

# FOR SALE OR LEASE

1150 E Orangethorpe Ave, Placentia, CA 92870

16,761 SF Renovated Owner-User Office Building – Medical Permitted



ECONOMOS DEWOLF

COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS



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**Images.** Here you'll find attractive interior and exterior photographs and floor plans. **Pages 7-9**



**Market.** This section includes permitted uses, demographics, and sale comps highlighting why 1150 E Orangethorpe Ave is a solid value.  
**Pages 10-13**

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# SUMMARY



## Offering

### 1150 E Orangethorpe Ave, Placentia, CA 92870

Two-story, elevator-served, 16,761 square foot office building built in 1988 on its own parcel totaling approximately 0.90-acres (no association). Medical use is permitted as parking required by the city is the same ratio as necessary for office (4:1 ratio).

## Sale Price

**\$5,850,000 ( $\pm \$349$  per square foot)**

## Medical Lease Rate

**\$3.25/SF** Full Service Gross (tenant handles in-suite janitorial)

## Office Lease Rate

**\$2.50/SF** Full Service Gross (tenant handles in-suite janitorial)

## Square Footage

### An Owner-User Buyer Can Occupy and For Lease Suites:

#### **Suite 100: $\pm 4,456$ SF – Medical/Office Suite for Lease**

Suite 101:  $\pm 5,464$  SF – Leased until 8/31/2026

Suite 102:  $\pm 1,004$  SF – **Vacant** (Can be contiguous with Ste 100 for  $\pm 5,460$ -SF)

Suite 106:  $\pm 1,664$  SF – Leased until 2/28/2025 (MTM)

#### **Suite 107: $\pm 1,334$ SF – Medical/Office Suite for Lease**

Suite 108:  $\pm 445$  SF - MTM

Suite 109:  $\pm 913$ , SF – MTM

#### **Suite 113: $\pm 1,479$ SF – Medical/Office Suite for Lease**

An owner-user can occupy up to  $\pm 9,631$  SF of the building in the near term and the entire building by 8/31/2026. Occupancy can be immediately over the 51% necessary to qualify for an SBA loan.

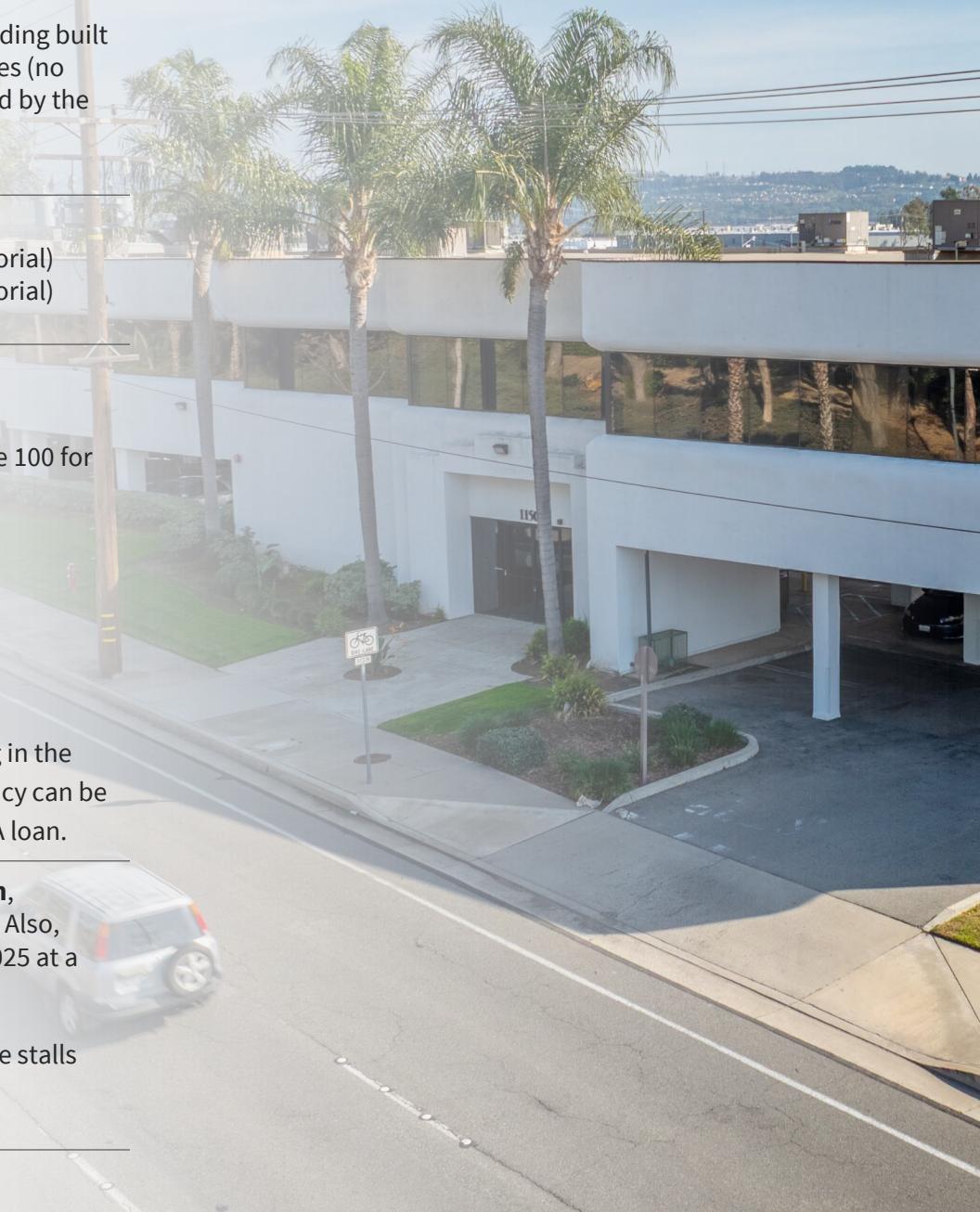
## Parking

Ownership has completed a **2025 parking lot renovation**, including repairs, sealing and striping for nearly \$25,000. Also, **rooftop solar with a battery backup** were installed in 2025 at a cost of \$280,000.

There are 52 covered parking parking stalls and 18 surface stalls (70 total) for a ratio of  $\pm 4.18$  stalls per 1,000 square feet.

## Condition

Complete renovation list on the following page.



# HIGHLIGHTS

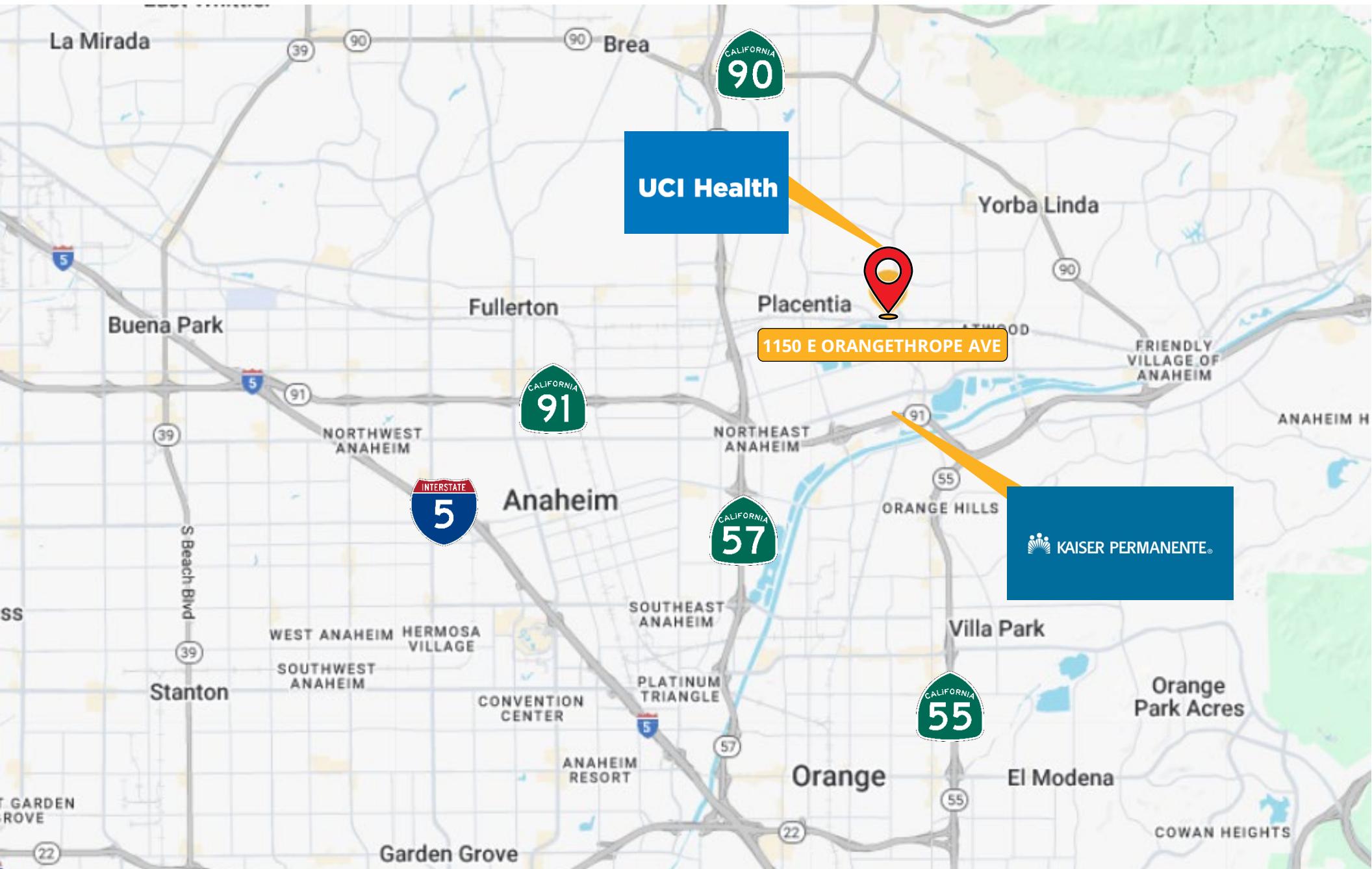
## What Makes 1150 E Orangethorpe Ave Unique?

- Office building on its own parcel with no association and covered parking that was recently renovated. Medical use is permitted.
- Less than two miles from Kaiser Permanente and UCI Health Center.
- Recent renovations since 2018 include:
  - New roof (20-year silicone roof)
  - Parking lot resurfaced (2025)
  - Upgraded elevator (modernized in 2018)
  - Updated rooftop HVAC Units with high efficiency rating
  - Renovated bathrooms with new finishes
  - New tile and stair surfaces in entries
  - New ceiling tile and led lighting fixtures throughout
  - New flooring (carpet and VCT)
  - New doors (solid panel stain grade) with new ADA compliant mortise locks
  - Rekeyed building to master key system
  - Repainted entire building
  - New exterior led lighting fixtures including parking area under building
  - Suite 100 and 101 have renovated break rooms with new finishes
  - New fiber provided by Gigabit Now
  - New landscaping with drought tolerant plants
  - Rooftop solar and back up battery system installed in 2025 (\$280,000 cost)
- Owner-user opportunity – the building has vacancy for an owner-user to occupy ±9,631 SF at the close of escrow and the full building by 08/31/2026, which will satisfy an SBA loan requirement. Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates.
- Building top signage is allowed.
- Solar panels and a backup battery are estimated to have annual electricity savings of \$32,425.
- Restaurants and amenities are within the immediate vicinity of this building as can be seen on the amenities map on Page 6.
- Priced to sell, at \$380/sf this offering is a clear value compared to sale comps described on Page 14.



# LOCATION

Dynamic Location Surrounded by Major Freeways and Hospitals



# AMENITIES

## Amenities in the Immediate Vicinity



Alta Vista Country Club



1150 E ORANGETHORPE AVE

# PHOTOGRAPHS



6 Lanes, 21,000+ Cars Per Day





# C-O ZONING

## C-O ZONING PERMITTED USES:



- Medical, dental offices and clinics (requires the same 4:1 parking ratio as office)
- Business, executive and financial offices
- Personal service businesses including but not limited to barber shops, beauty/hair salons, newsstands and other similar uses provided they shall remain incidental and subordinate to the intended office use of the building or property
- Private parking lots and garages
- **City has confirmed “C-O allows medical uses at a parking ratio of 4 spaces per 1,000 sq. ft.”**



# FLOOR PLANS

All Square Footage on a Single Floor over Covered Parking



## **Suite 100: ±4,456 SF – Medical/Office Suite for Lease**

Suite 101: ±5,464 SF – Leased until 8/31/2026

Suite 102: ±1,004 SF – **Vacant** (Can be contiguous with Ste 100 for ±5,460-SF)

Suite 106: ±1,664 SF – Leased until 2/28/2025 (MTM)

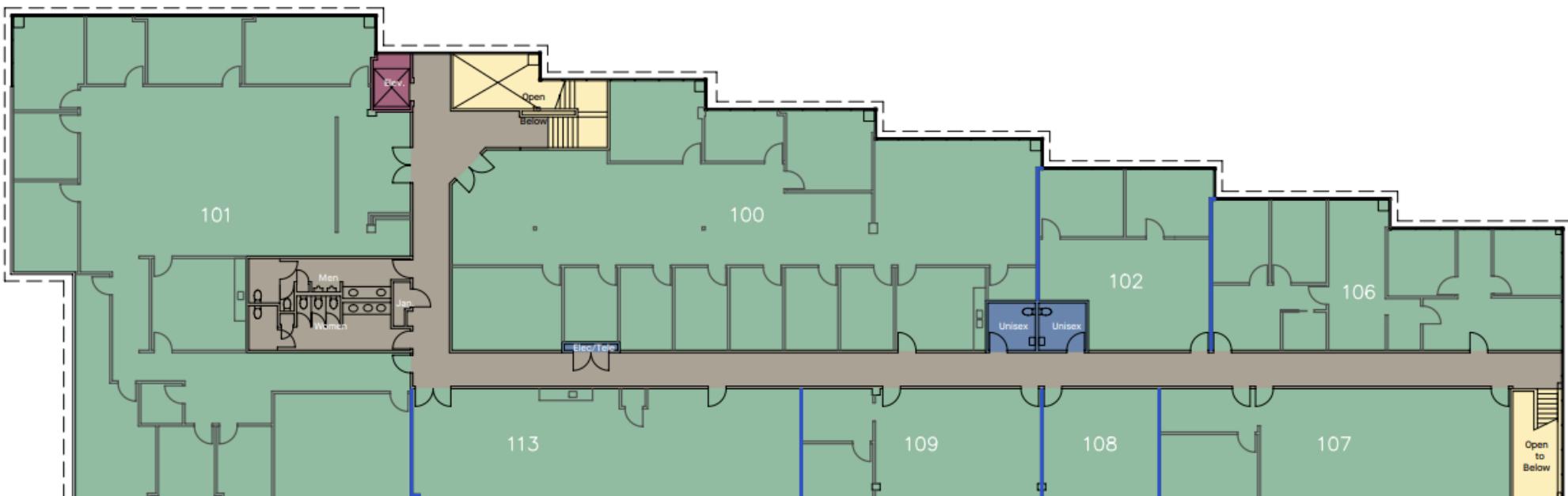
## **Suite 107: ±1,334 SF – Medical/Office Suite for Lease**

Suite 108: ±445 SF - MTM

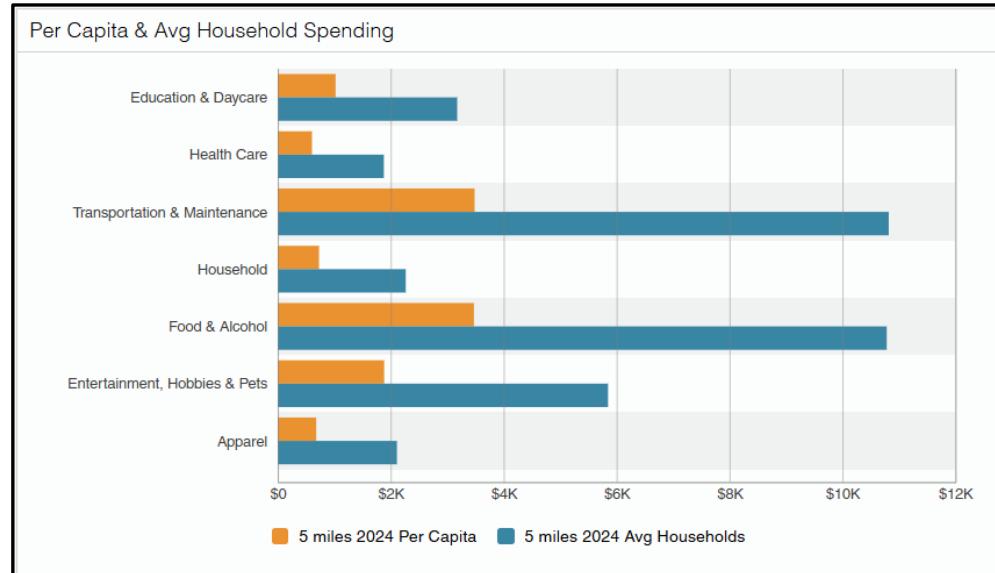
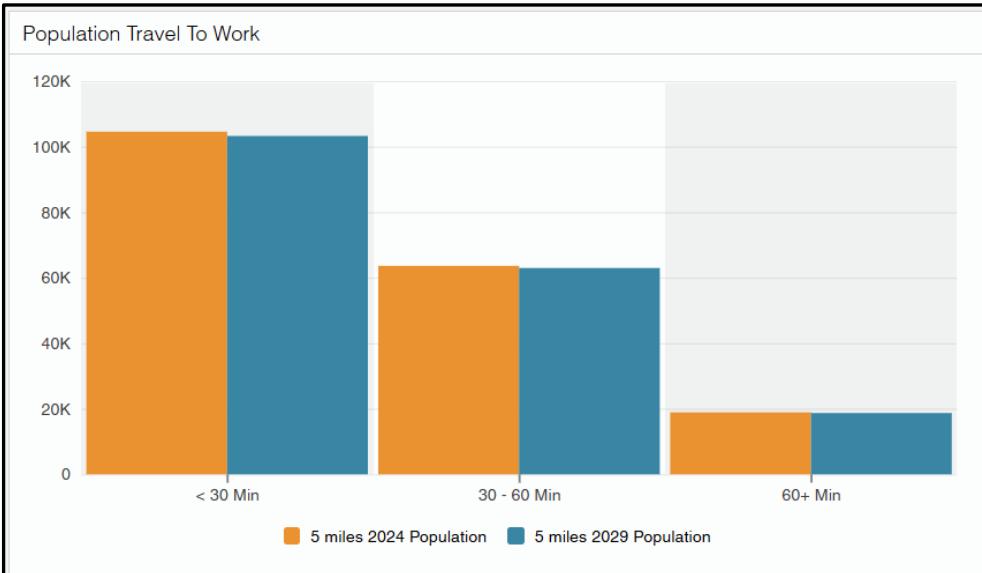
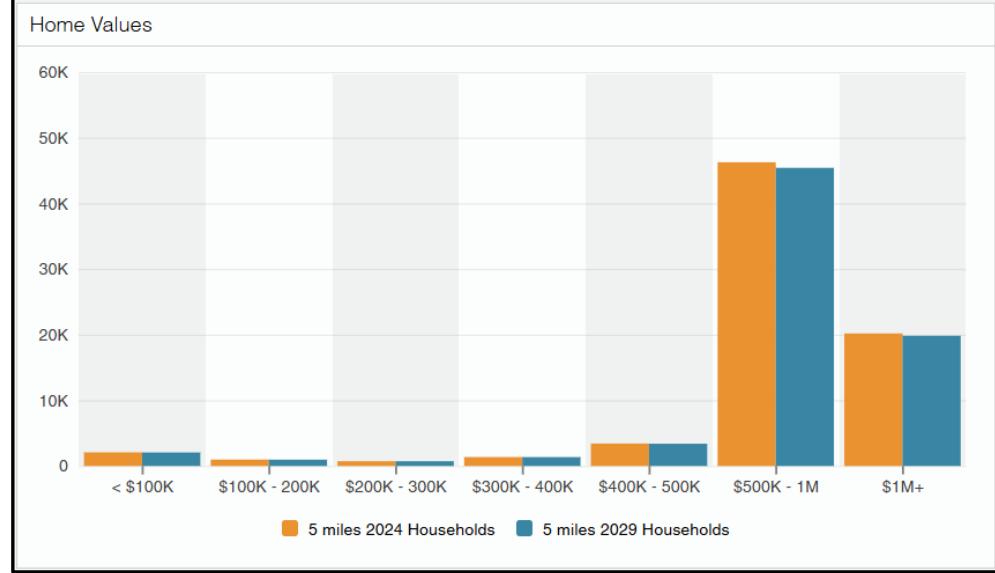
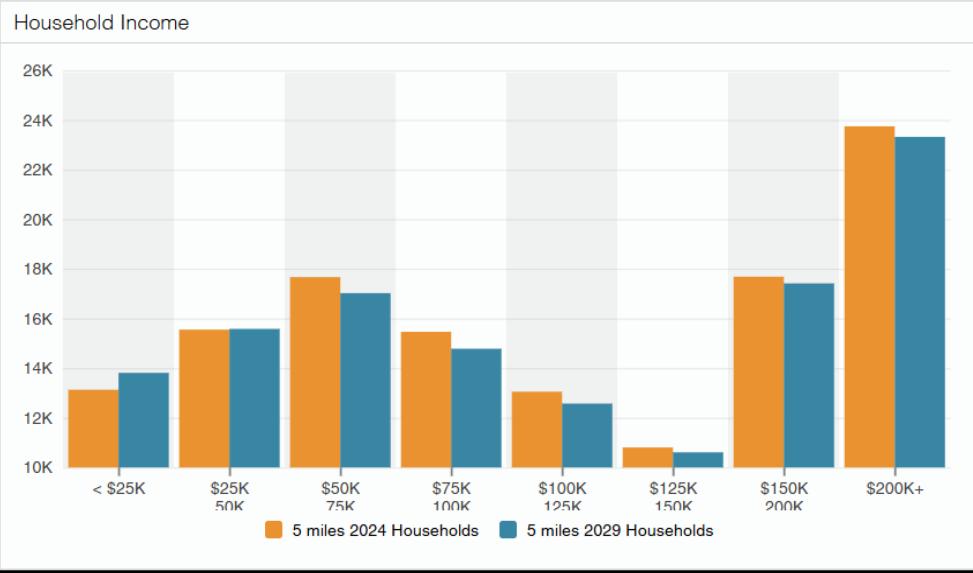
Suite 109: ±913, SF – MTM

## **Suite 113: ±1,479 SF – Medical/Office Suite for Lease**

An owner-user can occupy up to ±9,631 SF of the building in the near term and the entire building by 8/31/2026. **Medical lease rate is \$3.25/sf FSG and office lease rate is \$2.50/sf FSG.**



# STRONG LOCAL DEMOGRAPHICS



# OFFICE SALE COMPS

1150 E Orangethorpe is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 14101 Yorba St Tustin	May 2025	9,176 SF	<u>\$3,550,000</u> \$387	This 1980 office building sold to an owner-user in May of 2025 for \$387/sf. This building had an office buildout as well but sold to a medical user who plans a conversion. 1150 E Orangethorpe Ave is in far superior condition with higher class finishes yet is priced \$38 less per square foot.
 21850 Yorba Linda Blvd Yorba Linda	Nov 2024	9,999 SF	<u>\$4,250,000</u> \$425	This 1988 office building sold to an owner-user in November of 2024 for \$425/sf. This building had an office buildout as well but sold to a medical user who plans a conversion. 1150 E Orangethorpe Ave is in superior condition with higher class finishes yet is priced \$76/sf less.
 1201 E Katella Orange	Sep 2024	16,051 SF	<u>\$7,062,000</u> \$440	This 1982 office building located in a business park sold to an investor in November of 2024 for \$440/sf. 1150 E Orangethorpe Ave can be purchased by an owner-user, which typically commands a premium, yet is priced \$91/sf less.



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