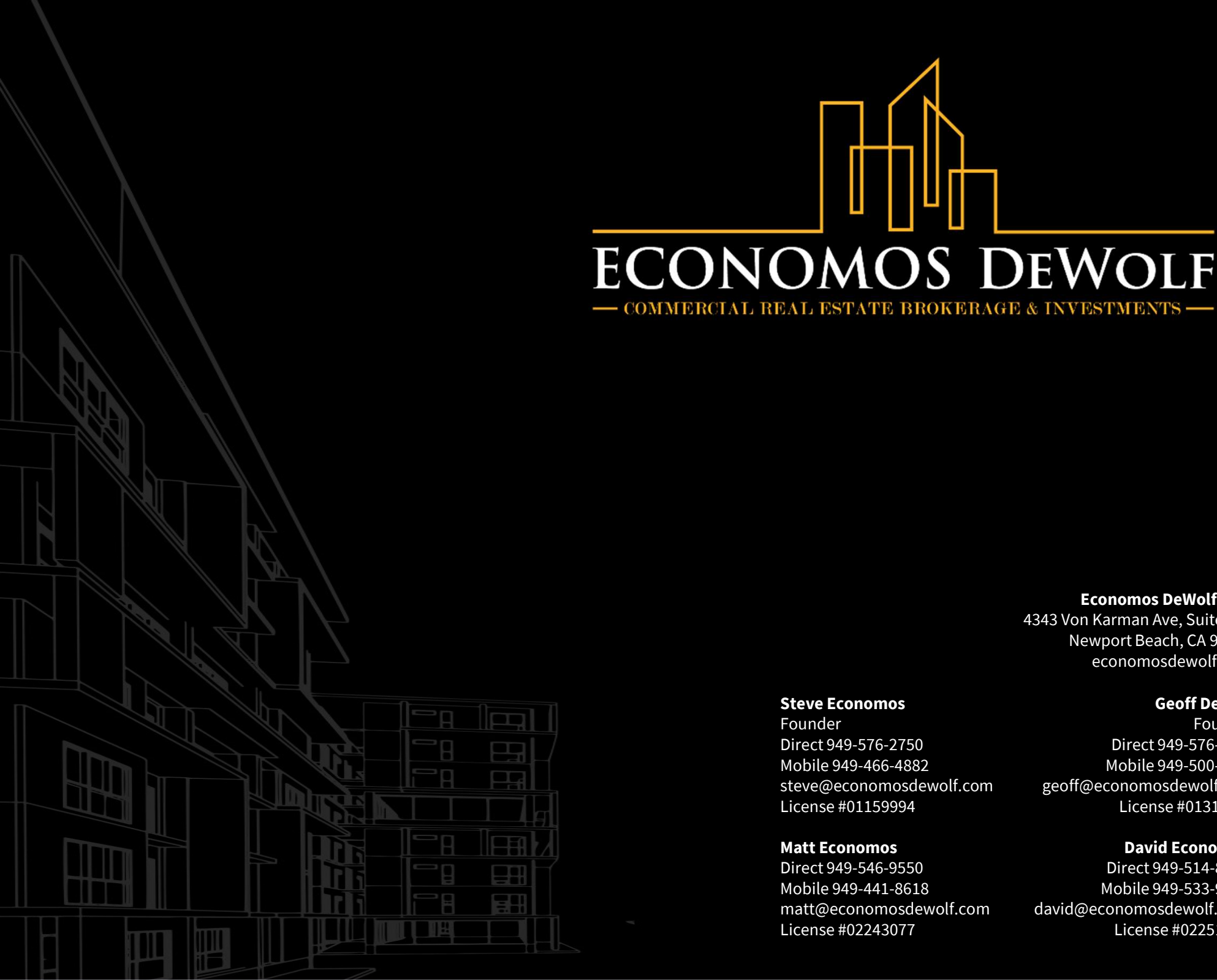
Per Capita & Avg Household Spending



OFFICE SALE COMPS

1150 E Orangethorpe is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 14101 Yorba St Tustin	May 2025	9,176 SF	<u>\$3,550,000</u> \$387	This 1980 office building sold to an owner-user in May of 2025 for \$387/sf. This building had an office buildout as well but sold to a medical user who plans a conversion. 1150 E Orangethorpe Ave is in far superior condition with higher class finishes yet is priced less per square foot.
 21850 Yorba Linda Blvd Yorba Linda	Nov 2024	9,999 SF	<u>\$4,250,000</u> \$425	This 1988 office building sold to an owner-user in November of 2024 for \$425/sf. This building had an office buildout as well but sold to a medical user who plans a conversion. 1150 E Orangethorpe Ave is in superior condition with higher class finishes yet is priced \$45/sf less.
 1201 E Katella Orange	Sep 2024	16,051 SF	<u>\$7,062,000</u> \$440	This 1982 office building located in a business park sold to an investor in November of 2024 for \$440/sf. 1150 E Orangethorpe Ave can be purchased by an owner-user, which typically commands a premium, yet is priced \$60/sf less.



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