

FOR SALE
RARE FREESTANDING
RESTAURANT OPPORTUNITY
OLD TOWNE ORANGE

4,420 SF Building | 20 Parking Spaces | OTMUC-24 Zoning



Prime Corner Location with Strong Visibility and Parking

528 W. CHAPMAN AVE, ORANGE, CA 92868



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PRIME OLD TOWNE ORANGE LOCATION



450 feet



CHAPMAN
UNIVERSITY

0.4 miles

Old Towne
Orange

Chapman Ave

Pixley St

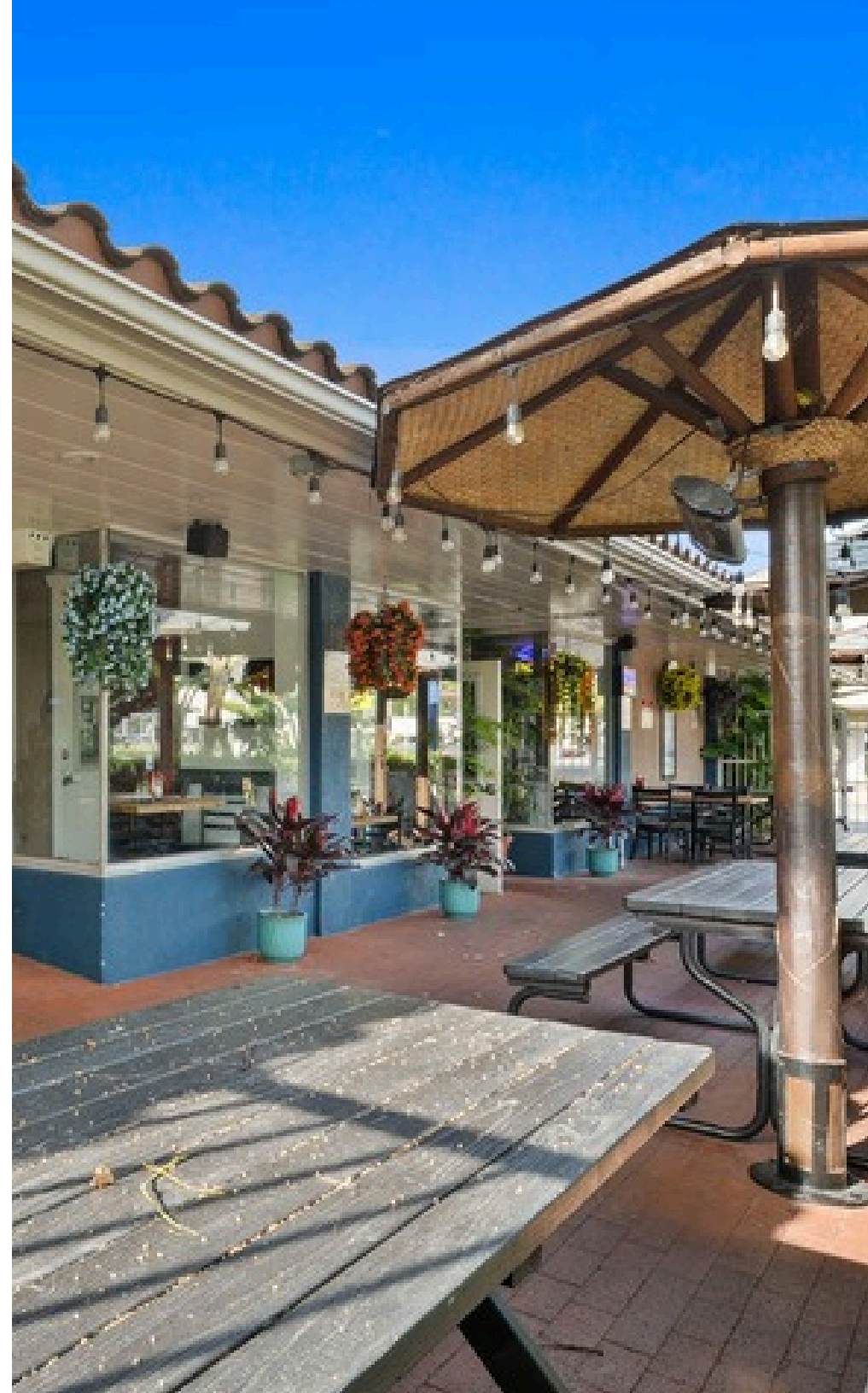
High-Visibility Corner Location | Walkable Retail, Dining & Transit

529 W. Chapman Ave, Orange, CA 92868

TURNKEY RESTAURANT WITH OUTDOOR DINING

Fully equipped kitchen, indoor-outdoor seating, and existing restaurant infrastructure in place

- Second-Generation Restaurant with Existing Buildout
- Fully Equipped Commercial Kitchen with Hood & Ventilation
- Seamless Indoor-Outdoor Dining Experience
- Expansive Covered Outdoor Dining Patio (±897 SF)
- Spacious Dining Area with Flexible Seating
- Abundant Natural Light with Storefront Visibility
- Character-Rich Interior with Architectural Accents
- Built-In Entertainment Setup (TVs Installed)
- Enhanced Airflow with Ceiling Fans and HVAC System
- Ideal for Owner-User – Save Time & Buildout Costs

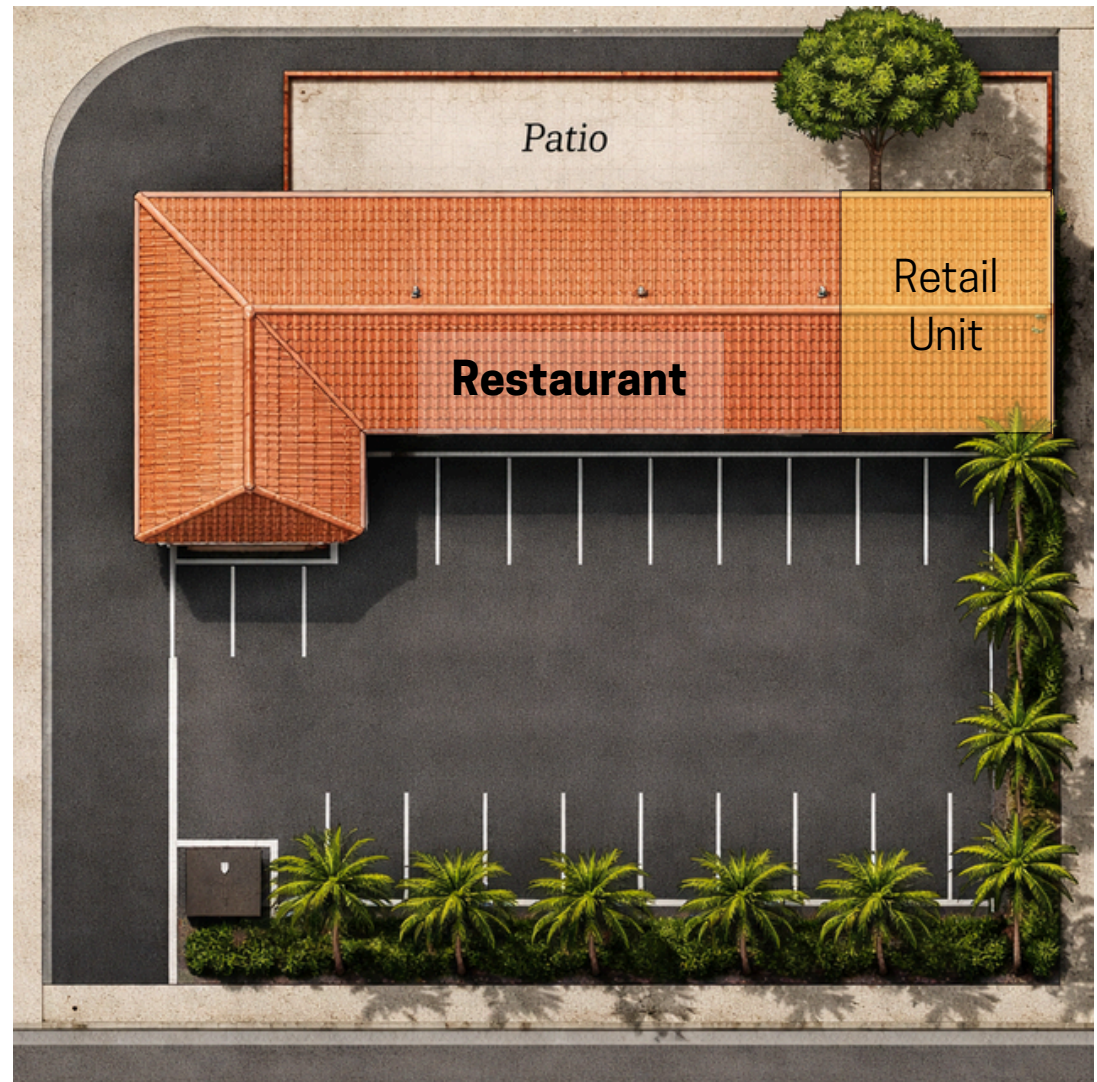


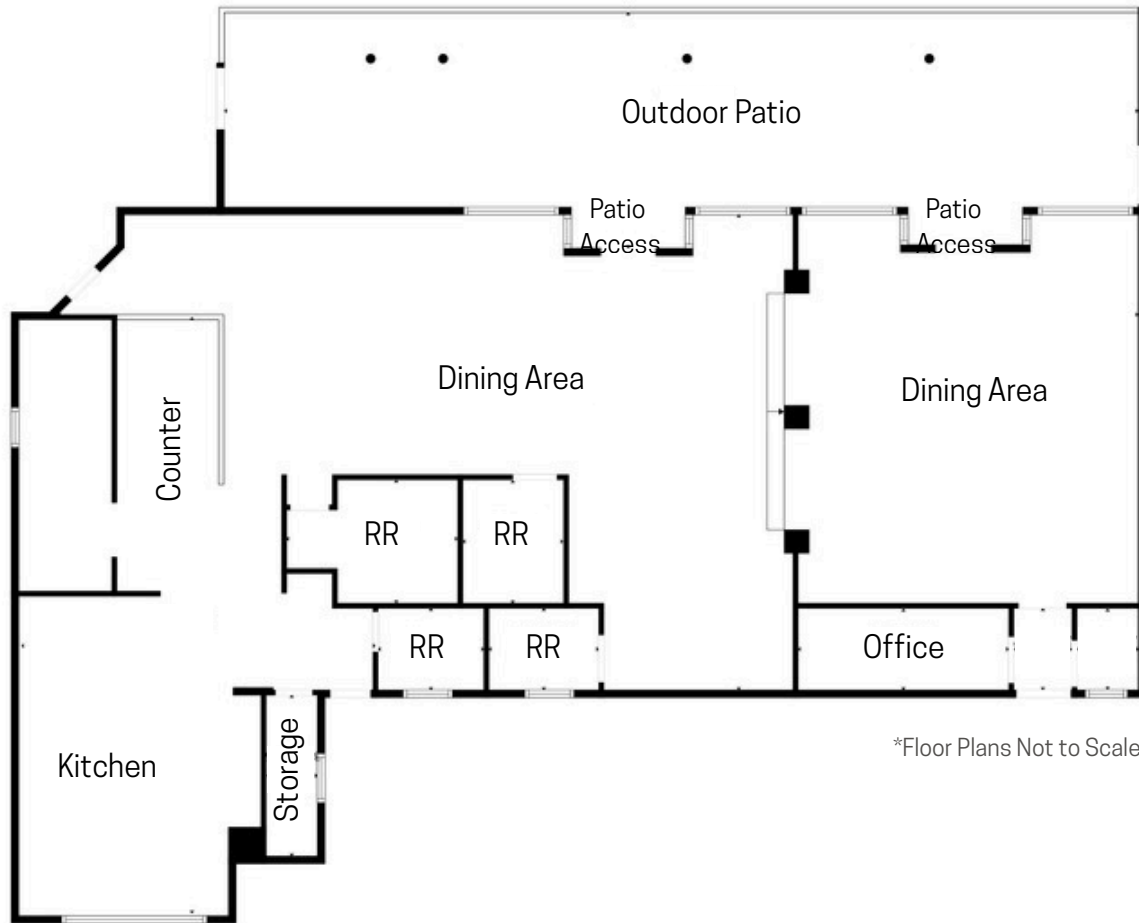
Two-unit configuration offers flexibility for owner-user occupancy or additional rental income

- Total Size: \pm 3,336 SF
- Outdoor Patio: \pm 1,084 SF
- Total Useable Area: \pm 4,420 SF
- Lot Size: \pm 12,683 SF
- Parking: 20 Spaces

Unit Breakdown

- **Restaurant (Main Unit)** \pm 2,632 SF
 - Patio Area \pm 897 SF
 - Seating: 106 Seating
(72 indoor + 34 outdoor)
 - Outdoor patio enhances seating capacity and overall customer experience
-
- **Retail (Second Unit)** \pm 704 SF
 - Patio Area: \pm 187 SF





- Efficient dining room configuration
- Dedicated kitchen and prep areas
- Indoor and outdoor seating flow
- Clear customer entry and circulation

- Supports a variety of restaurant concepts
- Full-service restaurant
- Quick-service or fast casual
- Café or specialty concept
- Bar or lounge concept

Designed for efficient restaurant operations
with seamless indoor-outdoor flow



Click to View Virtual Tour





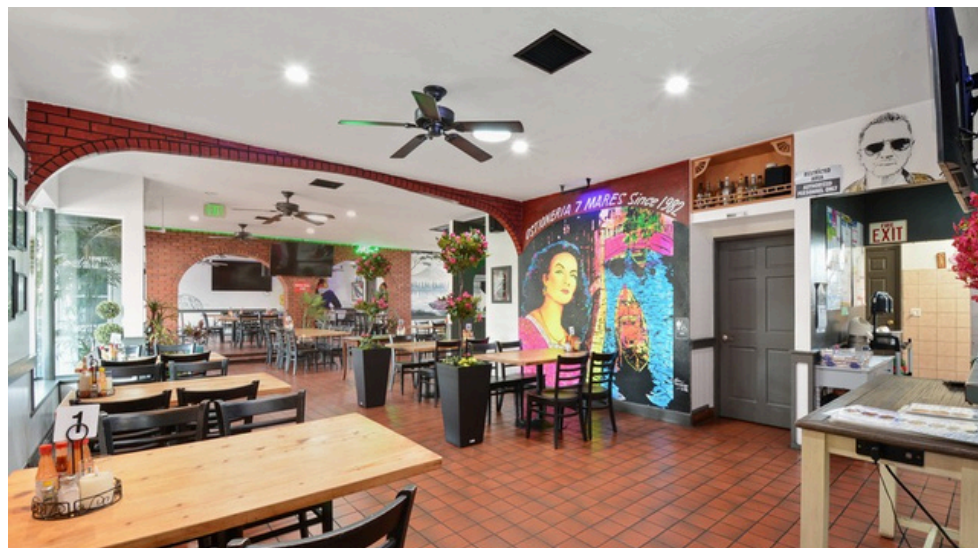
ENTRANCE



Patio



PARKING LOT



Dining Area





Why This Location Works:

- Steps from the Orange Circle, a premier high-foot-traffic destination
- Surrounded by top-performing restaurants, cafés, and boutique retail
- Strong daytime and evening drivers
- Walkable, destination-oriented environment
- Ideal for restaurant, café, or boutique retail concepts



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