



PLAZA SQUARE
Old Towne Orange

PROVISIONS
DELI & BOTTLE SHOP

SMOQED
CALIFORNIA BBQ

Pandor
ARTISAN BOULANGERIE OF CAFE
De Provence

Urth Cafe

Bosscat
Kitchens & Interiors

GABBI
PATRICK

HAVEN
craft kitchen+bar

FINNEY'S
CRAFTHOUSE

Wahoo's
HAWAIIAN PUPU

THE TACO STAND
RECHE & MAKU
Snooze
AN ALL-DAY CAFE

Subject
0.25 AC
Historic Lot

P
3 HR
Free Public
Parking Structure

LEASING BROCHURE

1,760 SF Building on 11,000 SF Land

237 W. Chapman Ave | Orange, CA 92866 | ORANGE PLAZA HISTORIC DISTRICT





Chapman Ave (approx. 19,000 cpd)

TENANT 2

TENANT 1

Lemon St

Option for two tenant demise: ±5,500 SF of land / ±900 SF building

Food & Beverage Tenant Concept





est. 10,014 students
(Fall 2022 Enrollment)

approx. 2 min (0.3 mile from Subject)

approx. 8 min (0.4 mile from Subject)



(611 stalls)

3 HR
Free Public
Parking Structure



approx. 5K foot traffic
(from Subject) *SOURCE: ESRI

Lemon St

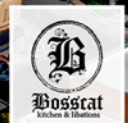
Subject
1,760 SF
Freestanding Building
0.25 AC
(10,898 SF of Land)

Chapman Ave

APPROXIMATELY
19,000 CPD

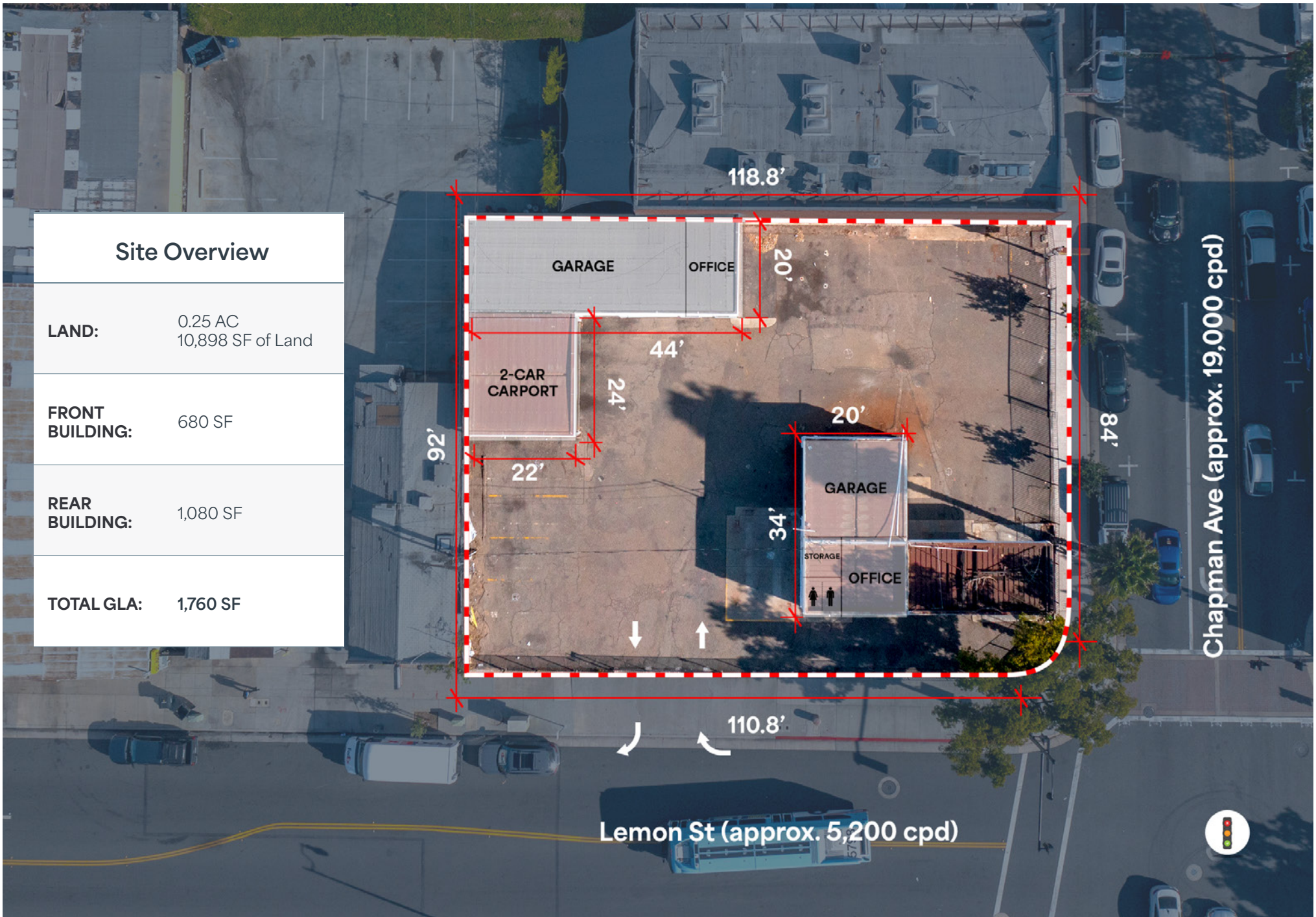


BLUESTONE LANE



Site Overview

LAND:	0.25 AC 10,898 SF of Land
FRONT BUILDING:	680 SF
REAR BUILDING:	1,080 SF
TOTAL GLA:	1,760 SF





Metrolink

approx. 5K foot traffic
(*SOURCE: ESRI)



Subject
1,760 SF
Freestanding Building
0.25 AC
(10,898 SF of Land)



3 HR
Free Public
Parking
Structure
(611 stalls)

Chapman Ave
(approx. 19,000 cpd)

Chapman Ave

Plaza Square

Orange City Hall

Orange Public Library

COMING SOON!

CULINARY DROPOUT

S Grand Street

S Grand Street

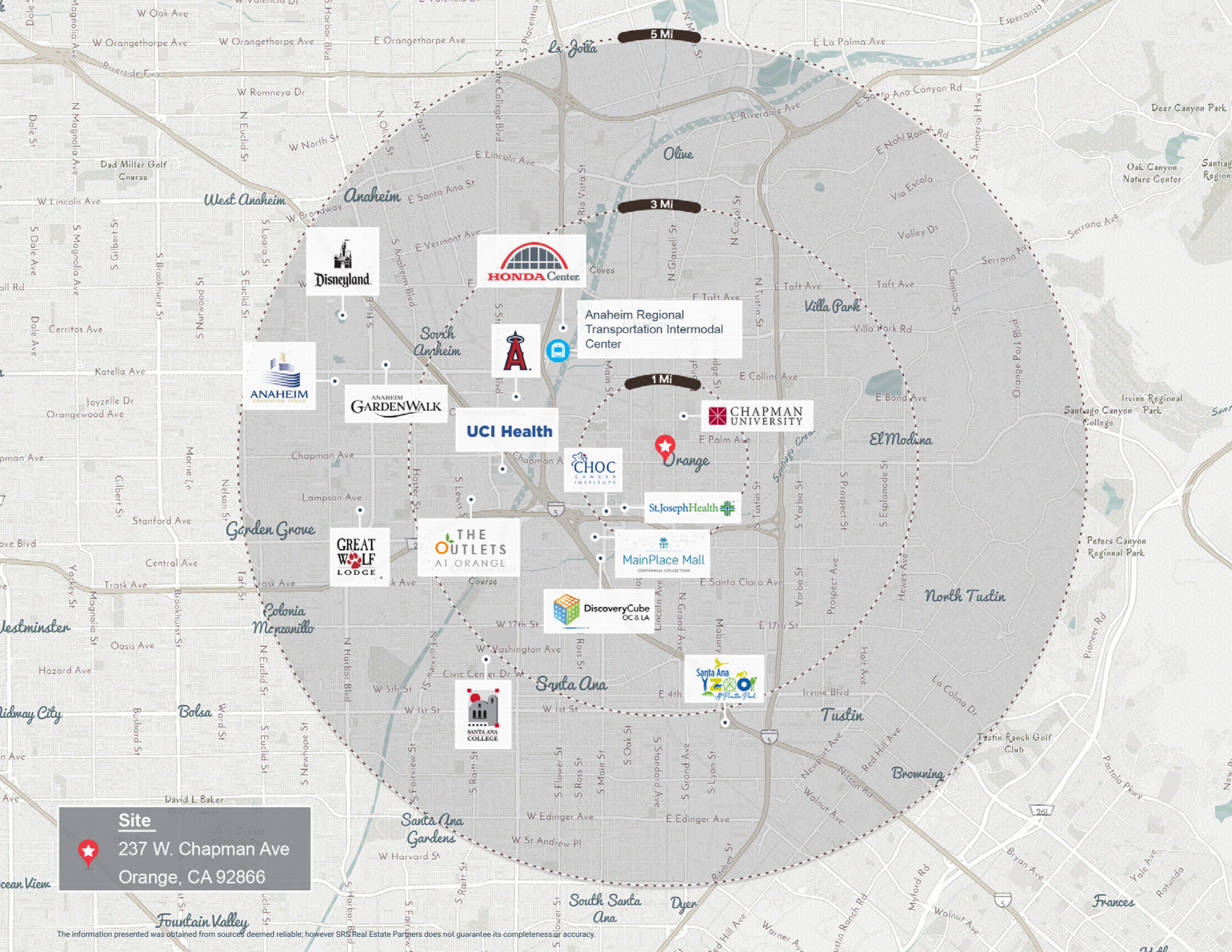
S Orange Street

Glassell St (approx. 11,900 cpd)

Olive Street

Lemon Street





Site
237 W. Chapman Ave
Orange, CA 92866





237 W. Chapman Ave | Orange, CA 92866 | **ORANGE PLAZA HISTORIC DISTRICT**

Highlights

- Rare .25 acre lot for lease with 1,760 SF of charming historic building space located in Old Town Orange in the path of substantial economic momentum
- The property is located at the signalized intersection of Chapman and Lemon, positioned between Old Town's largest public parking structure and Plaza Square.
- The submarket has significant retail and F&B momentum with more best-in-class concepts coming soon including Fox's Culinary Dropout
- Close proximity to Chapman University, City Hall and St Joseph Hospital/CHOC
- Platinum demographics + Old Town Charm + business friendly environment!

Trade Demographics

ESTIMATE 2023 (SOURCE: ESRI)

one mile

Population / **27,260**

Avg HH Income / **\$116,068**

Daytime Population / **29,666**

Median Age / **33**

three miles

Population / **225,605**

Avg HH Income / **\$121,607**

Daytime Population / **171,022**

Median Age / **33**

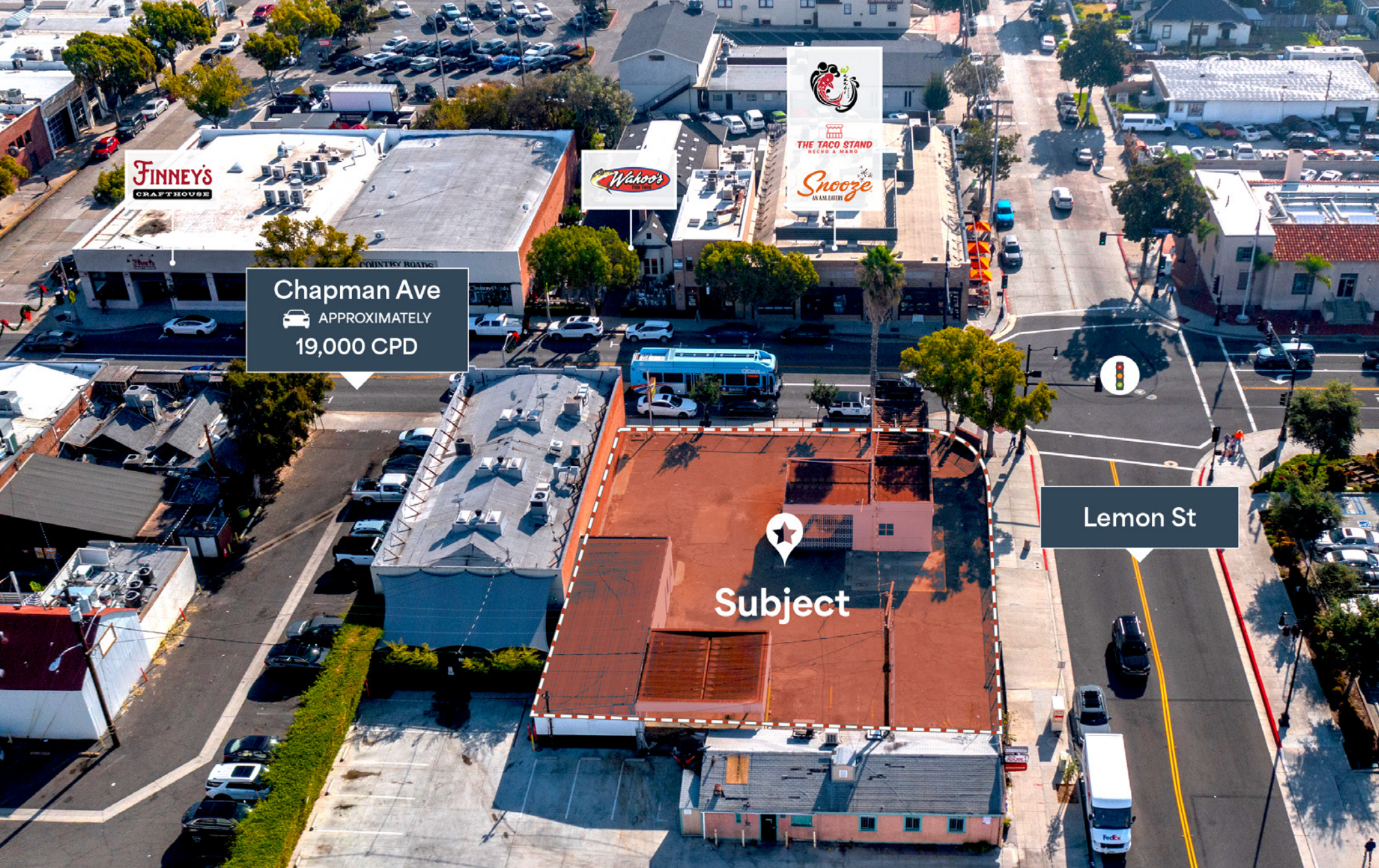
five miles

Population / **652,022**

Avg HH Income / **\$124,288**

Daytime Population / **352,644**

Median Age / **33**



Chapman Ave
APPROXIMATELY
19,000 CPD

Lemon St

Subject

For More Leasing Information Contact



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