



CBM1

LEASING

BROKERAGE

INVESTMENTS

For Lease Merchants Centre

1108-1224 E. Katella Ave.
Orange, CA 92867

GEOFFREY GROSSMAN

CALDRE #1265002

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AARON GUIDO

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[CBM1.COM](https://www.cbm1.com)

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LEASING

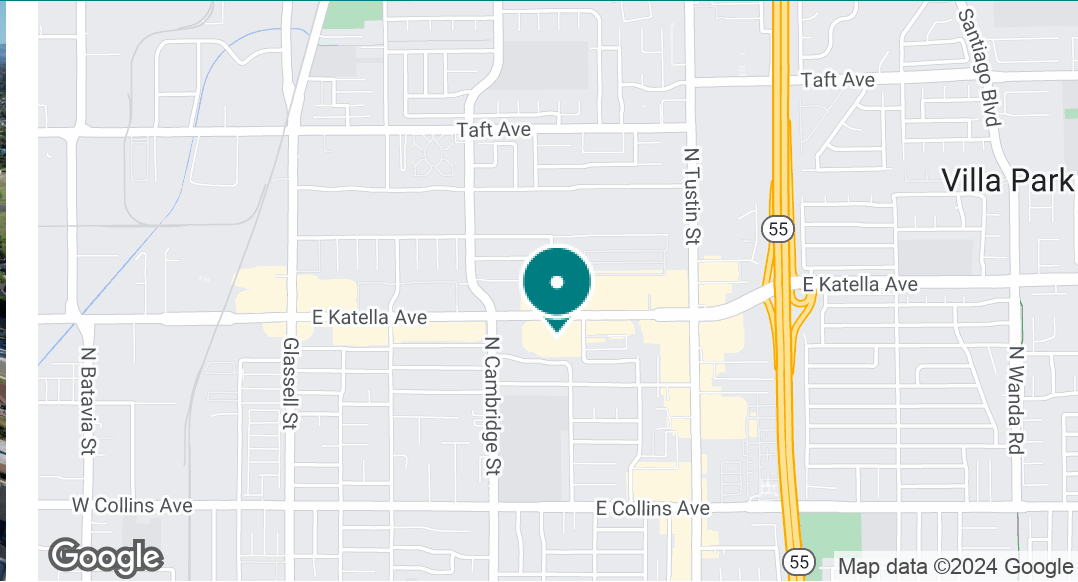
BROKERAGE

INVESTMENTS

EXECUTIVE SUMMARY

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867

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OFFERING SUMMARY

| | |
|----------------|--|
| Lease Rate: | \$2.25 - 3.00 SF/month (Est. \$0.55 NNN; MG) |
| Building Size: | 41,572 SF |
| Available SF: | 1,200 - 2,500 SF |
| Lot Size: | 17.6 Acres |
| Year Built: | 1979 |
| Zoning: | C-P |
| Market: | Orange County |
| Submarket: | East Orange |
| Traffic Count: | 34,000 |

PROPERTY OVERVIEW

Welcome to Merchants Centre, a multi-building community shopping center fronting onto busy Katella Avenue. Property features high street visibility along a heavily traveled area thoroughfare, prominent monument signage, a diverse mix of service and restaurant tenants, and multiple entrances from both cross streets to the enormous onsite parking. Additionally, a Farmers & Merchants Bank branch is positioned on the property's hard corner, at the signalized intersection of Katella Avenue and California Street. Prime City of Orange location, just off the 55 freeway, and only minutes from the Honda Center and Angel Stadium.

PROPERTY HIGHLIGHTS

- MULTIPLE ACCESS POINTS
- MONUMENT SIGNAGE
- SIGNALIZED INTERSECTION
- MASSIVE PARKING LOT

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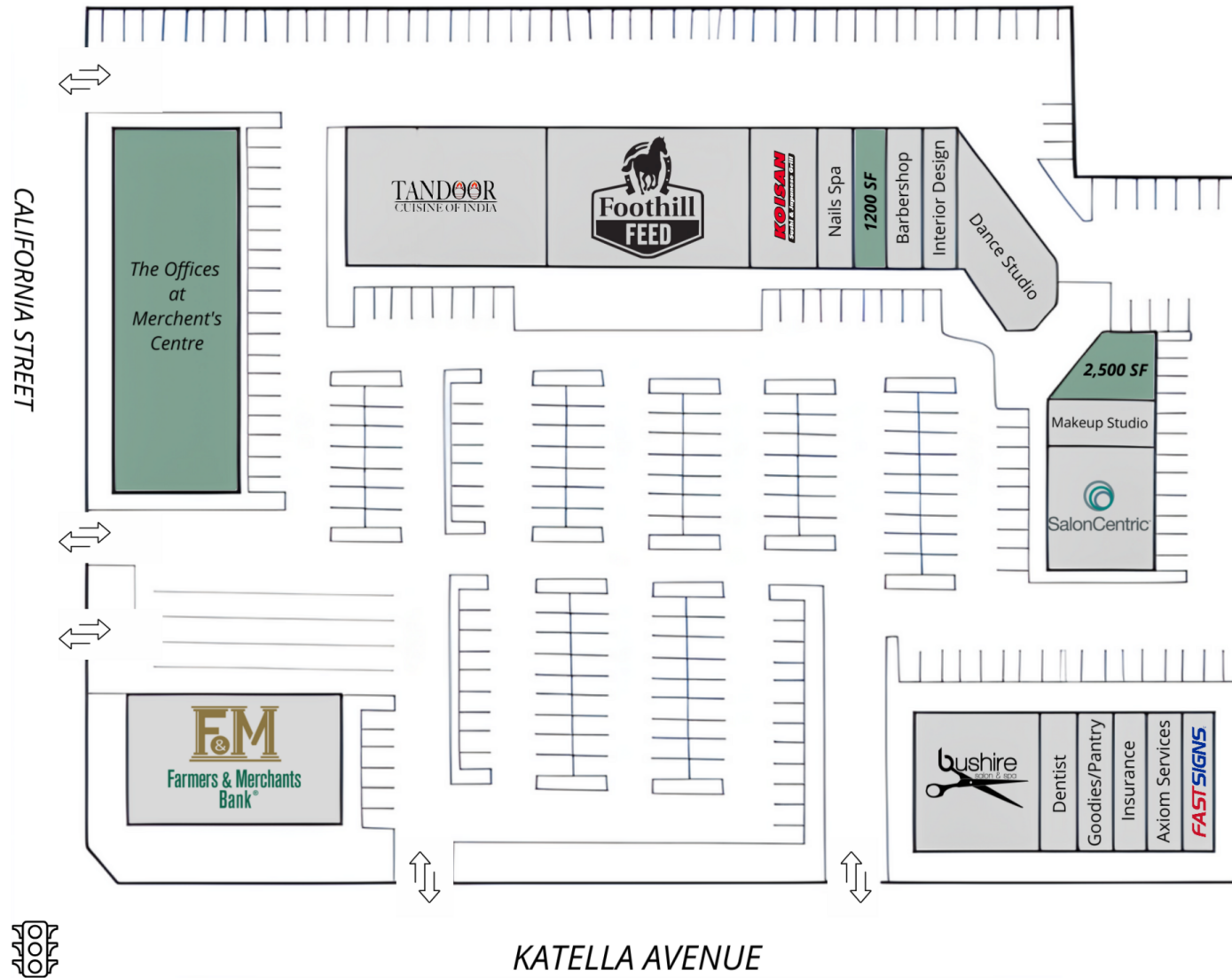
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SITE PLANS

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867

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LEASE SPACES

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867

LEASE INFORMATION

| | | | |
|--------------|---------------------|-------------|--------------------------|
| Lease Type: | Est. \$0.55 NNN; MG | Lease Term: | Negotiable |
| Total Space: | 1,200 - 2,500 SF | Lease Rate: | \$2.25 - \$3.00 SF/month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|-----------------|-----------------|--|
| B1 | Available | 2,500 SF | Est. \$0.55 NNN | \$2.25 SF/month | 1st Floor Retail/Office Space |
| A14 | Available | 1,200 SF | Est. \$0.55 NNN | \$3.00 SF/month | Retail/Office Shop Space |
| 103 | Available | 1,200 SF | Modified Gross | \$2.50 SF/month | 1st Floor Office Space - Exterior and Interior Entryways |

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ADDITIONAL PHOTOS

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867

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RETAILER MAP

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867



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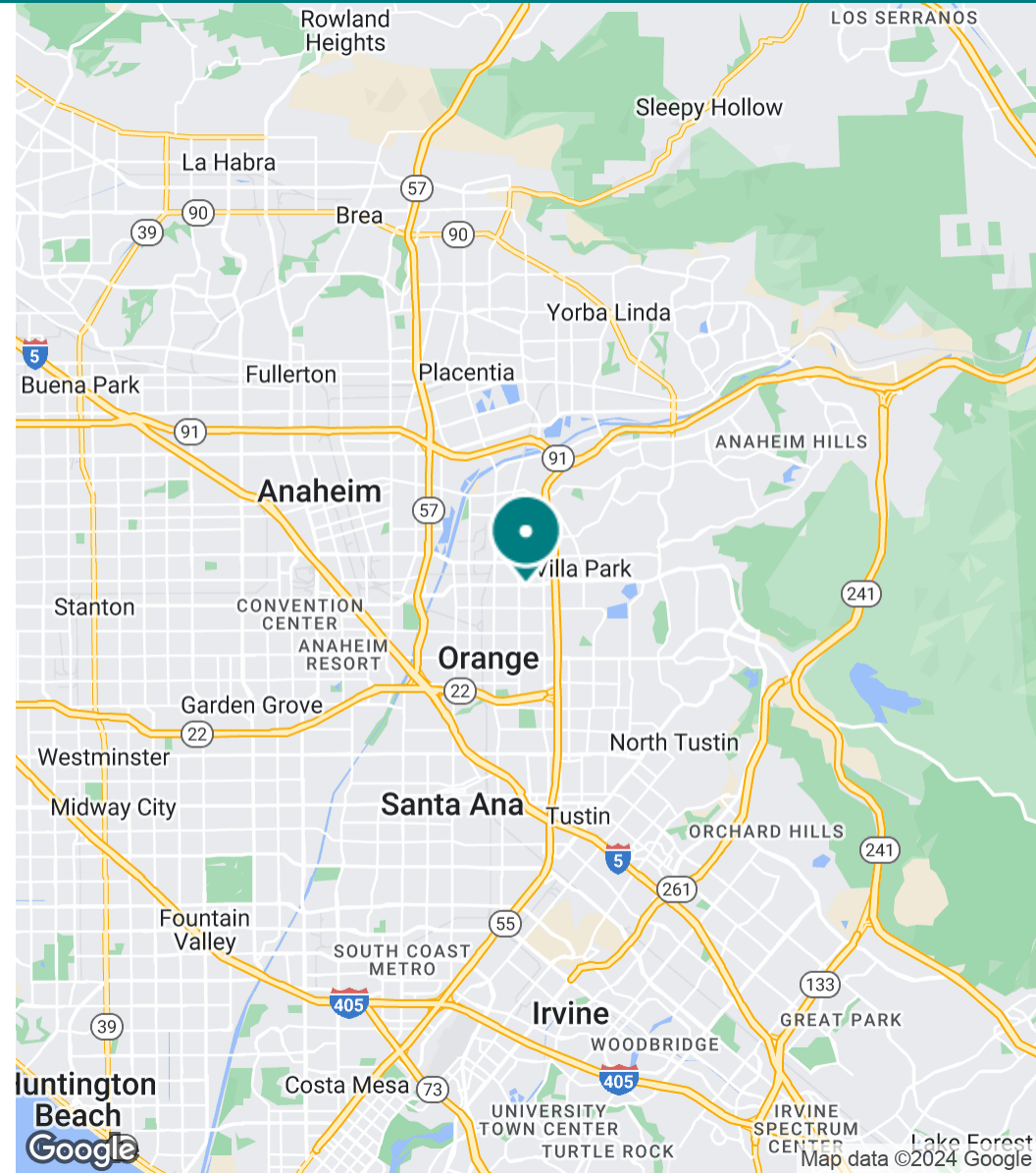
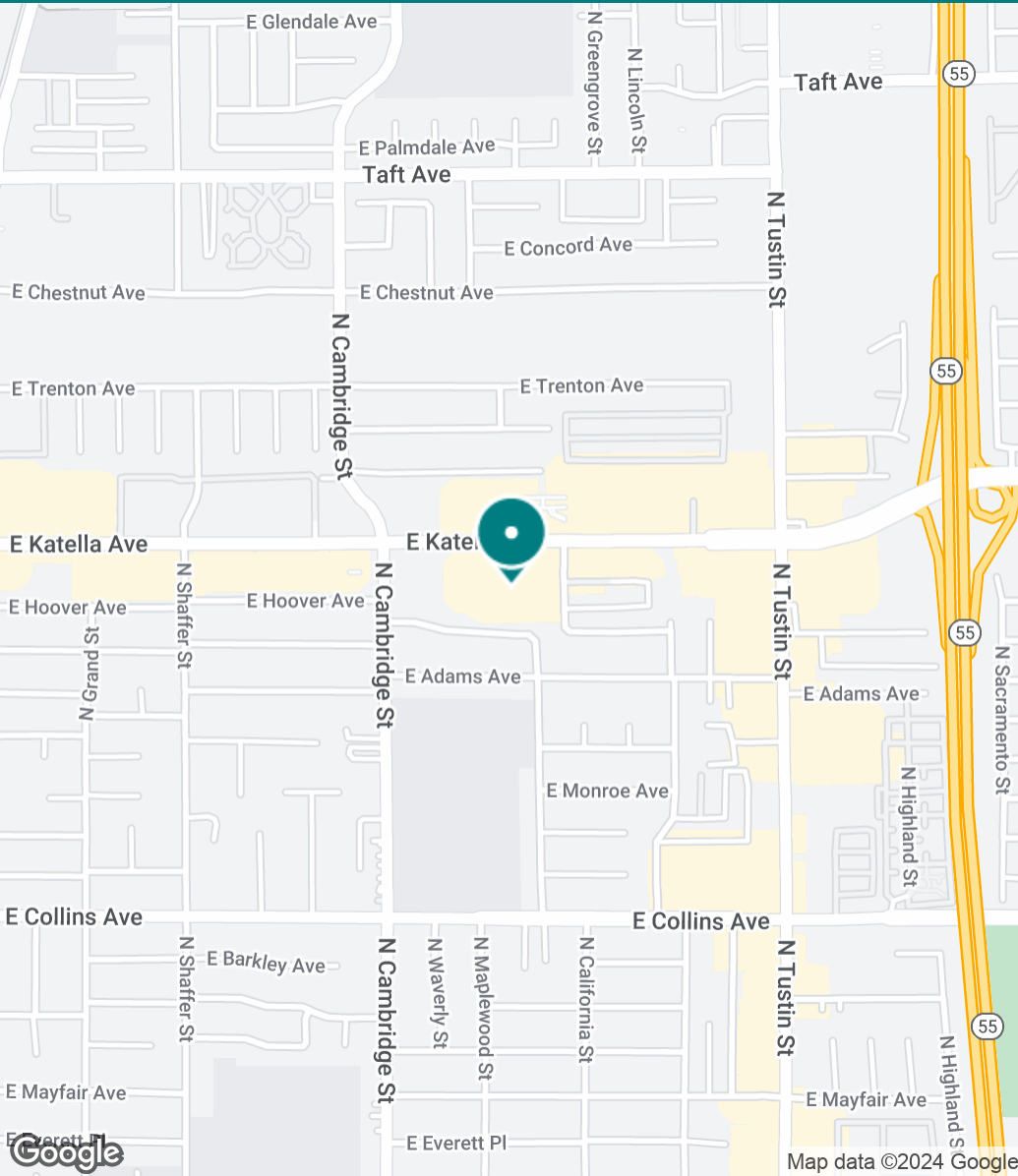
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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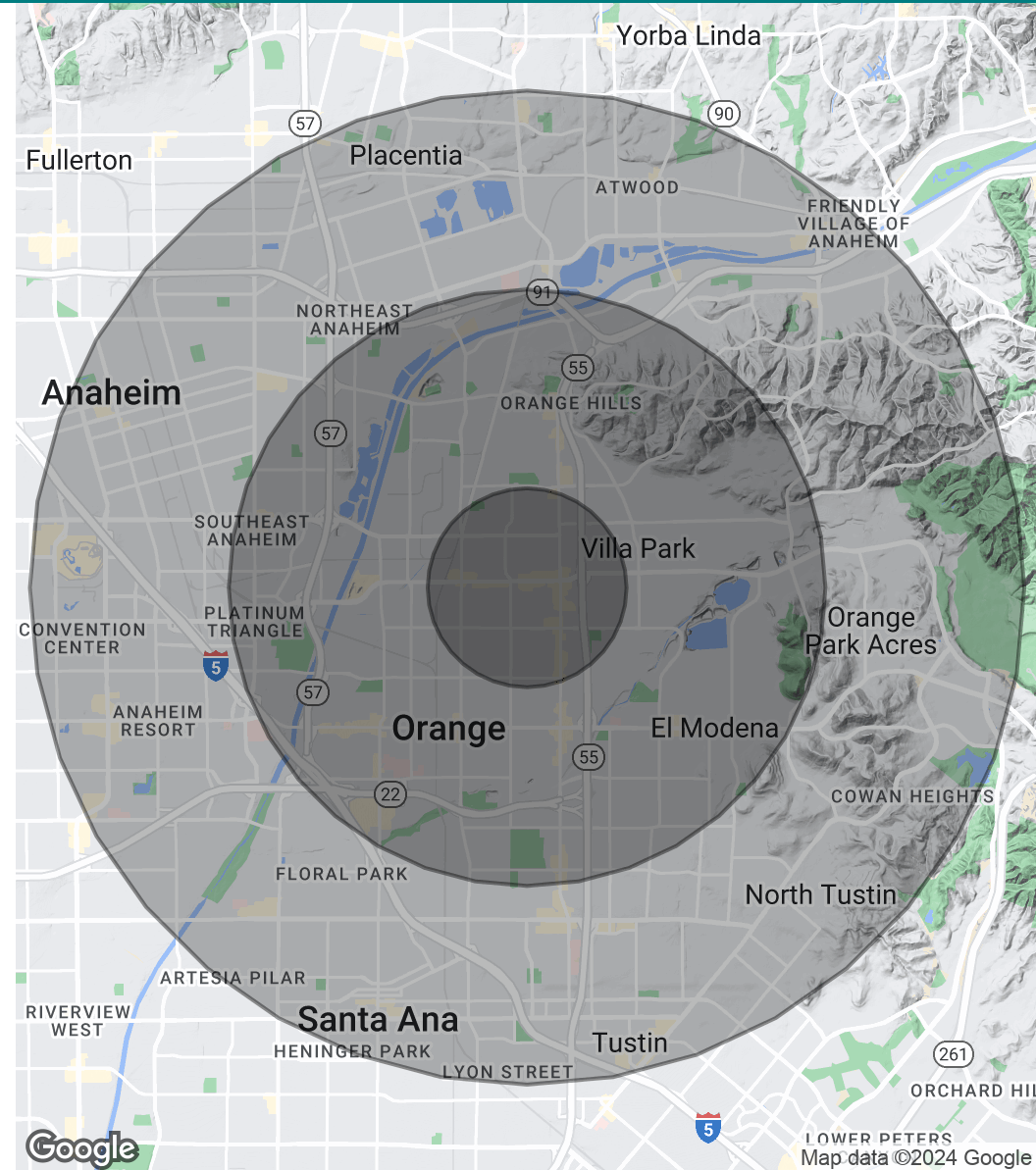
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 22,732 | 165,728 | 491,814 |
| Average age | 32.7 | 34.6 | 33.2 |
| Average age (Male) | 33.0 | 33.7 | 32.4 |
| Average age (Female) | 33.5 | 35.7 | 34.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 6,734 | 52,149 | 143,762 |
| # of persons per HH | 3.4 | 3.2 | 3.4 |
| Average HH income | \$79,823 | \$90,236 | \$87,577 |
| Average house value | \$552,680 | \$570,884 | \$582,754 |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White | 66.3% | 63.7% | 61.2% |
| % Black | 1.3% | 1.5% | 1.5% |
| % Asian | 5.8% | 10.1% | 10.3% |
| % Hawaiian | 0.0% | 0.2% | 0.2% |
| % American Indian | 0.5% | 0.4% | 0.5% |
| % Other | 23.0% | 21.2% | 23.8% |

| TRAFFIC COUNTS | |
|----------------------|------------|
| Katella & California | 34,000/day |

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

MERCHANTS CENTRE | 1108-1132 E KATELLA AVE, ORANGE, CA 92867



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