

For Lease

293 S. Main Street - 1st Floor

± 4,268 SF

Medical Office

Orange, CA

For more information, please contact:

EILEEN DOODY

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**AVISON
YOUNG**

293 South Main Street Orange, CA 92868

A unique leasing opportunity in an exceptional, medical office building located one block to CHOC and St. Joseph Hospital

- » Ample On-site Parking
- » Vacant and Easy to Tour
- » Building Signage
- » High Walk Score to Amenities Nearby



Full 1st Floor available
for lease \pm 4,268 SF



\$3.85 NNN Base rent
(TI's Available)

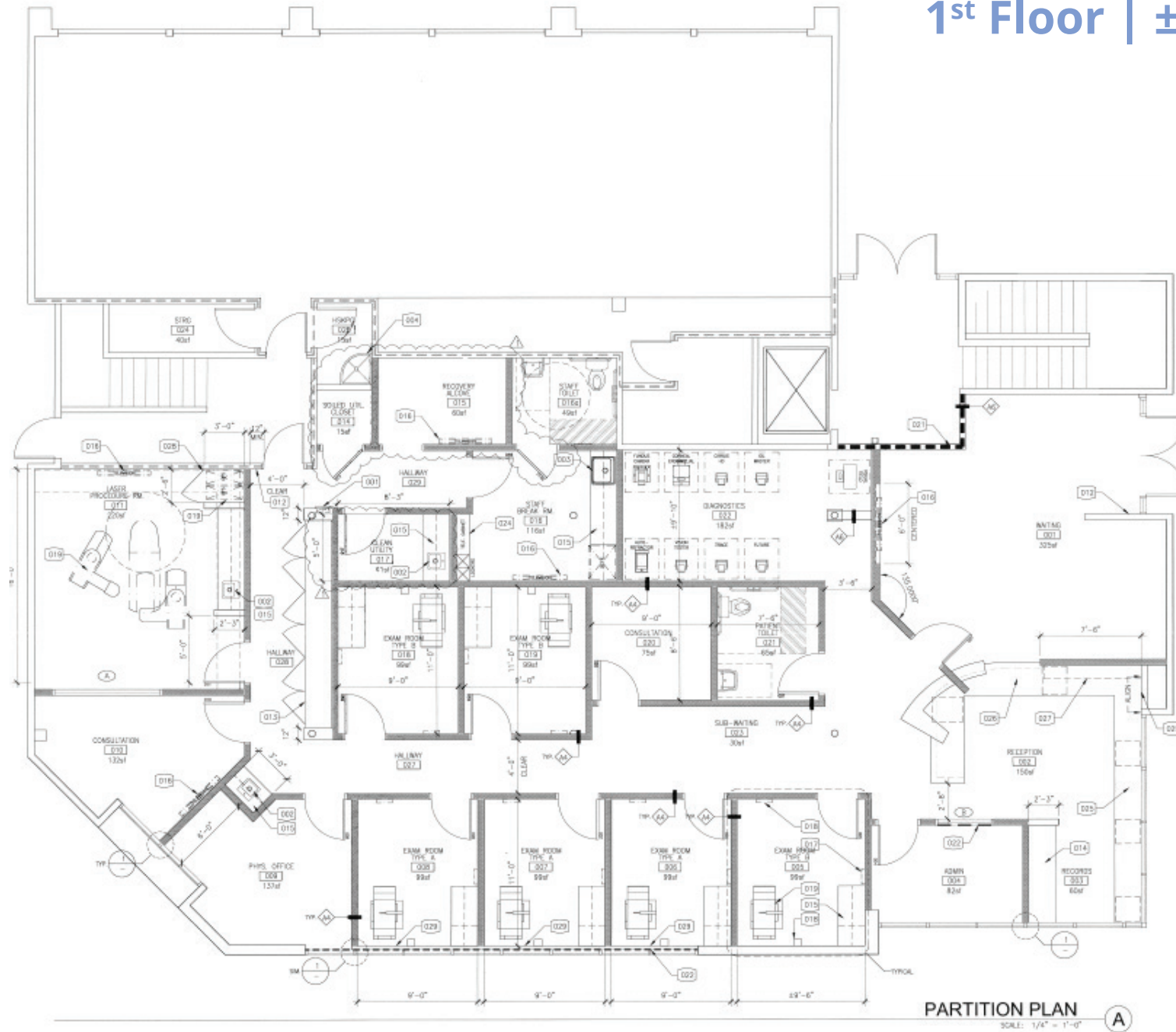


\$0.89 nets per
square foot



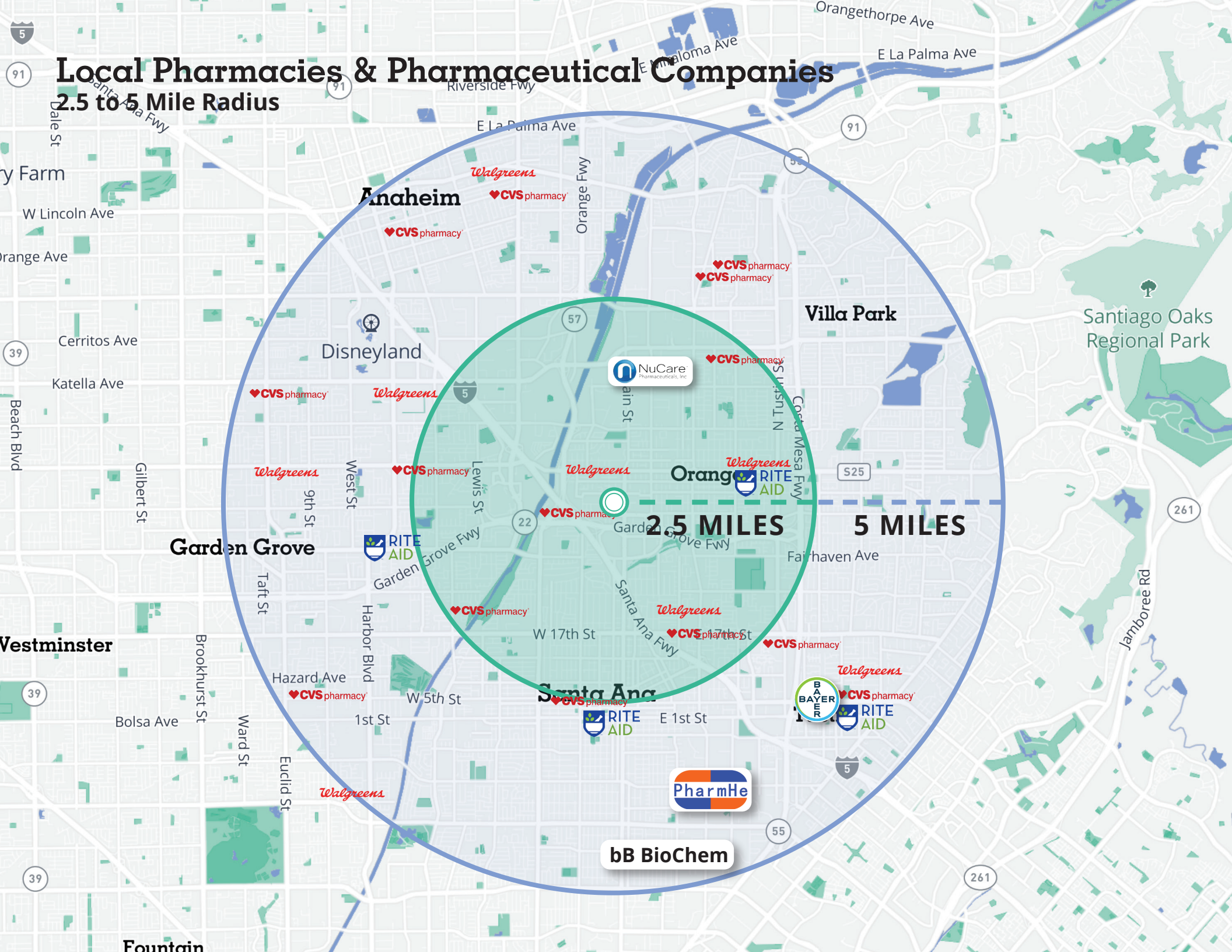
Floor Plan | 293 S. Main St.

1st Floor | ±4,268 SF



Local Pharmacies & Pharmaceutical Companies

2.5 to 5 Mile Radius



Anaheim

Disneyland

Garden Grove

Vestminster

Fountain

Walgreens

CVS pharmacy

CVS pharmacy

CVS pharmacy

Walgreens

Walgreens

CVS pharmacy

CVS pharmacy

Walgreens

Orange RITE AID

Walgreens

NuCare Pharmaceuticals, Inc.

CVS pharmacy

Santa Ana

CVS pharmacy

RITE AID

PharmHe

bB BioChem

Villa Park

Santiago Oaks Regional Park

5 MILES

2.5 MILES

BAYER

RITE AID

Orange, CA

The City of Orange, with a population of 138,640 is situated in Central Orange County, approximately 32 miles southeast of Los Angeles. The City's land area is 27 square miles. The City's planning area is 38 square miles, with a "Sphere of Influence" area of 55 square miles. Included in the City's Sphere of Influence is 18,500 acres of undeveloped land owned by The Irvine Company.

The City of Orange is a General Law City operating under a council-manager form of government. The elected City Council performs the legislative and policy-making functions of government, and directs the administration of its policy decisions through the City Manager for delegation to appropriate City staff.



Demographics



704,323
POPULATION

5-MILE RADIUS
DEMOGRAPHICS



\$104,861
AVERAGE HH INCOME

11,690
BUSINESSES

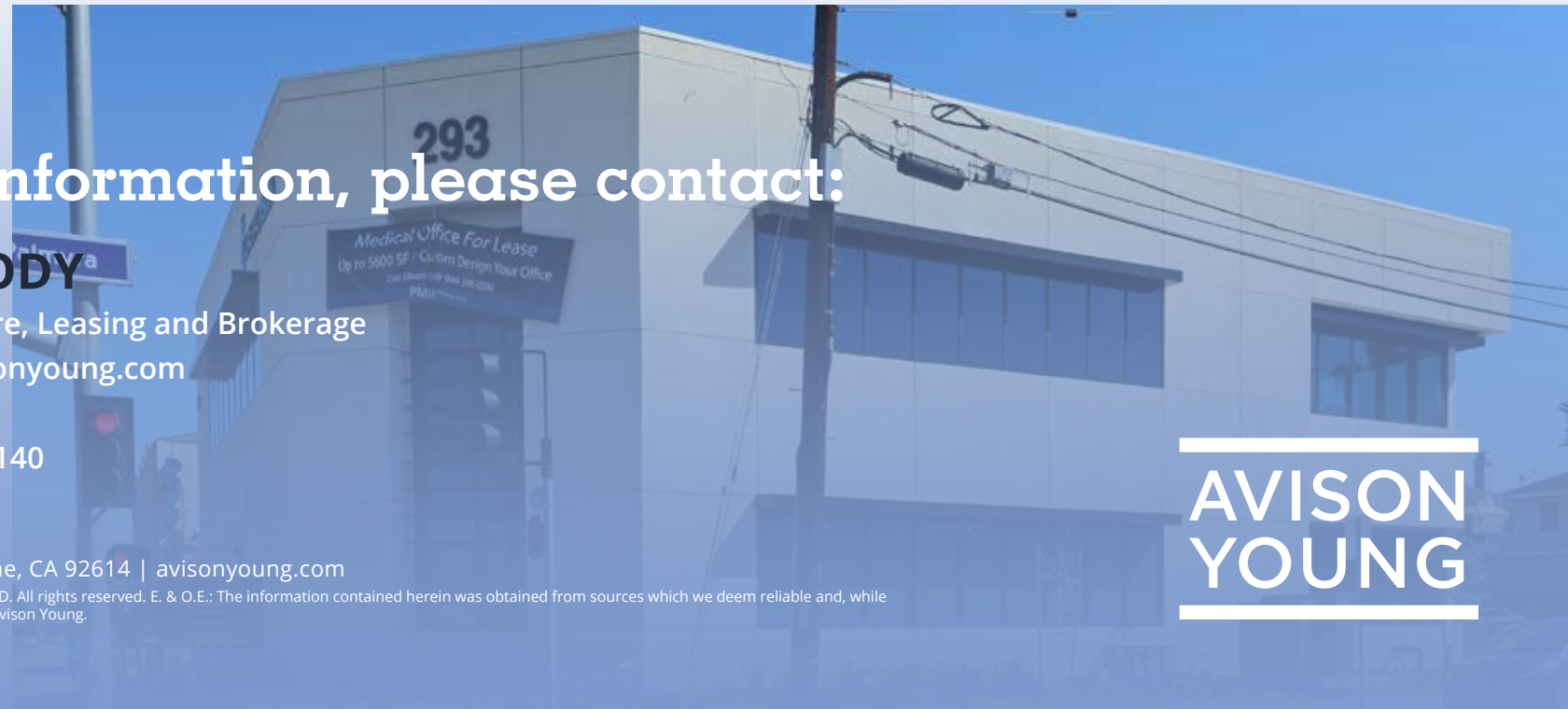
69,395
EMPLOYEES

EDUCATION & HEALTH
SERVICES EMPLOYMENT

51%
OWNER

49%
RENTER

OCCUPIED HOUSING
UNITS



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