

FOR LEASE

MERCHANTS CENTRE

1108-1224 E KATELLA AVE | ORANGE, CA 92867



*The Offices at
Merchants Centre*



Katella Ave

GEOFFREY GROSSMAN

CALDRE #1265002

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AARON GUIDO

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LEASING

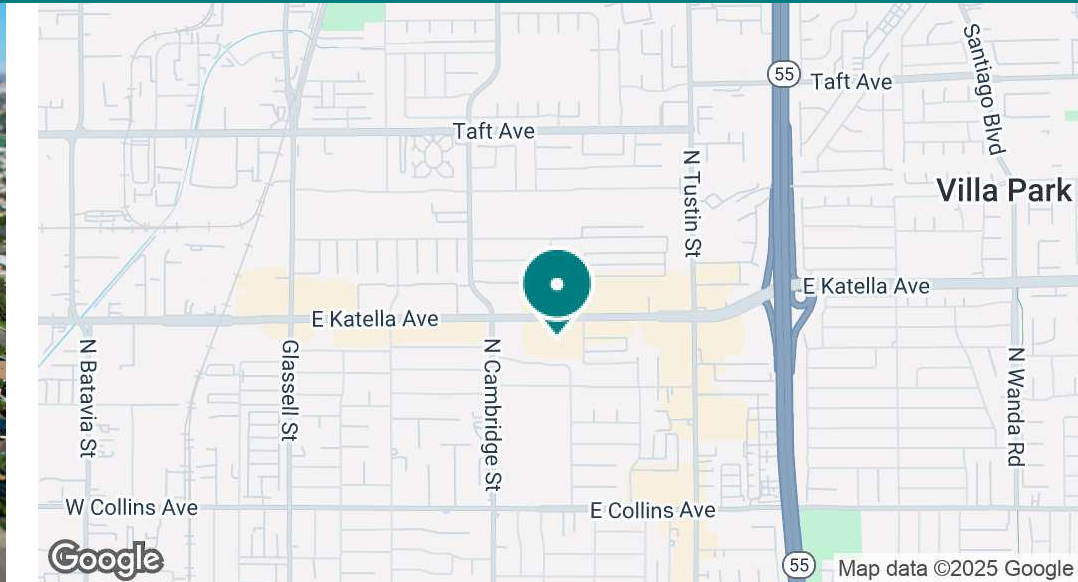
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$2.25 - 3.00 SF/month (Est. \$0.55 NNN; MG)
Building Size:	41,572 SF
Available SF:	970 - 2,500 SF
Lot Size:	17.6 Acres
Year Built:	1979
Zoning:	C-P
Market:	Orange County
Submarket:	East Orange
Traffic Count:	34,000

PROPERTY OVERVIEW

Welcome to Merchants Centre, a multi-building community shopping center fronting onto busy Katella Avenue. Property features high street visibility along a heavily traveled area thoroughfare, prominent monument signage, a diverse mix of service and restaurant tenants, and multiple entrances from both cross streets to the enormous onsite parking. Additionally, a Farmers & Merchants Bank branch is positioned on the property's hard corner, at the signalized intersection of Katella Avenue and California Street. Prime City of Orange location, just off the 55 freeway, and only minutes from the Honda Center and Angel Stadium.

LOCATION OVERVIEW

Approx. 41,000 SF three-building retail shopping center situated at the signalized intersection of Katella Avenue and Californian Street. Prime City of Orange location, just off the 55 freeway, and only minutes from the Honda Center and Angel Stadium.

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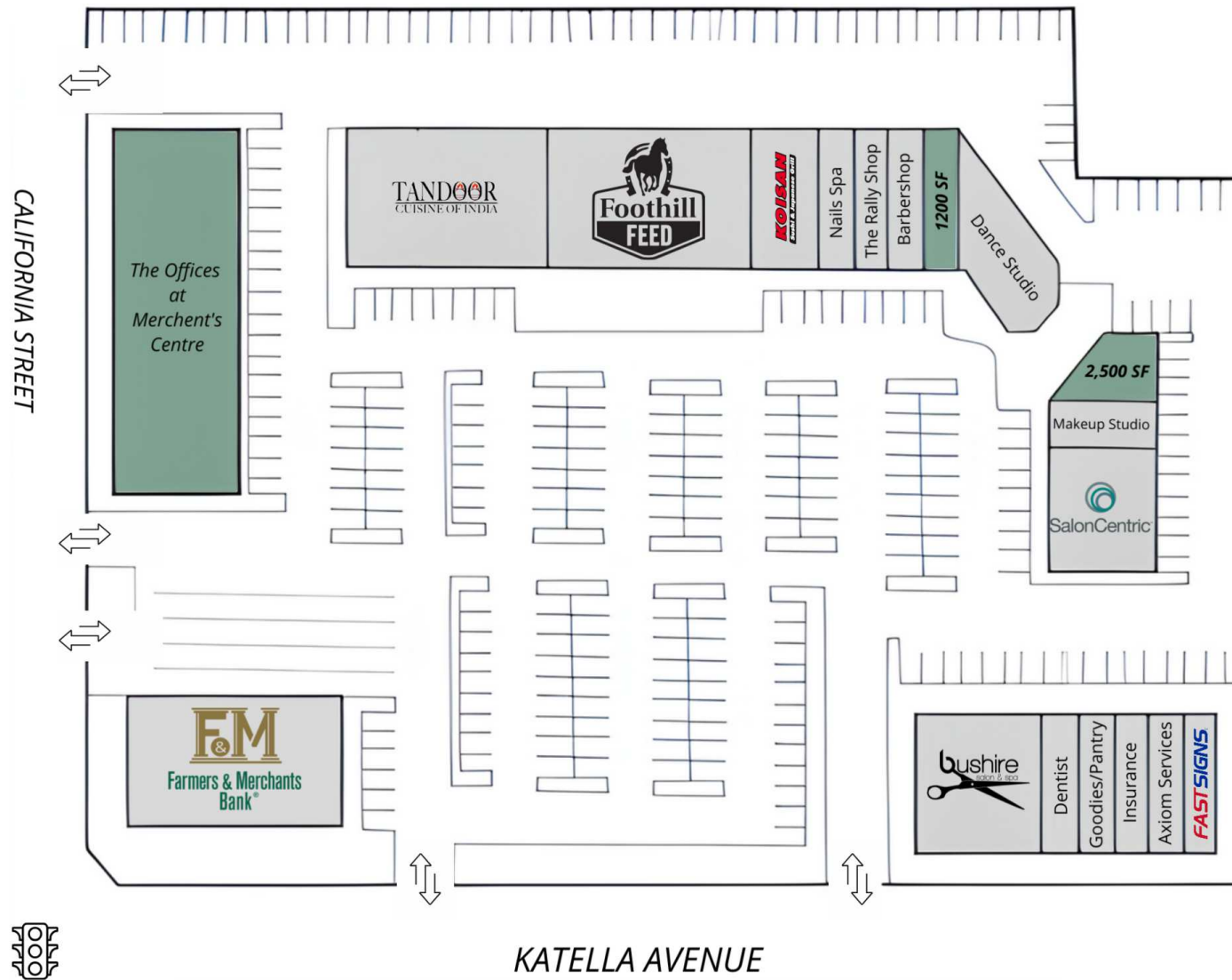
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SITE PLAN

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Est. \$0.55 NNN; MG	Lease Term:	Negotiable
Total Space:	970 - 2,500 SF	Lease Rate:	\$2.25 - \$3.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B1	Available	2,500 SF	Est. \$0.55 NNN	\$2.25 SF/month	1st Floor Retail/Office Space
A16	Available	1,200 SF	Est. \$0.55 NNN	\$3.00 SF/month	Retail/Office Shop Space
103	Available	1,200 SF	Modified Gross	\$2.50 SF/month	1st Floor Office Space - Exterior and Interior Entryways
104	Available	1,410 SF	Modified Gross	\$2.50 SF/month	1st Floor Office Space - Exterior and Interior Entryways
206	Available	970 SF	Modified Gross	\$2.50 SF/month	2nd Floor Office Space - Elevator Service

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ADDITIONAL PHOTOS

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RETAILER MAP

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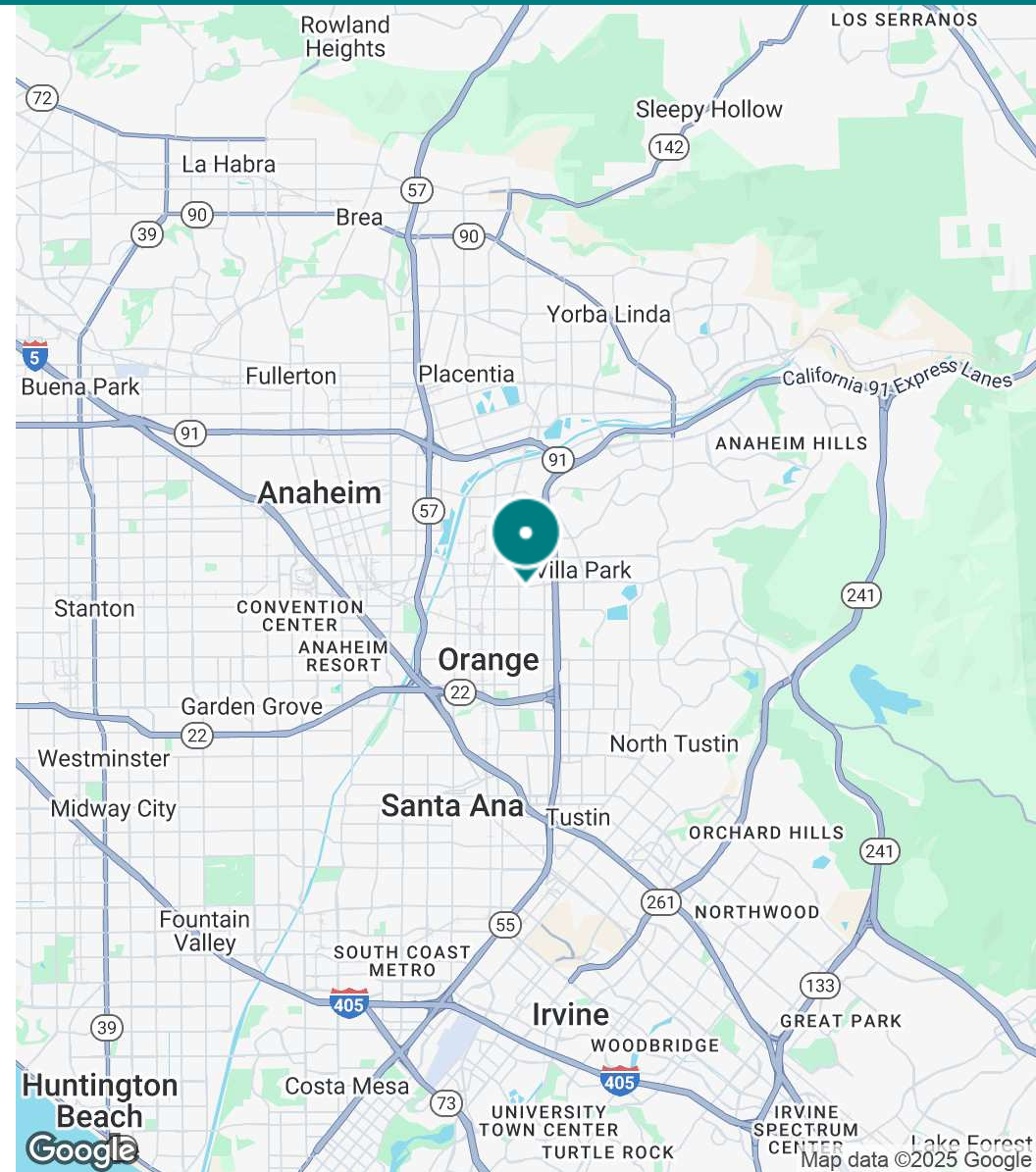
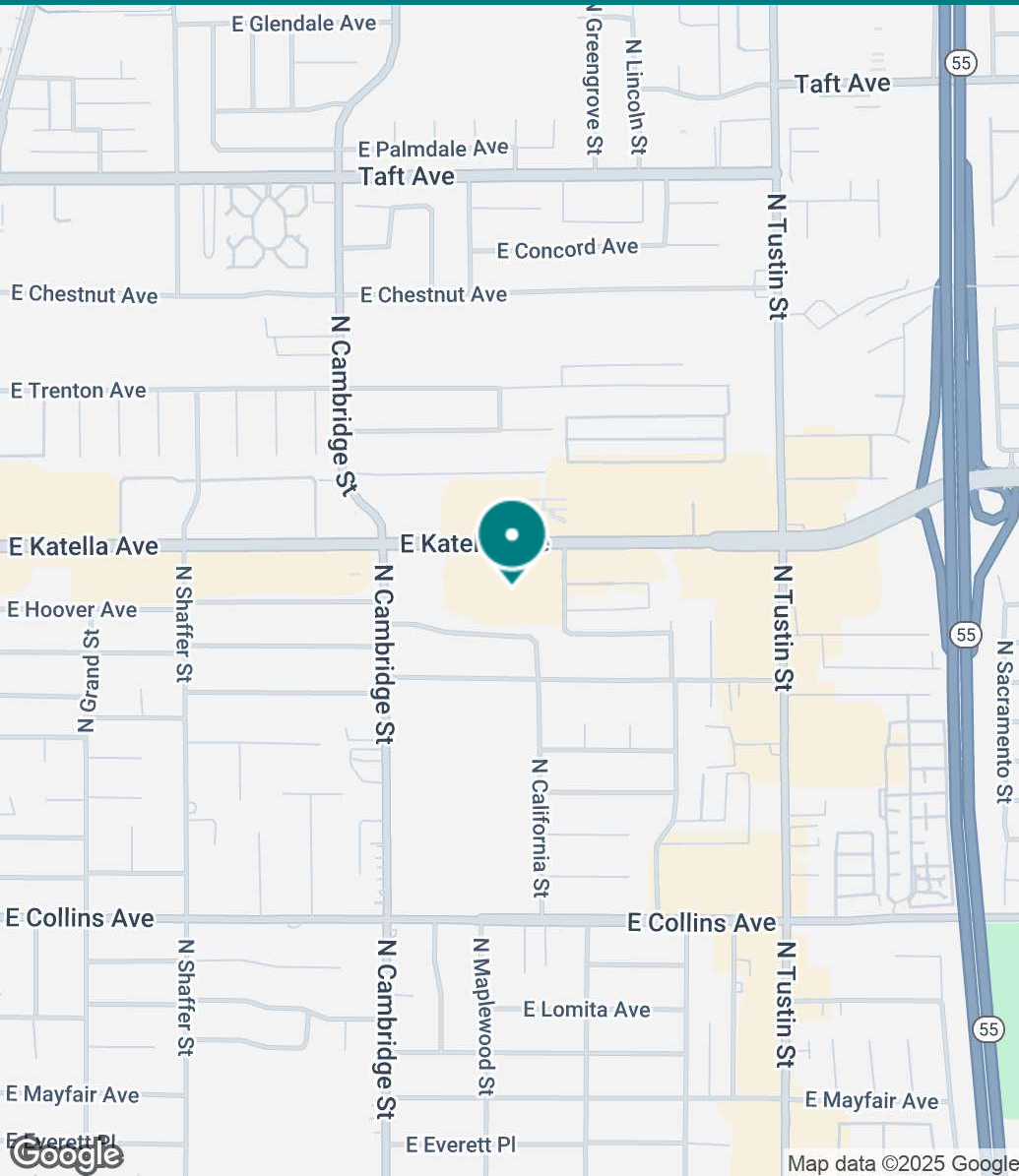
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

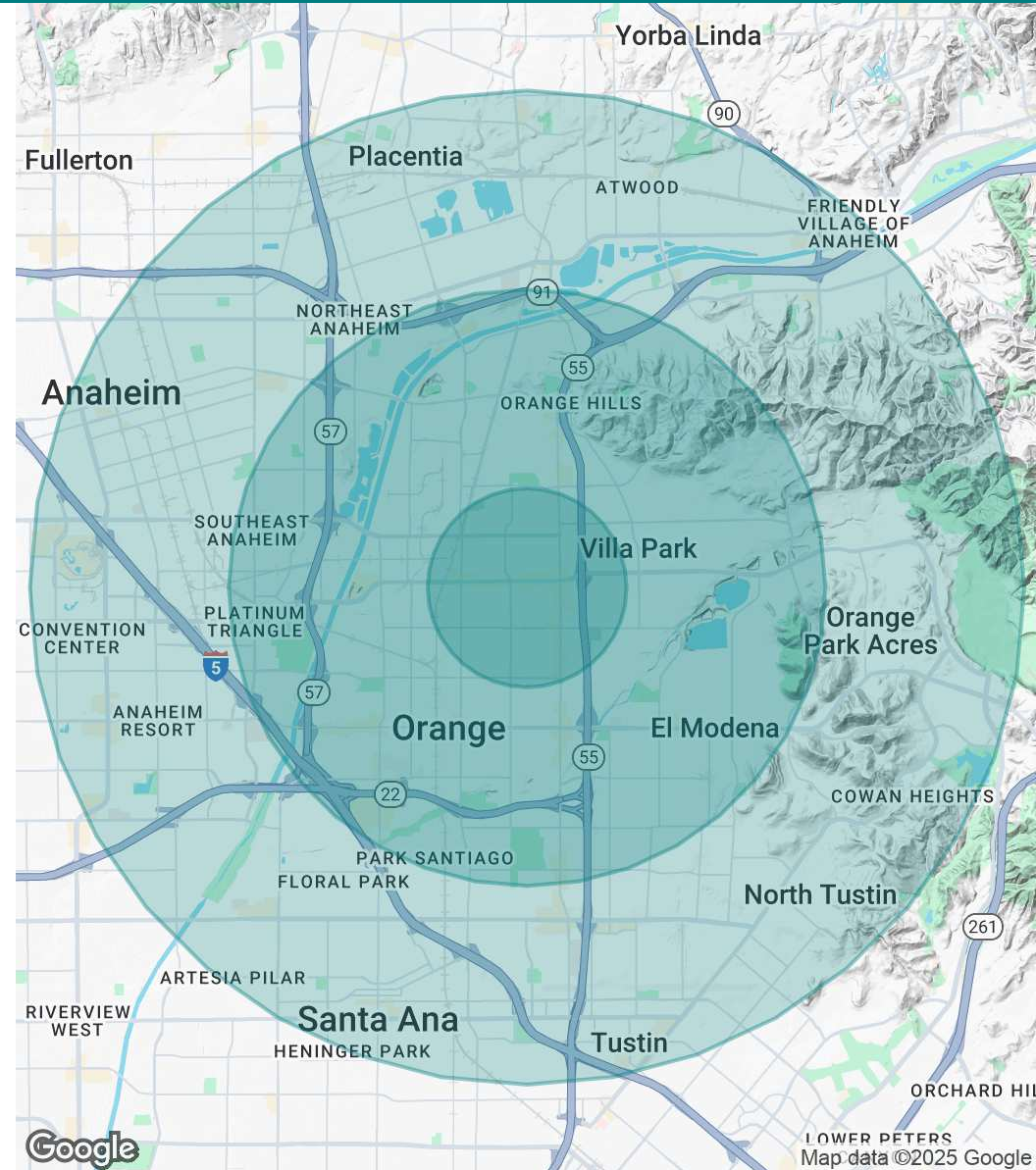
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,732	165,728	491,814
Average age	32.7	34.6	33.2
Average age (Male)	33.0	33.7	32.4
Average age (Female)	33.5	35.7	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,734	52,149	143,762
# of persons per HH	3.4	3.2	3.4
Average HH income	\$79,823	\$90,236	\$87,577
Average house value	\$552,680	\$570,884	\$582,754

RACE	1 MILE	3 MILES	5 MILES
% White	66.3%	63.7%	61.2%
% Black	1.3%	1.5%	1.5%
% Asian	5.8%	10.1%	10.3%
% Hawaiian	0.0%	0.2%	0.2%
% American Indian	0.5%	0.4%	0.5%
% Other	23.0%	21.2%	23.8%

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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