

**137 E Maple Ave  
Orange, CA**

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**1,800 SF + 3,500 SF  
AVAILABLE**

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**RESTAURANT + CAFE**





# Rare

restaurant + cafe opportunity in **Orange Old Towne Historic District**

- 137 E Maple Ave is a unique **redevelopment opportunity that will include two restaurants and a boutique hotel.**
- Join the buzzing restaurant scene along with new concepts such as Urth Caffè, Cupcakery & Co., Pandor Bakery, Philz Coffee, and more.
- Located near the main thoroughfare to the rapidly growing **Chapman University with 9,392 students enrolled and approved to increase to over 11,000 students (2019).**
- The property is also located within close proximity to the newly constructed 611-car parking structure
- The property is conveniently located **within walking distance of the Orange Circle, Chapman University, and the Metrolink.** One metrolink stop away from Angel Stadium and the Honda Center.
- Orange is an affluent suburban community with **Villa Park being one of the wealthiest cities in Orange County.** The property sits just east of CHOC hospital and over 3.2 million square feet of office space.



THIS IS  
**Orange**

**Old Towne Orange** is approximately one square mile with a unique collection of small shops and vibrant restaurants. A diversity of architectural styles, building types and neighborhood characteristics is present in this exciting Historic Commercial District. Home to many businesses from the Oldest Operating Bank to the oldest operating soda fountain and includes 1,300 residential homes.

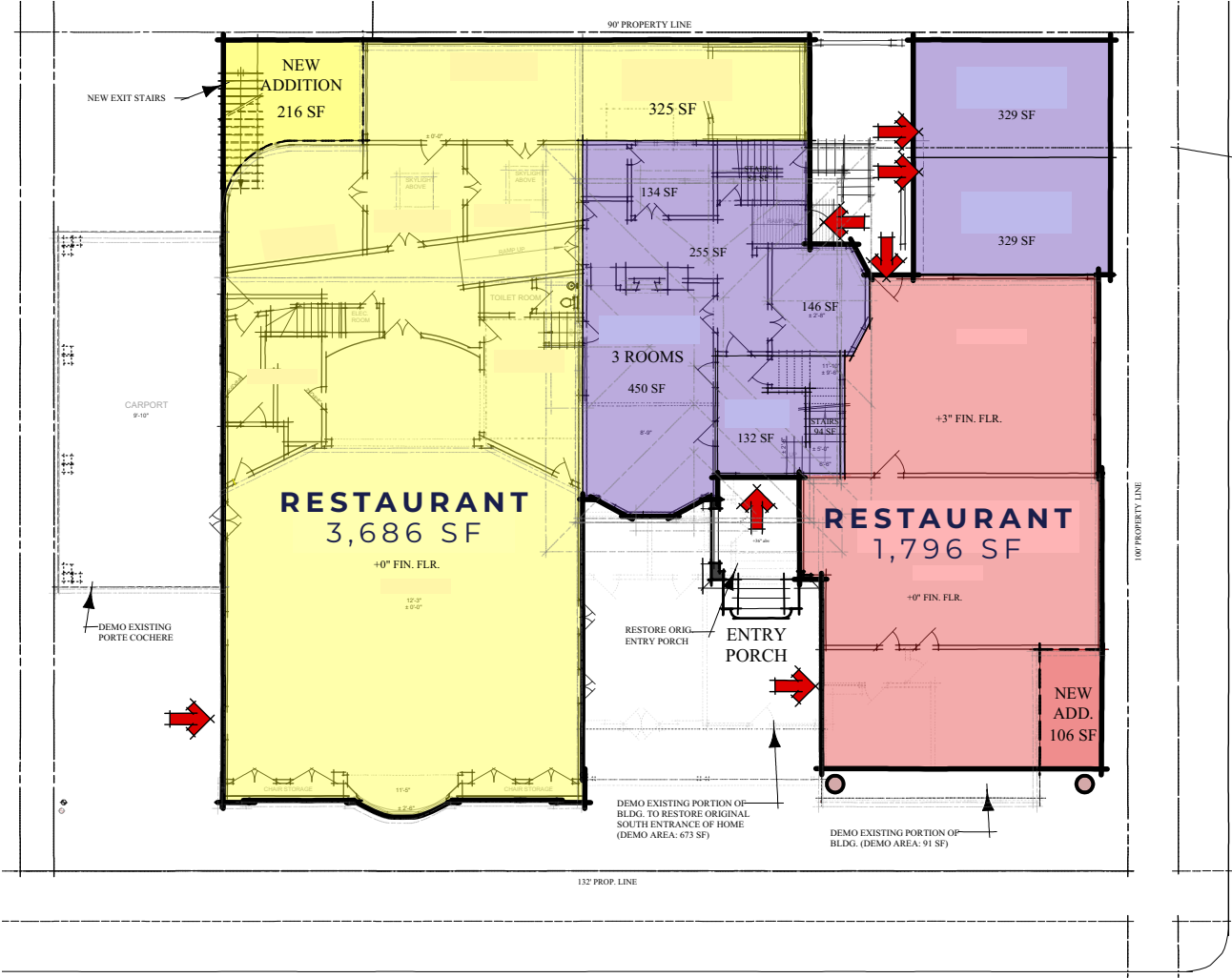
The entire stock of buildings, which are a part of the Old Towne Orange Historic community is accompanied by schools, old Santa Fe Depot, Post Office, packing houses, industrial buildings, clubhouses, and parks which continue to be lively since their establishment in the early part of the century.

DEMOGRAPHICS	1 mi	3 mi	5 mi
Total Estimated Population	26,135	223,346	679,479
Average Household Income	\$88,240	\$92,916	\$94,181
Total Daytime Population	38,902	284,860	778,240
Total Households	8,945	65,842	178,485





SITE  
Plan







**Old Towne Orange** is a community in transformation. A hotbed for food with long loved favorites such as Gabbi's Mexican Kitchen, Citrus City Grille, Haven Gastropub, and Francoli Gourmet. The food scene continues to transform with new concepts such as Urth Caffe, Pie Hole, Blaze Pizza, and Philz Coffee taking hold. You cannot recreate history; you can only choose to be a part of it. 137 E Maple Ave is a unique opportunity to be a part of this growing dynamic community.



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