

Citrus Building

940 W Chapman Ave, Orange CA 92668



FOR LEASE



THE SPACE

Location	940 W Chapman Ave Orange, CA 92868
County	Orange
APN	04104201
Cross Street	Batavia St
Traffic Count	20000
Size	2,400 SF
Space	Vacant
Rent Per SF (Annual)	\$15.00 PSF (Yearly)
Lease Type	MG

Notes For Lease

HIGHLIGHTS

- ❖ On-Site Parking
- ❖ Restored Harwood Flooring
- ❖ Zoned Air Conditioning
- ❖ Low CAM Expenses
- ❖ Central to 3 Major Highways

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
28,819	241,558	679,082

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$124,477	\$125,983	\$127,490

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,148	75,483	197,313

PROPERTY FEATURES

NUMBER OF UNITS	12
BUILDING SF	25,000
LAND SF	22,700
LAND ACRES	.52
YEAR BUILT	1929
YEAR RENOVATED	2006
ZONING TYPE	General Commercial (C-2)
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	28
PARKING RATIO	1.1
SKYLIGHTS	26

NEIGHBORING PROPERTIES

NORTH	Retail/Quick Service
SOUTH	Residential
EAST	Auto Repair
WEST	NRC Research Institute

MECHANICAL

HVAC	Zoned
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	120 AMP (Single Phase)
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Composition
LANDSCAPING	Planters

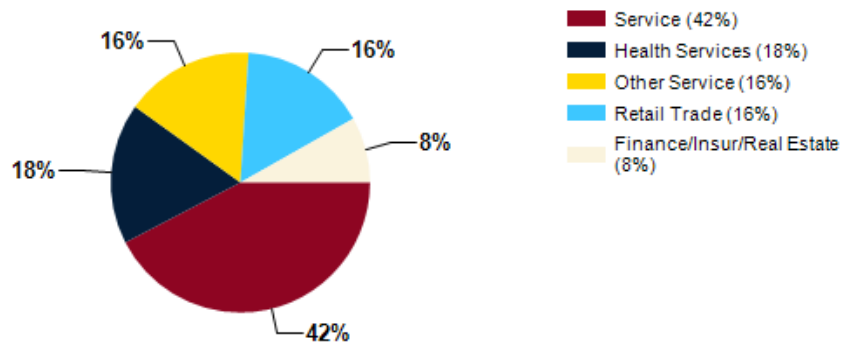
TENANT INFORMATION

LEASE TYPE	MG
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Location

- ❖ The property is situated on West Chapman Ave in Orange, California, a bustling city known for its historic Old Towne district, with charming shops, restaurants, and local businesses.
- ❖ Nearby, you'll find the popular Chapman University, a private institution with a picturesque campus that contributes vibrancy to the area.
- ❖ The property is conveniently located near major highways, including the 55 and 57 freeways, providing easy access to surrounding cities like Anaheim and Santa Ana.
- ❖ The neighborhood also boasts a diverse mix of businesses, from small local boutiques to larger retail chains, creating a dynamic commercial environment.

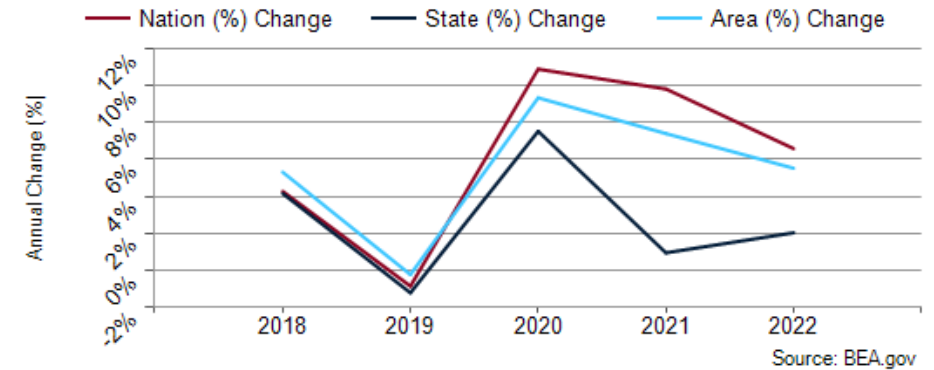
Major Industries by Employee Count

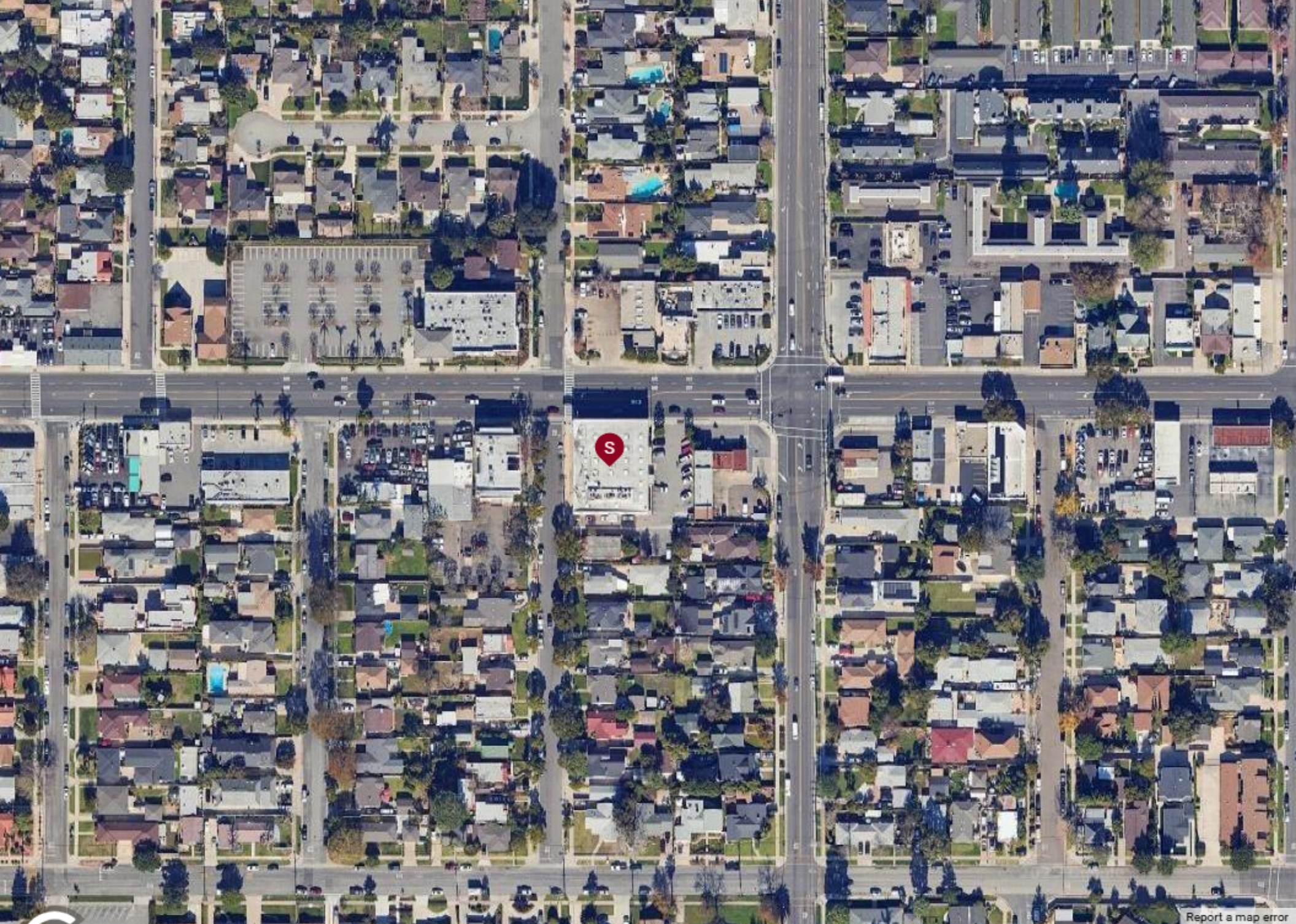


Largest Employers

Disneyland Resort	36,000
County of Orange	19,179
University of California, Irvine	18,373
Kaiser Foundation Hospital	4,500
University of California, Irvine Medical Center	4,995
Children's Hospital of Orange County	3,938
Sisters of St. Joseph Hospital	3,500
Blizzard Entertainment	4,022

Orange County GDP Trend





[Report a map error](#)

University of California, Irvine Medical Center

Approx. 4,995 Employees
Approx. 1 mile

Children's Hospital of Orange County

Approx. 3,938 Employees
Approx. 1 mile

Sisters of St. Joseph Hospital

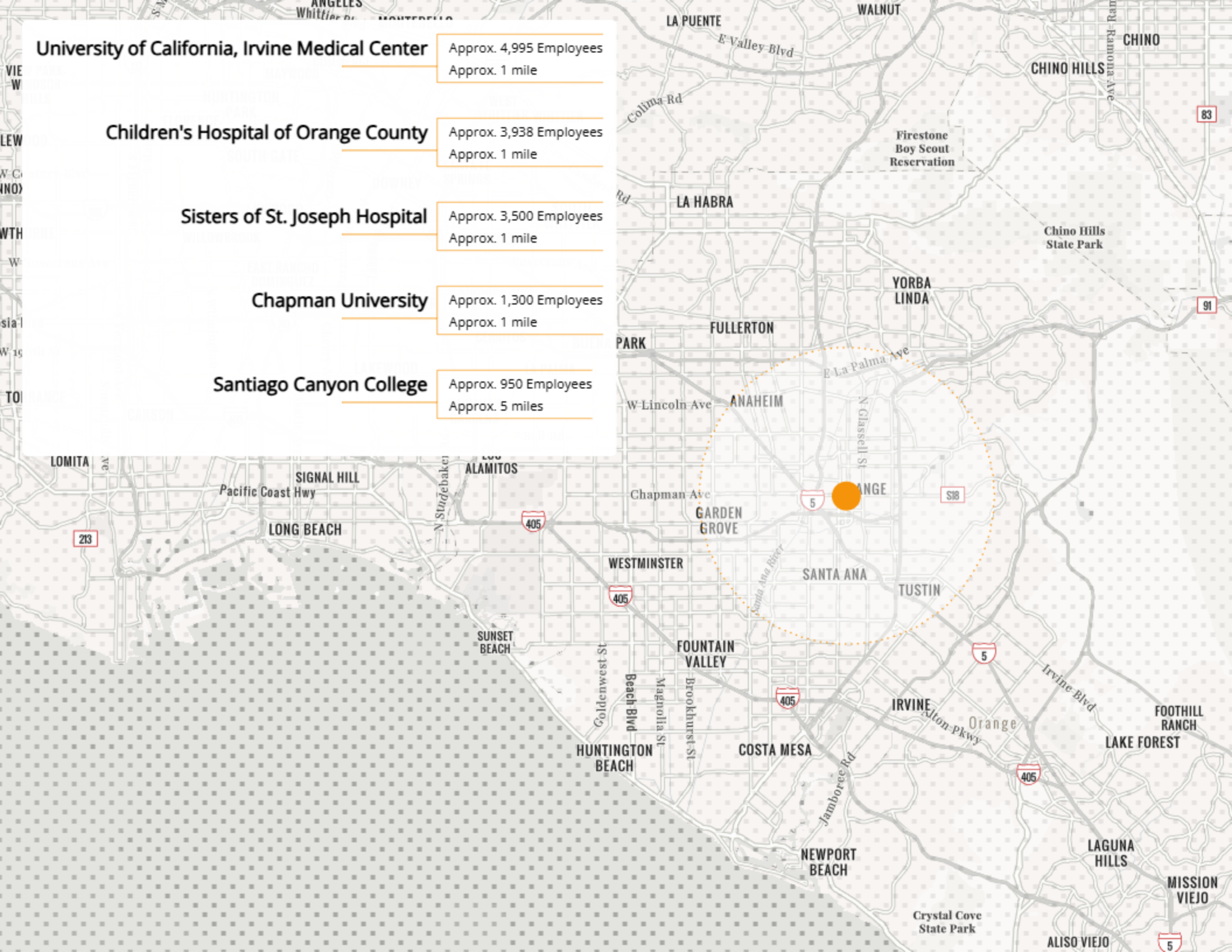
Approx. 3,500 Employees
Approx. 1 mile

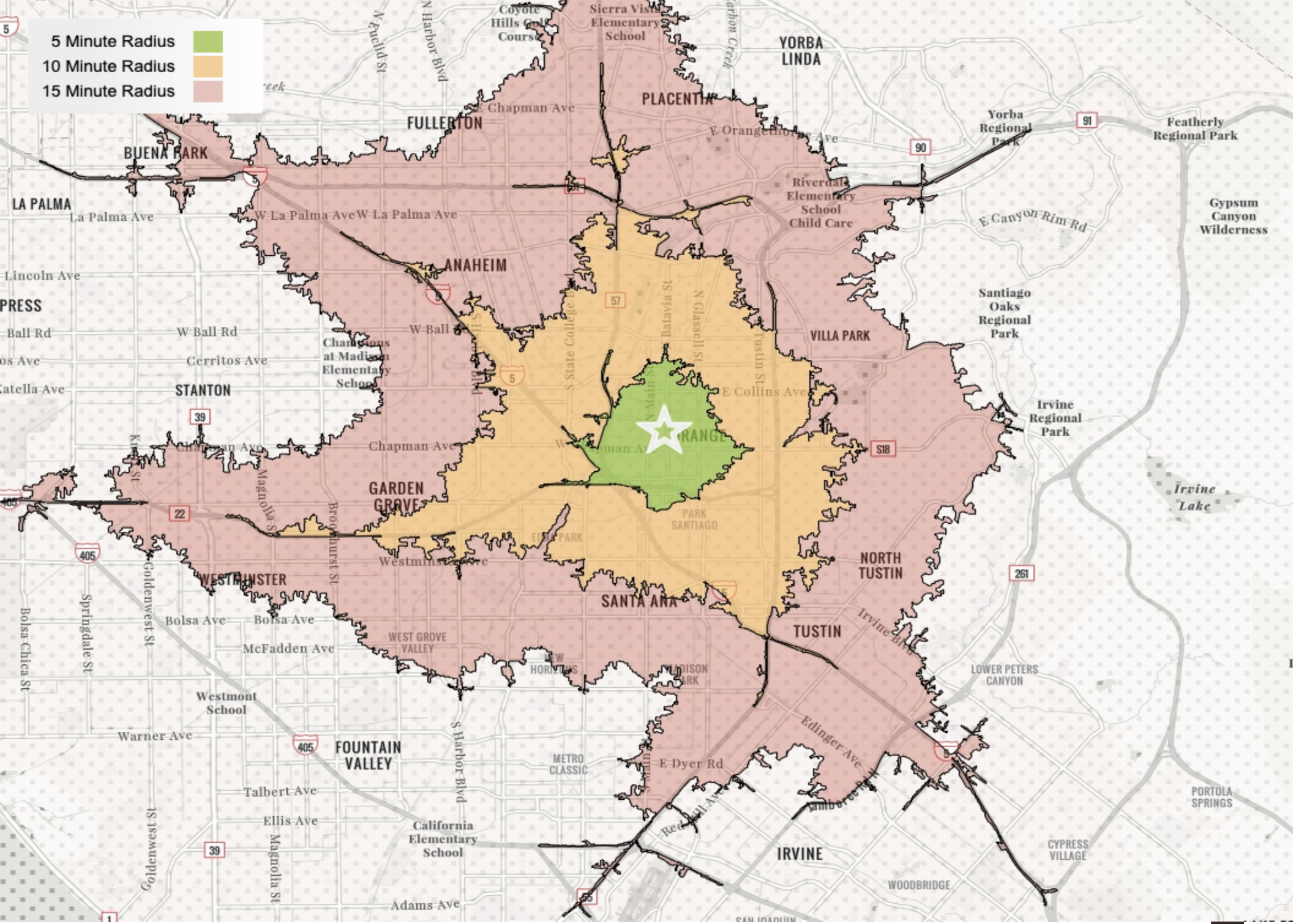
Chapman University

Approx. 1,300 Employees
Approx. 1 mile

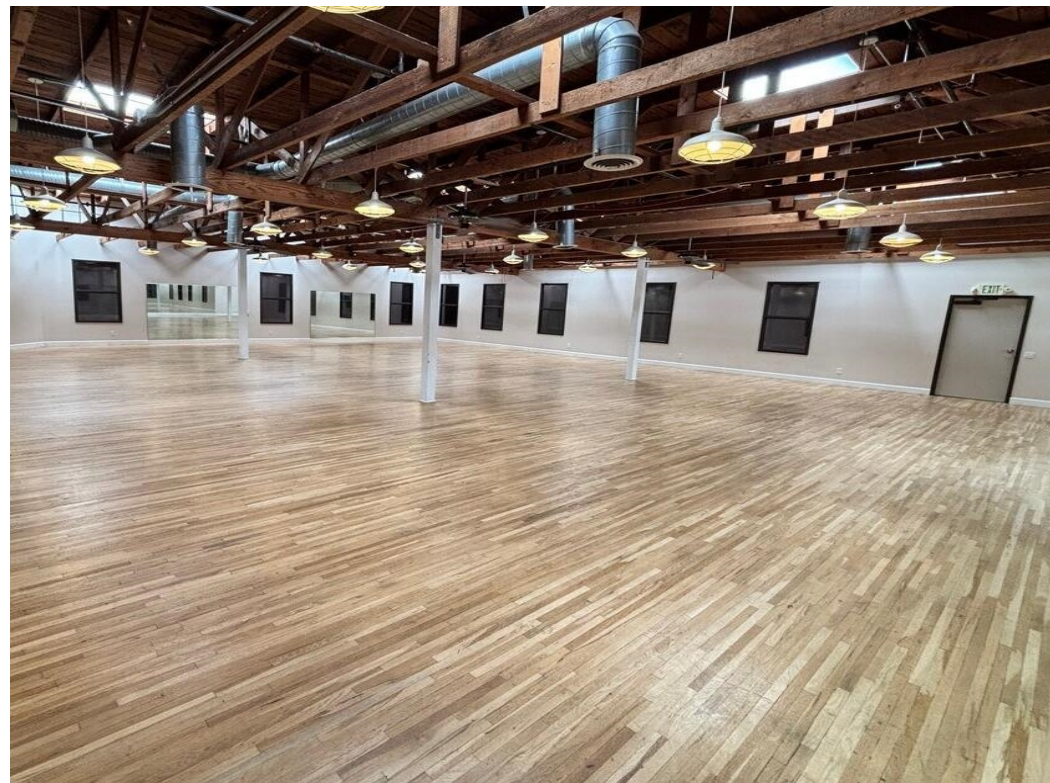
Santiago Canyon College

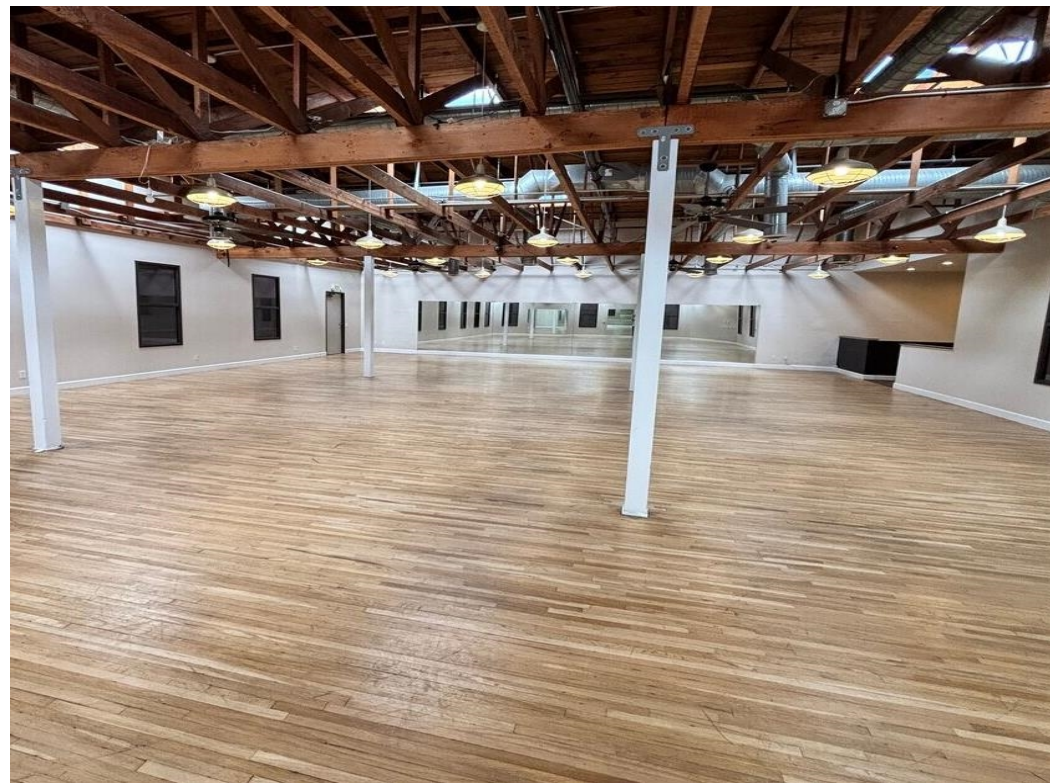
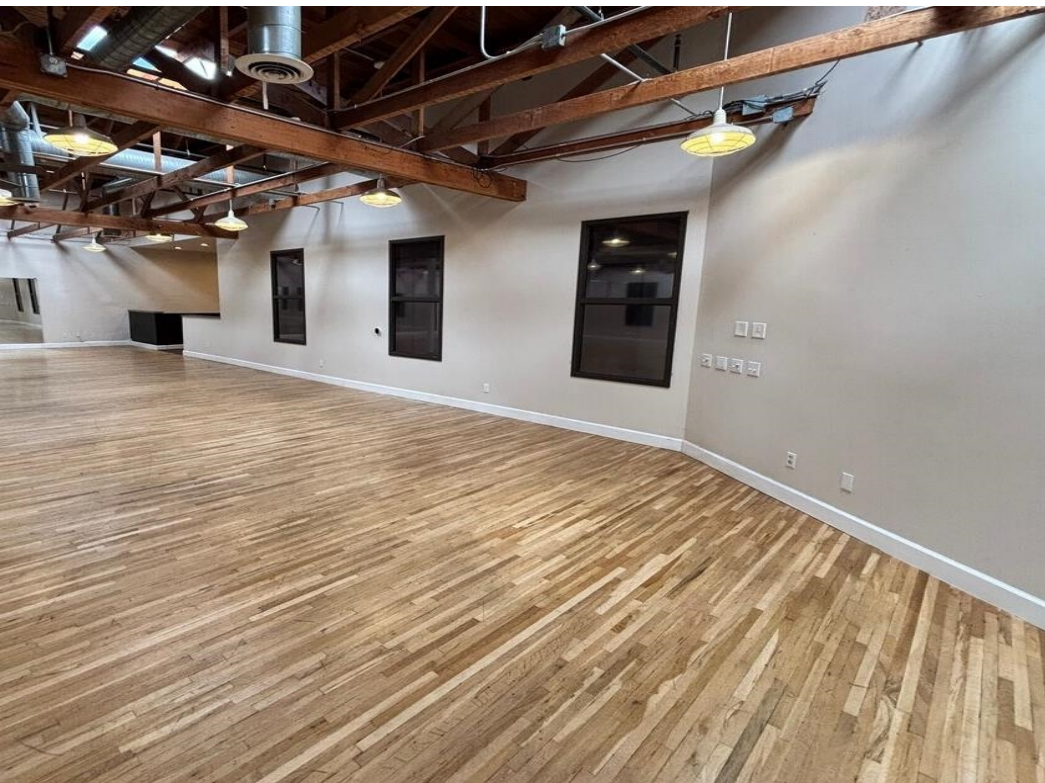
Approx. 950 Employees
Approx. 5 miles



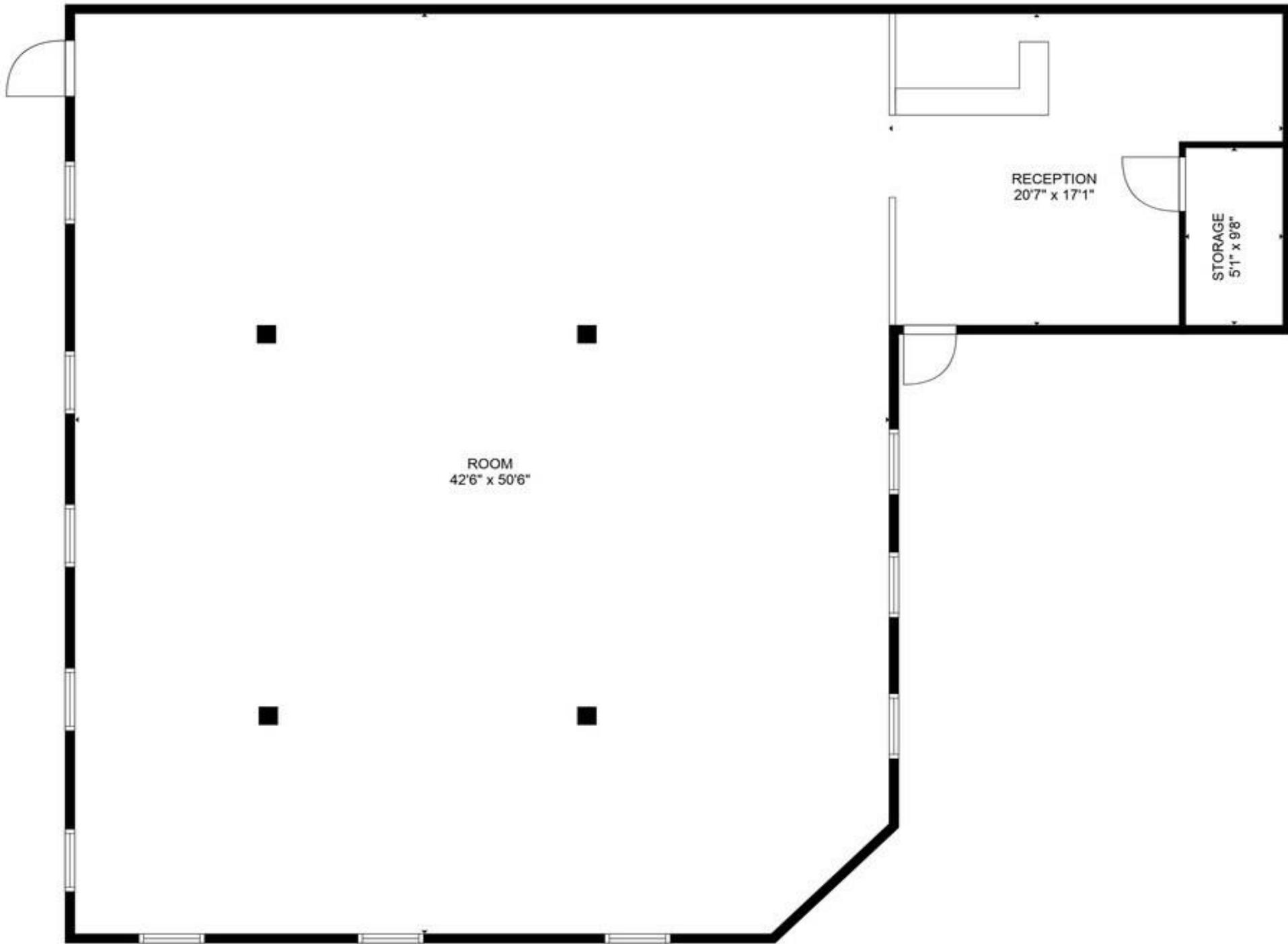


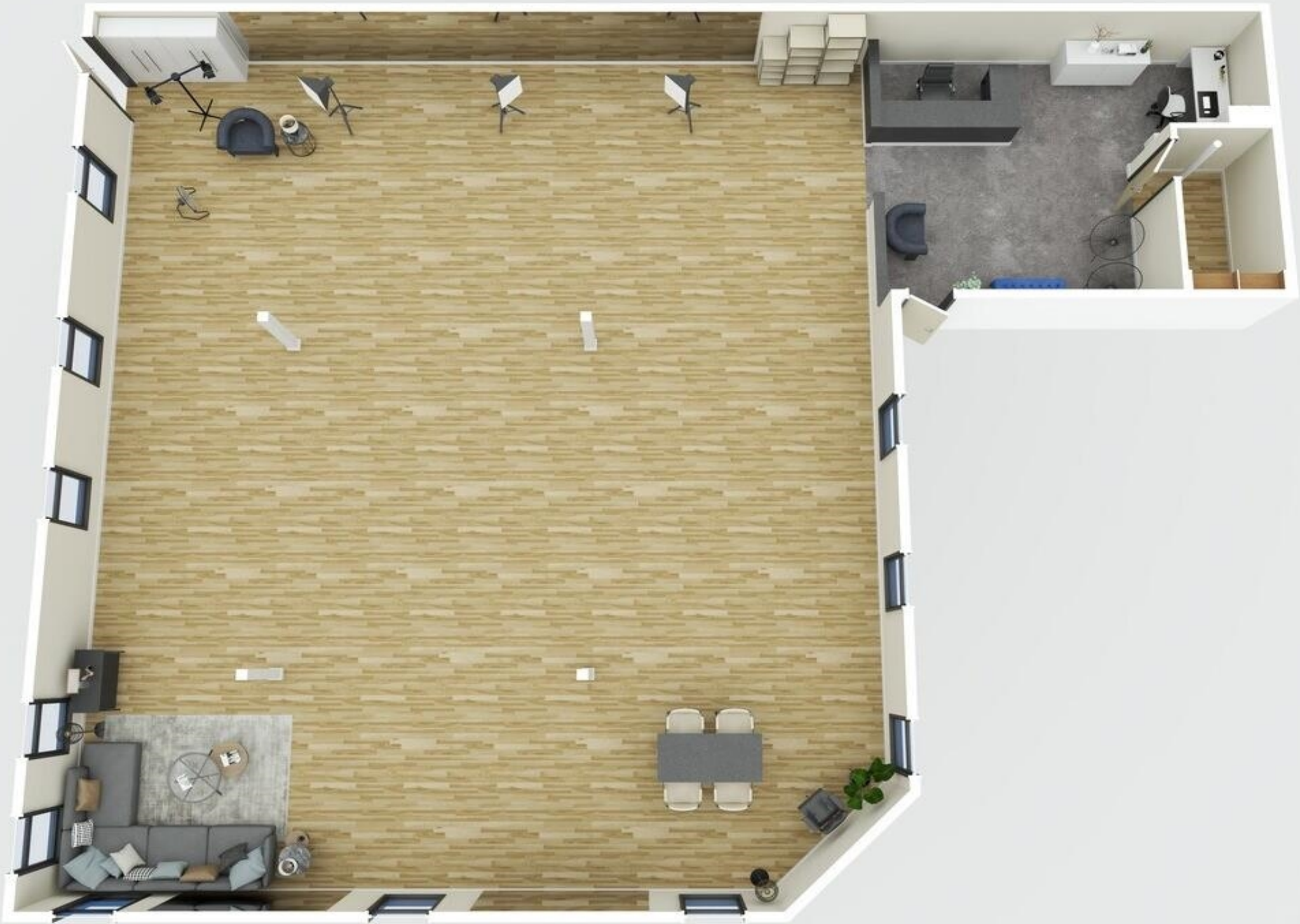






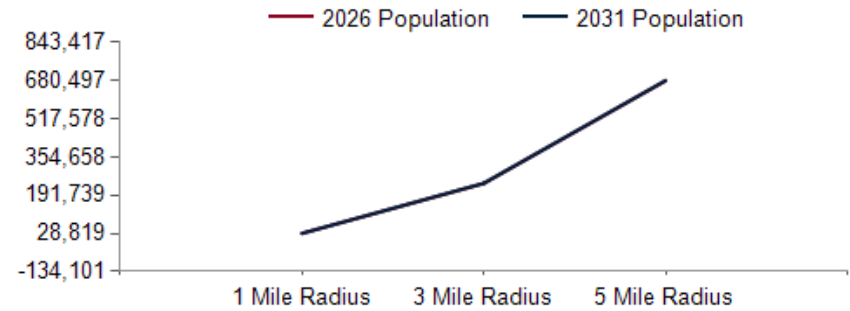




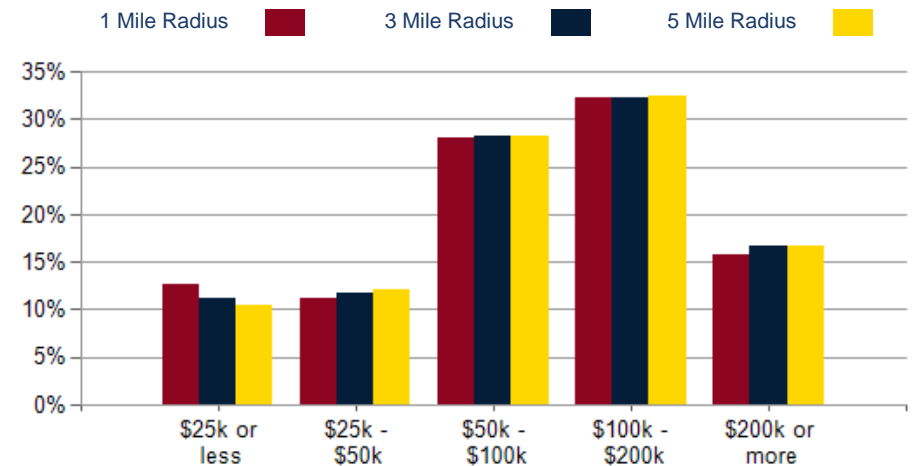


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,959	228,080	690,859
2010 Population	25,484	231,843	686,900
2026 Population	28,819	241,558	679,082
2031 Population	28,853	242,423	680,497
2026 African American	679	4,763	10,711
2026 American Indian	488	5,158	16,089
2026 Asian	3,624	30,415	101,786
2026 Hispanic	13,441	143,081	426,938
2026 Other Race	6,962	80,470	245,948
2026 White	12,064	76,415	180,692
2026 Multiracial	4,875	43,486	121,658
2026-2031: Population: Growth Rate	0.10%	0.35%	0.20%

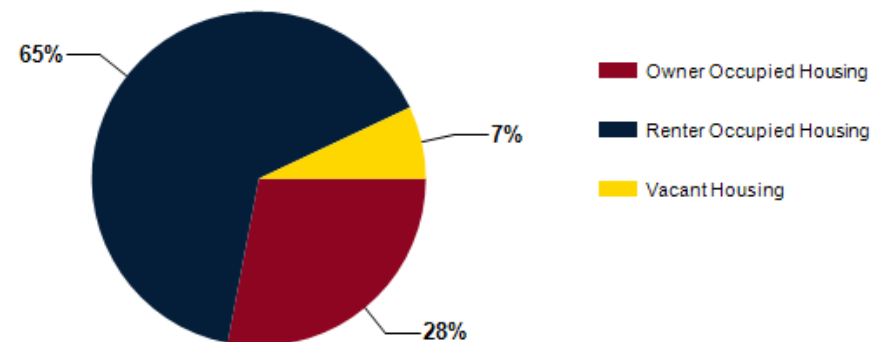
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	931	5,005	11,581
\$15,000-\$24,999	353	3,401	9,170
\$25,000-\$34,999	411	3,095	8,268
\$35,000-\$49,999	714	5,699	15,538
\$50,000-\$74,999	1,621	11,033	29,417
\$75,000-\$99,999	1,235	10,221	26,294
\$100,000-\$149,999	2,059	15,234	39,165
\$150,000-\$199,999	1,220	9,180	24,801
\$200,000 or greater	1,604	12,610	33,067
Median HH Income	\$95,246	\$97,770	\$98,036
Average HH Income	\$124,477	\$125,983	\$127,490



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

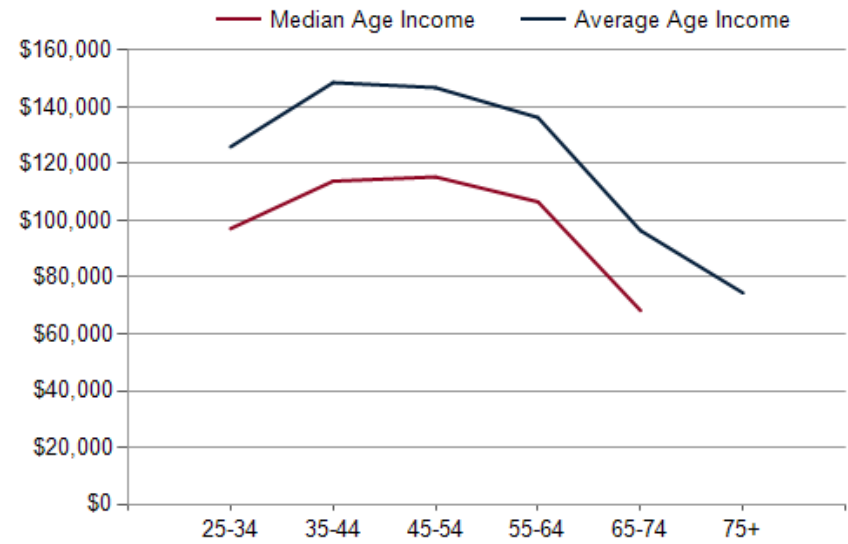
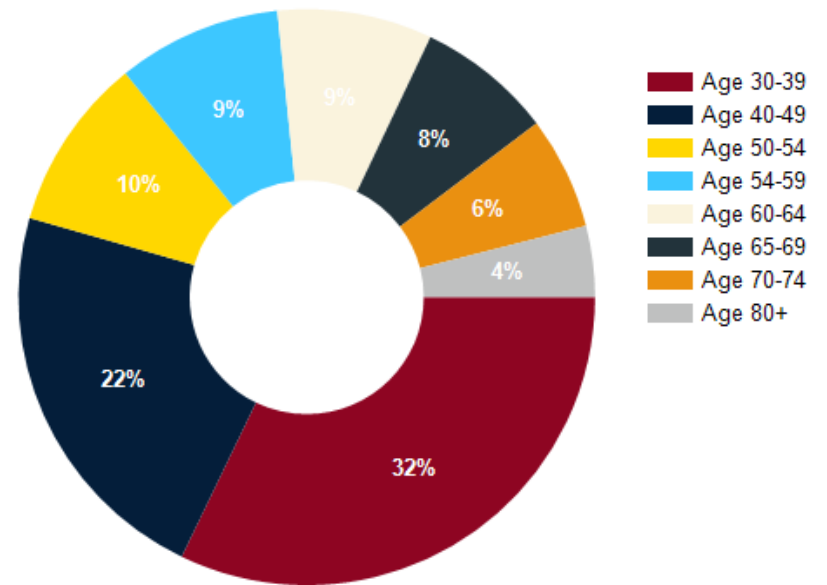


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,526	21,667	57,534
2026 Population Age 35-39	2,387	18,902	49,108
2026 Population Age 40-44	1,879	16,967	46,260
2026 Population Age 45-49	1,529	14,552	41,435
2026 Population Age 50-54	1,489	14,530	42,430
2026 Population Age 55-59	1,405	13,378	40,120
2026 Population Age 60-64	1,329	12,137	36,350
2026 Population Age 65-69	1,165	10,161	30,510
2026 Population Age 70-74	967	7,753	22,992
2026 Population Age 75-79	610	5,628	16,488
2026 Population Age 80-84	401	3,678	10,621
2026 Population Age 85+	542	3,843	10,059
2026 Population Age 18+	23,983	192,940	534,078
2026 Median Age	34	35	36
2031 Median Age	35	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,107	\$98,914	\$97,625
Average Household Income 25-34	\$125,893	\$120,692	\$119,492
Median Household Income 35-44	\$113,824	\$111,141	\$110,670
Average Household Income 35-44	\$148,542	\$143,566	\$142,583
Median Household Income 45-54	\$115,313	\$113,696	\$113,388
Average Household Income 45-54	\$146,779	\$146,113	\$146,755
Median Household Income 55-64	\$106,527	\$110,746	\$108,543
Average Household Income 55-64	\$136,235	\$141,512	\$141,728
Median Household Income 65-74	\$68,238	\$84,525	\$85,319
Average Household Income 65-74	\$96,412	\$111,689	\$115,055
Average Household Income 75+	\$74,436	\$79,443	\$85,420

Population By Age



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