

OFFERING MEMORANDUM

OWNER-USER OPPORTUNITY

FOR SALE

PRICE: UNDISCLOSED

932 EAST CHAPMAN AVE
ORANGE CA 92866

PRESENTED BY
CARLOS SILGUERO

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 **expCOMMERCIAL**



TABLE OF CONTENTS

- 2. DISCLAIMER
- 3. OFFERING
- 4. SBA FINANCING OPTIONS
- 5. PROPERTY SUMMARY
 - 6. FLOOR PLAN
- 7. SALES & LEASE COMPS
 - 8. CLOSED SALE COMPS
 - 9. CLOSED LEASE COMPS
- 10. PROPERTY PHOTOS
 - 11-12. INTERIORS & EXTERIORS
 - 13. PARCEL MAP
- 14. LOCATION OVERVIEW

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DISCLAIMER

Confidential Offering Memorandum | 932 E Chapman Ave | Orange, CA

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This OM is not intended to constitute an appraisal, offer, solicitation, or recommendation to purchase the Property. All financial projections, assumptions, estimates, and opinions of value contained herein are provided solely for illustrative purposes and should not be relied upon as guarantees of future performance. Prospective purchasers are encouraged to conduct their own independent investigation, verification, and due diligence regarding all aspects of the Property, including but not limited to physical condition, zoning, permitted uses, square footage, operating expenses, financial performance, title, environmental conditions, and applicable regulations.

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OFFERING

This asset presents a compelling owner-user or investment opportunity along the highly visible East Chapman Avenue corridor in Orange, California. The approximately 4,022 square foot professional office building, situated on a 0.17-acre parcel, offers strong street presence and convenient access near Old Towne Orange, Chapman University, CHOC Children's Hospital, and St. Joseph Hospital. The building is currently configured with a combination of clinical medical space and administrative office areas, including five exam rooms and supporting medical infrastructure, and has historically operated with low-intensity medical office use.

The City of Orange Planning Division indicates that historically established nonconforming uses may continue under Orange Municipal Code Chapter 17.38. Ordinary repairs and maintenance may be permitted to nonconforming structures to maintain safety and functionality.

Delivered vacant at closing, the property offers flexibility for an owner-user medical practice or professional office user seeking a centrally located property in a highly desirable Orange submarket.

Address: 932 E Chapman Ave, Orange, CA, 92866

Type / Zoning: Professional Office (O-P) — Historically Utilized for Low Intensity Medical Use

Year Built: 1924

Lot Size: 0.17 ACRES

Building Size: 4,022 RSF

Parcel Number 390-451-03

Parking: 6 Reserved / 10 Shared



SBA Owner-User Financing Options

Potential SBA 504 or Impower95 Loan Programs (Illustrative)

Owner-users may have access to SBA financing programs designed to support the acquisition of owner-occupied commercial real estate. These programs can allow qualified buyers to purchase real estate with lower equity requirements and long-term fixed rate financing.

Healthcare professionals and professional office users commonly utilize SBA financing when acquiring their practice location.

SBA 504 Program (Common for Owner-Users)

- Up to 90% total financing for qualified borrowers
- Typically 10% borrower equity
- Two-loan structure (Bank + SBA/CDC)
- Long-term fixed rate component
- Typical 25-year amortization
- Designed specifically for owner-occupied real estate

Example structure (illustrative):

- 50% Bank Loan
- 40% SBA / CDC Loan
- 10% Borrower Equity

Impower95 Program (Flexible Structure)

- Up to 90–95% financing potential depending on borrower profile
- Single loan structure
- Financing may include acquisition, improvements, and equipment
- Typical 25-year amortization for real estate
- Often used when renovations or tenant improvements are required

***SBA 7A Program with an adjustable rate can also be a possibility.**

Seller has a small assumable SBA note with a 3.8% Interest Rate - Email for more details.



PROPERTY SUMMARY

Located along the highly visible East Chapman Avenue corridor in Orange, California, this approximately 4,022 square foot professional office building sits on a 0.17-acre parcel near the historic Orange Circle. The property offers strong street frontage, convenient access to surrounding residential neighborhoods, and proximity to major transportation routes.

The building is zoned Professional Office (O-P) and has historically been utilized for medical purposes.

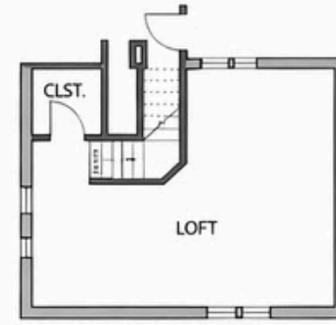
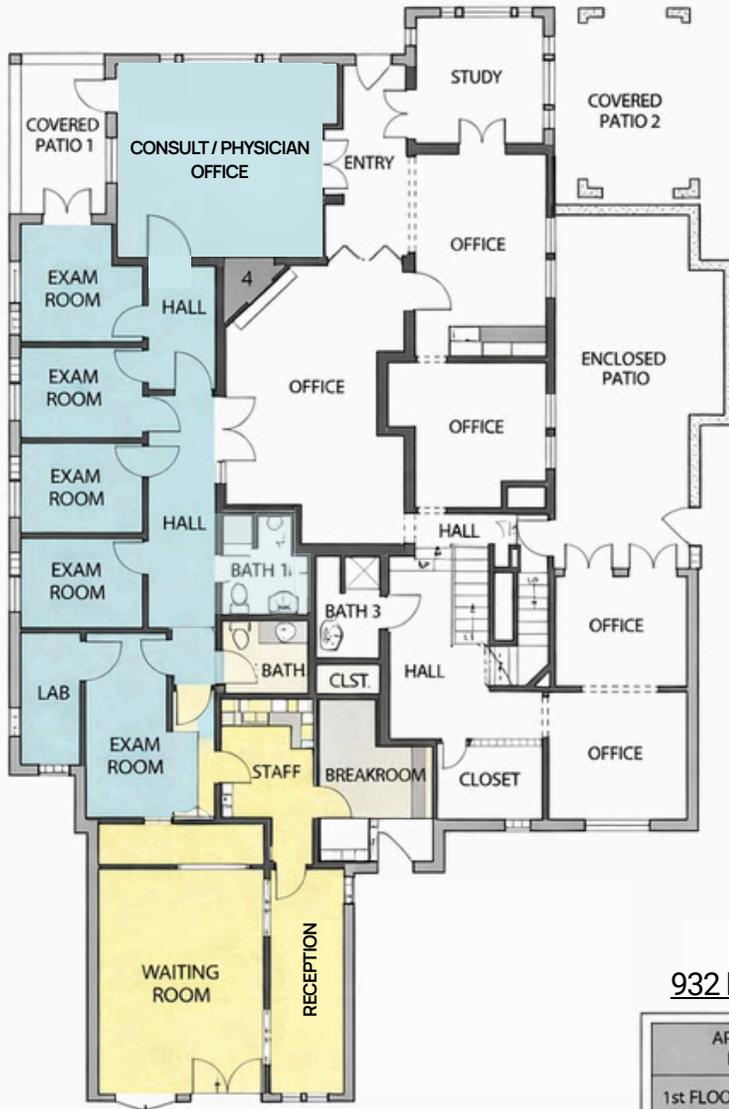
City planning correspondence regarding historical medical use and nonconforming use provisions is available in the data room for buyer review.

Delivered vacant at closing, the property presents a unique opportunity for an owner-user, professional practice, or investor seeking a well-located commercial asset in one of Orange County's most established submarkets.

HIGHLIGHTS

- Owner-user or Value-Add Opportunity
- Delivered vacant at closing
- ±4,022 SF building on 0.17 acres
- Professional Office (O-P) zoning
- Nonconforming uses may continue under Orange Municipal Code Chapter 17.38
- 16 parking spaces (6 reserved / 10 shared)
- Prime East Chapman Avenue frontage
- Near the historic Orange Circle

EXISTING MEDICAL / PROFESSIONAL OFFICE FLOOR PLAN



2ND FLOOR PLAN

APPROX ADMINISTRATIVE
OFFICE USE
SQUARE FOOTAGE: ±2,435 S.F.

APPROX MEDICAL USE
SQUARE FOOTAGE: ±1,587 S.F.

932 East Chapman Ave, Orange, 92866

CLINICAL AREA
(Exam Rooms + Lab)

PATIENT INTAKE
(Waiting + Reception)

| APPROX. BUILDING SQUARE FOOTAGE BREAKDOWN | | APPROX. PATIO : SQUARE BREAKDOWN | |
|---|-------------------|----------------------------------|---------------------------|
| 1st FLOOR: | 3399 S.F. | 1399 S.F. | COVERED PATIO 1: 355 S.F. |
| 2nd FLOOR: | 207 S.F. | 224 S.F. | COVERED PATIO 2: 308 S.F. |
| BASEMENT: | 323 S.F. | 385 S.F. | ENCLOSED PATIO: 385 S.F. |
| APPROX TOTAL: | 4,022 S.F. | APPROX. TOTAL: | 1,019 S.F. |

Illustrative floor plan reflecting prior medical office layout. Buyers to-verify layout and permitted uses.

SALE & RENT COMPARABLES



CLOSED SALE COMPS



**3229 S Glassell St
Orange - MEDICAL OFFICE**

| | |
|--------------------------|-----------------|
| PRICE | \$1.2M |
| SALE DATE | Sep 25, 2025 |
| BUILDING SIZE | 1,506 SQFT |
| LOT SIZE | 6,534 SF |
| MARKET PSF | \$796.81 |
| TYPE OF BUYER | OWNER USER |
| TYPE OF CONDITION | TURN KEY |
| OCCUPANCY % | 0% |
| STATUS | CLOSED |

A private individual sold this office building to a private individual for \$1,200,000. The property was on the market for 22 days, with an initial asking price of \$1,100,000. All of the information in the comparable has been sourced from public record.



**555 N Tustin St
Orange - MEDICAL OFFICE**

| | |
|--------------------------|-----------------|
| PRICE | \$1.03M |
| SALE DATE | Jun 6, 2025 |
| BUILDING SIZE | 1,690 SQFT |
| PARKING RATIO | 6.32/1,000 SF |
| SOLD PSF | \$606.51 |
| TYPE OF BUYER | OWNER USER |
| TYPE OF CONDITION | MODERATE |
| OCCUPANCY % | 0% |
| STATUS | CLOSED |

A private individual sold this office/medical building to a Living Trust for \$1,025,000, or \$606.51/SF. The building was acquired by the tenant. This was an off-market transaction.

The information in the comparable has been verified by the listing broker and buyer broker.



**119 N Little Main St
Orange - PROFESSIONAL OFFICE**

| | |
|--------------------------|-----------------|
| PRICE | \$1.08M |
| SALE DATE | Dec 19, 2025 |
| BUILDING SIZE | 1,619 SQFT |
| PARKING RATIO | 4.32/1,000 SF |
| SOLD PSF | \$667.08 |
| TYPE OF BUYER | OWNER USER |
| TYPE OF CONDITION | MODERATE |
| OCCUPANCY % | 0% |
| STATUS | CLOSED |

A private seller sold this 1,619 sf property to a private buyer for \$1,080,000. The property was on the market for 74 days, with an initial asking price of \$1,150,000.

The buyer was drawn to the property as a psychiatrist looking for a personal office space.

The information in this comparable has been confirmed by the buyer broker and the listing broker.

CLOSED & ACTIVE SALE COMPS



320 N Glassell St
Orange - PROFESSIONAL OFFICE

| | |
|-------------------|-----------------|
| PRICE | \$1.6M |
| SALE DATE | Feb 18, 2026 |
| BUILDING SIZE | 1,991 SQFT |
| LOT SIZE | 6,534 SF |
| SOLD PSF | \$803.62 |
| TYPE OF BUYER | OWNER USER |
| TYPE OF CONDITION | MODERATE |
| PARKING RATIO | 2.51/1,000 SF |
| STATUS | CLOSED |

Chapman University was the Recorded Buyer.



615 E Chapman
Orange - MEDICAL OFFICE

| | |
|-------------------|-------------------|
| PRICE | \$3.9M |
| SALE DATE | ON MARKET |
| BUILDING SIZE | 3,000 SQFT |
| PARKING RATIO | 4.67/1,000 SF |
| MARKET PSF | \$1,298.33 |
| TYPE OF BUYER | OWNER USER |
| TYPE OF CONDITION | TURN-KEY |
| OCCUPANCY % | 0% |
| STATUS | ACTIVE |

Medical/Professional Office opportunity In Old Towne Orange.

Two floors with an elevator and stairs

10 exam rooms, 3 private offices and more

CLOSED LEASE COMPS



**1010 W La Veta Ave - St. Joseph Hospital
Orange - MEDICAL OFFICE**

| | |
|-------------------|-----------------------|
| LEASE SIGNED | \$3.00 PSF NNN |
| YEAR TERM | 5 YEAR |
| SPACE SIZE | 1,131 SQFT |
| MOVE IN | Dec 16, 2025 |
| EXPIRATION | Dec 16, 2030 |
| TYPE OF TENANT | MEDICAL |
| TYPE OF CONDITION | SUPERIOR |
| OCCUPANCY % | 100% |
| STATUS | CLOSED |

The St. Joseph Medical Plaza is a seven-story, 125,030 square foot medical office building attached to a three-story, 87,000 square foot Cancer Center. The building is adjacent to an 1,100-car parking garage and is located on the campus of St. Joseph Hospital of Orange in the City of Orange, a submarket in the Northwest portion of Orange County and serves the Santa Ana, Anaheim, Irvine and Garden Grove areas.

LVT and VINAYL
Parking Ratio: 8.8/1,000 Ratio



**1110 E Chapman Ave
Orange - MEDICAL OFFICE**

| | |
|-------------------|----------------------|
| LEASE SIGNED | \$3.15 PSF MG |
| YEAR TERM | 5 YEAR |
| SPACE SIZE | 1,804-SF SQFT |
| MOVE IN | Nov 2025 |
| EXPIRATION | Nov 2030 |
| TYPE OF LESSEE | MEDICAL |
| TYPE OF CONDITION | MODERATE |
| OCCUPANCY % | 100% |
| STATUS | CLOSED |

Medical office near the subject.



**1234 W Chapman Ave
Orange - MEDICAL & PROFESSIONAL**

| | |
|-------------------|----------------------|
| LEASE SIGNED | \$2.15 PSF FS |
| YEAR TERM | 5 YEAR |
| SPACE SIZE | 1,521 SQFT |
| MOVE IN | Dec 1, 2025 |
| EXPIRATION | Dec 1, 2030 |
| TYPE OF LESSEE | MEDICAL |
| TYPE OF CONDITION | POOR |
| OCCUPANCY % | 100% |
| STATUS | CLOSED |





PROPERTY PHOTOS

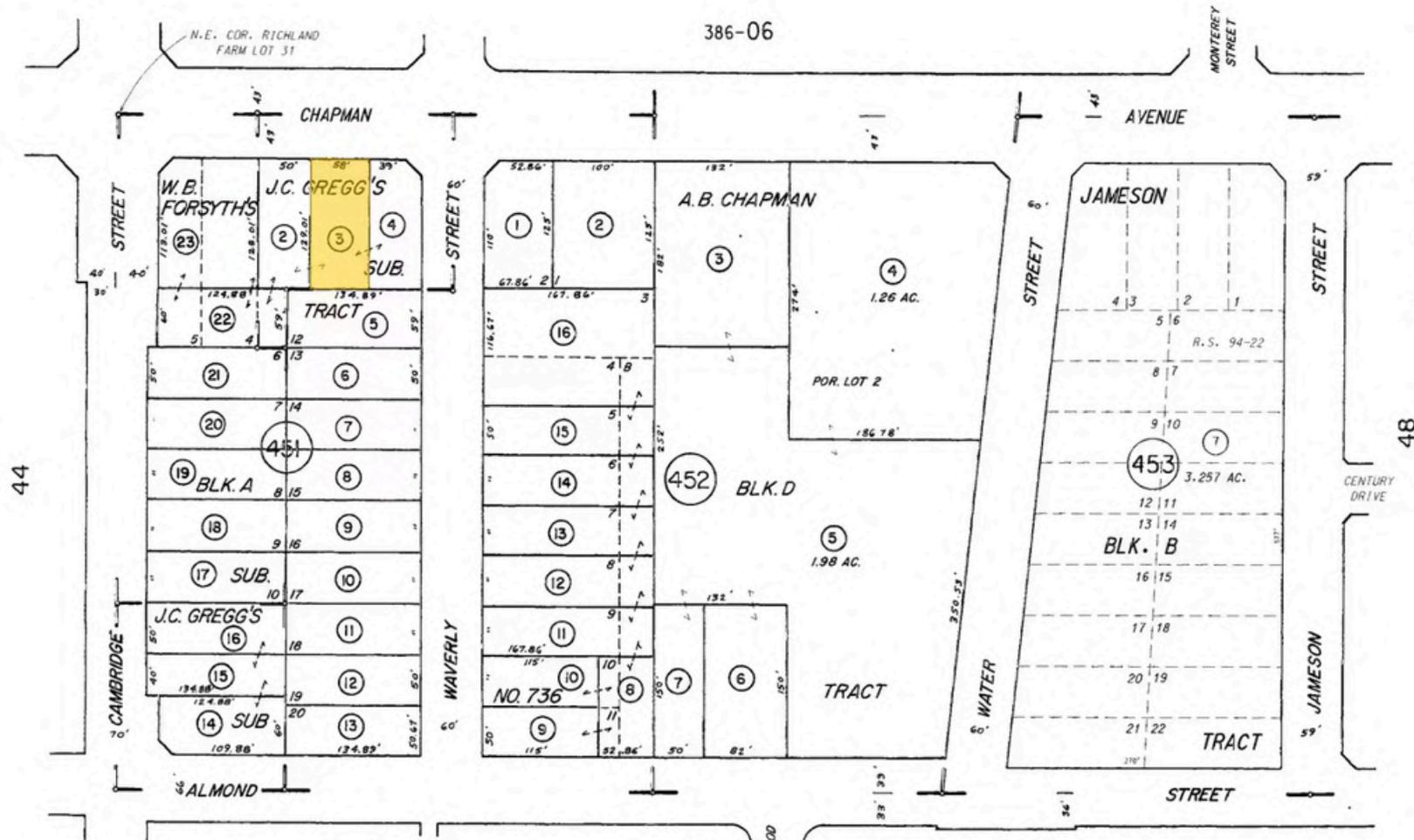




ORANGE COUNTY PARCEL MAP — BOOK 390, PAGE 45

390-45

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MARCH 1977

JAMESON TRACT
W.B. FORSYTH'S SUB
J.C. GREGG'S SUB.
TRACT NO. 736
A.B. CHAPMAN TRACT

L.A. 1-122
L.A. 2-5
M.M. 1-69
M.M. 22-9
M.M. 102-15

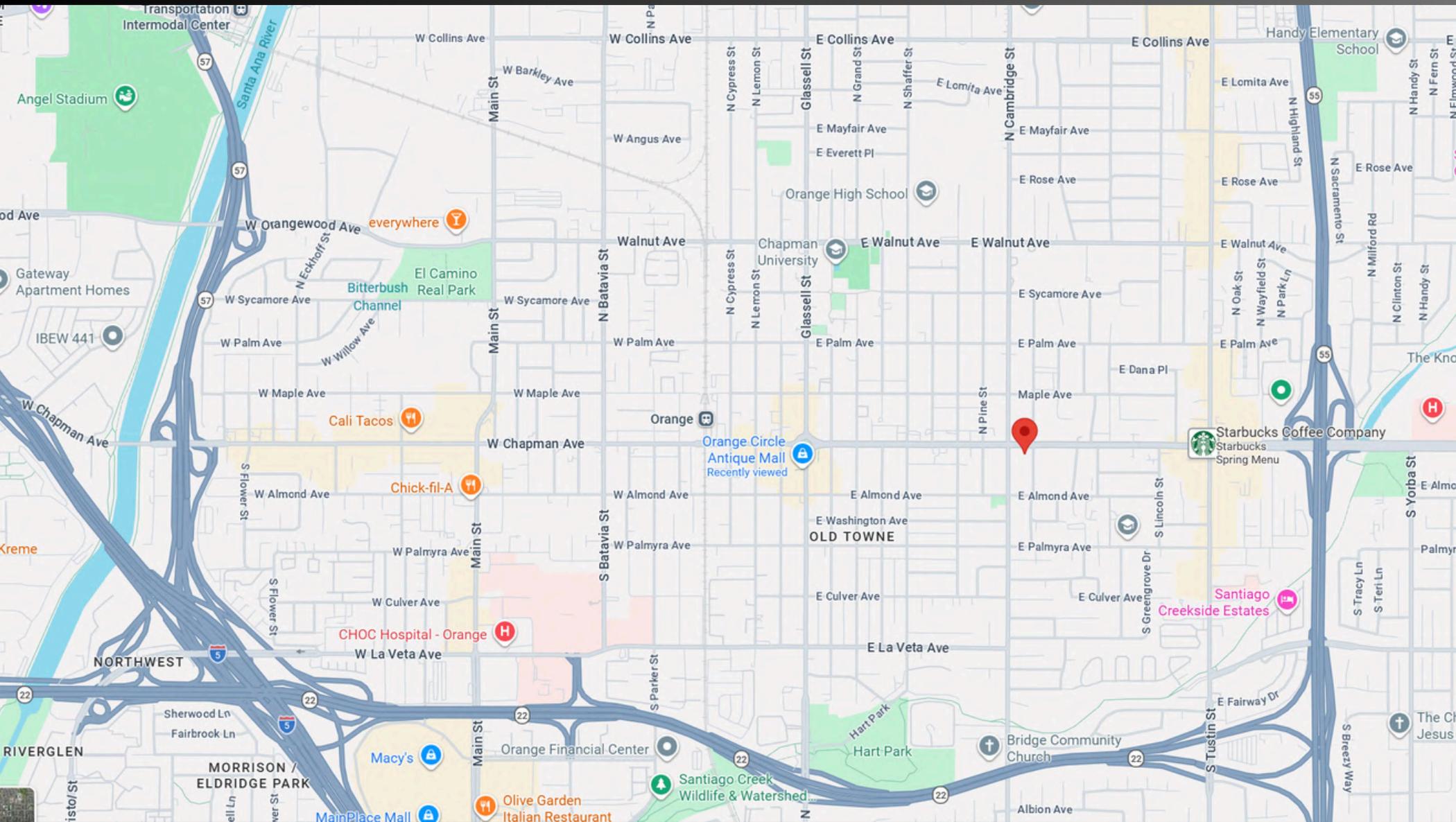
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 390 PAGE 45 COUNTY OF ORANGE

A photograph of an outdoor courtyard. On the right, a three-tiered stone fountain stands on a circular concrete base. The fountain has a central column with a lotus-like top and two tiers of basins. To the left, a decorative wrought-iron gate with floral motifs is partially open, revealing a white building with a lattice screen. The scene is brightly lit, with shadows cast on the ground.

LOCATION OVERVIEW

LOCATION OVERVIEW



The property is strategically located along East Chapman Avenue in the heart of Orange, California, just minutes from the historic Orange Circle and Chapman University. This highly visible corridor benefits from strong daily vehicle traffic, established surrounding neighborhoods, and a diverse mix of retail, professional, and medical service providers.

The location offers convenient access to major regional transportation routes including the 55, 22, and 5 Freeways, allowing efficient connectivity throughout Orange County. Nearby amenities such as CHOC Children's Hospital, St. Joseph Hospital, and Old Towne Orange's vibrant retail and dining district contribute to the area's strong professional and healthcare presence.

With proximity to Chapman University, surrounding residential communities, and major employment centers, the property benefits from consistent local demand and strong long-term positioning for professional office, medical, or service-oriented users.



CALL FOR
PRICING GUIDANCE

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