

1111 Town and Country Rd. Units 24, 25, 26

Orange, CA, 92860 - 4,639 SF - Owner/User Opportunity



**Ashwill
Associates**
COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

Ashwill Associates is pleased to present 1111 Town and Country Road, units 24, 25, and 26, a rare opportunity to acquire three adjacent office condominiums totaling approximately 4,639 square feet. Strategically located in the heart of Orange County's medical and professional corridor, this flexible property is zoned for a wide range of uses including medical, office, and retail, making it ideal for owner-users or investors seeking long-term upside.

Positioned directly across from CHOC and St. Joseph Hospitals, the property is surrounded by a dense concentration of medical facilities, clinics, and professional offices. Additionally, the area is experiencing significant growth with the recent addition of several Class A multifamily developments, providing a strong customer and employee base.

The property offers unparalleled regional connectivity with immediate access to the 22, 57, 5, and 55 freeways, making it easily accessible from throughout Orange County and beyond. Whether for medical, general office, or a retail use, Town and Country Business Plaza represents a compelling investment in a dynamic and growing submarket.



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Town and Country Business Plaza

No. of Buildings	2
Total # of Condos	32
Total SF	54,000
Total Land Area	3.24 AC
Parking Spaces	169
Year Built	1976





Units 24, 25, 26 Highlights

Number of Condominium Units: 3

Total SF: 4,639 (+/- 1,546 each condo)

Number of Restrooms: 3

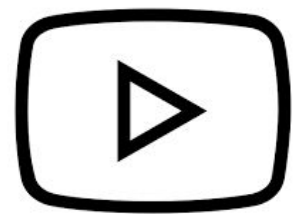
Number of Electrical Panels: 3

Number of Floors: 2-Story

Monthly Association Dues: \$1,296 (\$.28 PSF)

Zoning: C-3 (General Commercial)

APN #'s: 937-230-24, 937-230-25, 937-230-26



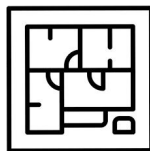
[Click for Video Tour](#)



Wifi Enabled
Campus



Ample
Parking



4,639 Total SF
3 Adjacent Condos



Plug & Play
Opportunity



Landscaped
Common Areas



ELEVATE YOUR BUSINESS ENVIRONMENT

Located in the heart of Orange, this property is uniquely positioned directly in the center of three of OC's most significant new residential developments: Windsor at Main Place (280 units), Vita Apartment Homes (357 units), and Eleven10 Apartment Homes (260 units). Together, these nearly 900 new residential units bring a surge of potential customers, employees, and clients within walking distance of the property. This influx of residents creates a built-in audience for medical, professional, and service-based businesses alike, dramatically increasing foot traffic and daily visibility. For investors or owner-users, this location offers not only strategic access to major freeways and CHOC/St. Joseph's medical campuses, but also the rare opportunity to capitalize on the area's continued urban growth and residential density.

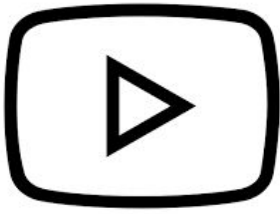
Windsor Main Place
Apartments (280 Units)

CHOC
Hospital

22 FREEWAY 164K CARS PER DAY

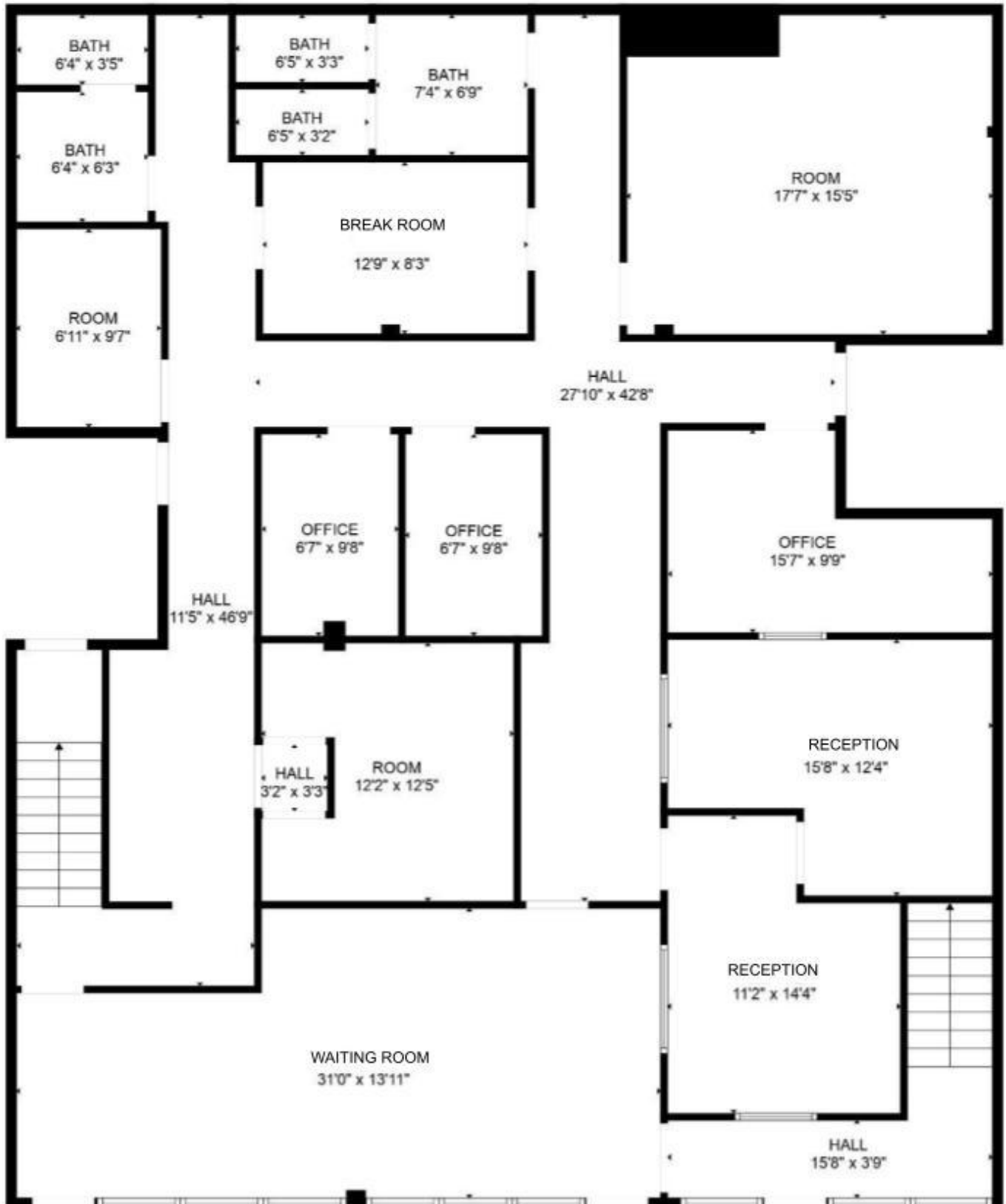
**SUBJECT
PROPERTY**

* Traffic Counts 2025 from Costar

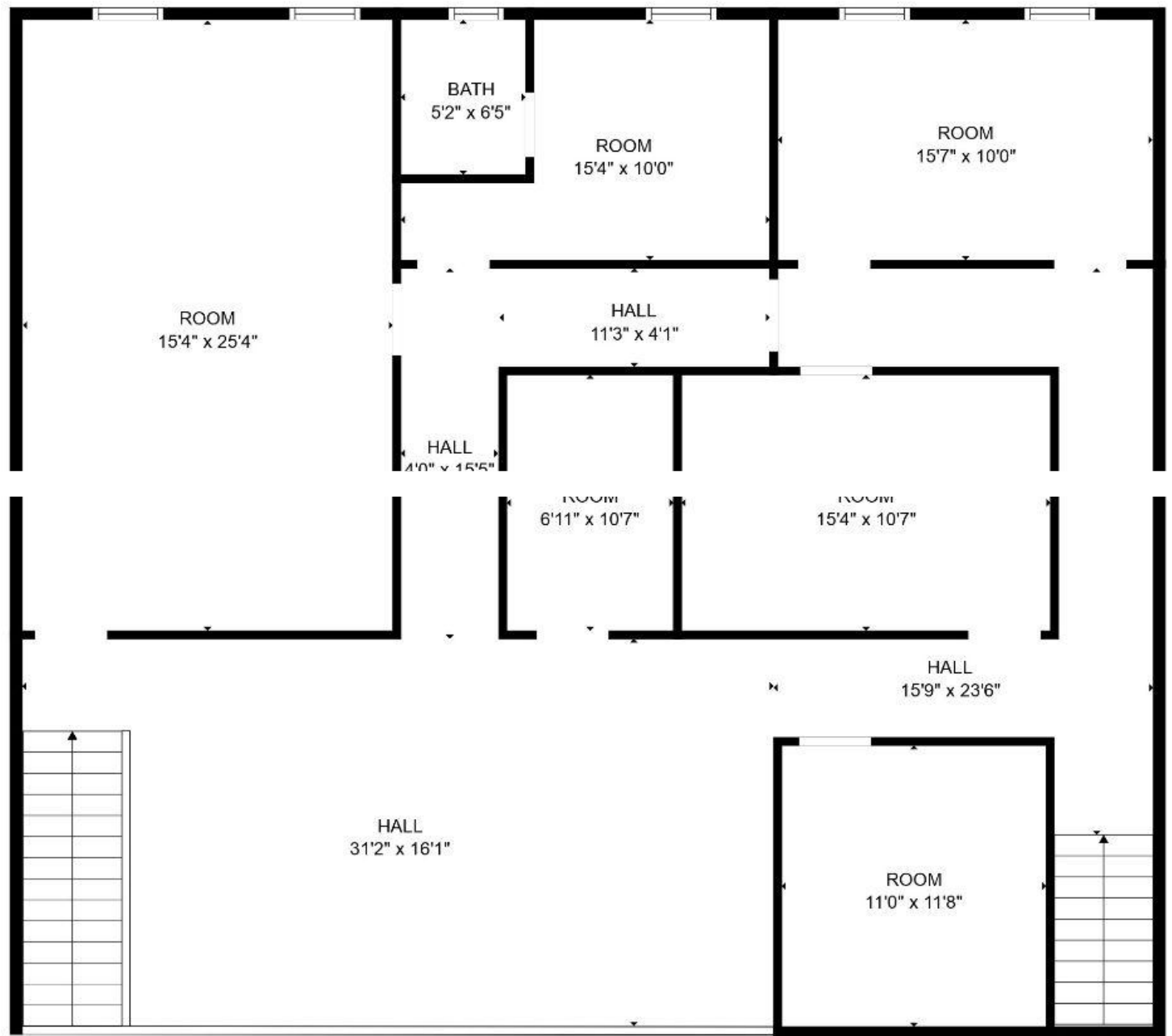


FIRST-FLOOR PLAN

[Click for Video Tour](#)



SECOND-FLOOR PLAN





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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we cannot guarantee it. Buyers and tenants should consult their commercial real estate broker, attorney and CPA, and verify this information independently.