

# 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 —






# TABLE OF CONTENTS

 **Property.** This section opens with a brief property description followed by the property's compelling highlights, the opportunity zone map, and an aerial showcasing its prominent location. **Pages 3-6**

 **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**

**Economos DeWolf, Inc.**

4343 Von Karman Ave, Suite 100  
Newport Beach, CA 92660  
economosdewolf.com

**Steve Economos**

Founder  
Direct 949-576-2750  
Mobile 949-466-4882  
steve@economosdewolf.com  
License #01159994

**Geoff DeWolf**

Founder  
Direct 949-576-2751  
Mobile 949-500-6654  
geoff@economosdewolf.com  
License #01319312

**Matt Economos**

Direct 949-546-9550  
Mobile 949-441-8618  
matt@economosdewolf.com  
License #02243077

**David Economos**

Direct 949-514-8405  
Mobile 949-533-9411  
david@economosdewolf.com  
License #02251034

The information contained in this document is proprietary to Economos DeWolf, Inc. and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Economos DeWolf, Inc. and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.



# 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 (±\$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: ±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. 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 ±4.18 stalls per 1,000 square feet.

## Condition

Complete renovation list on the following page.



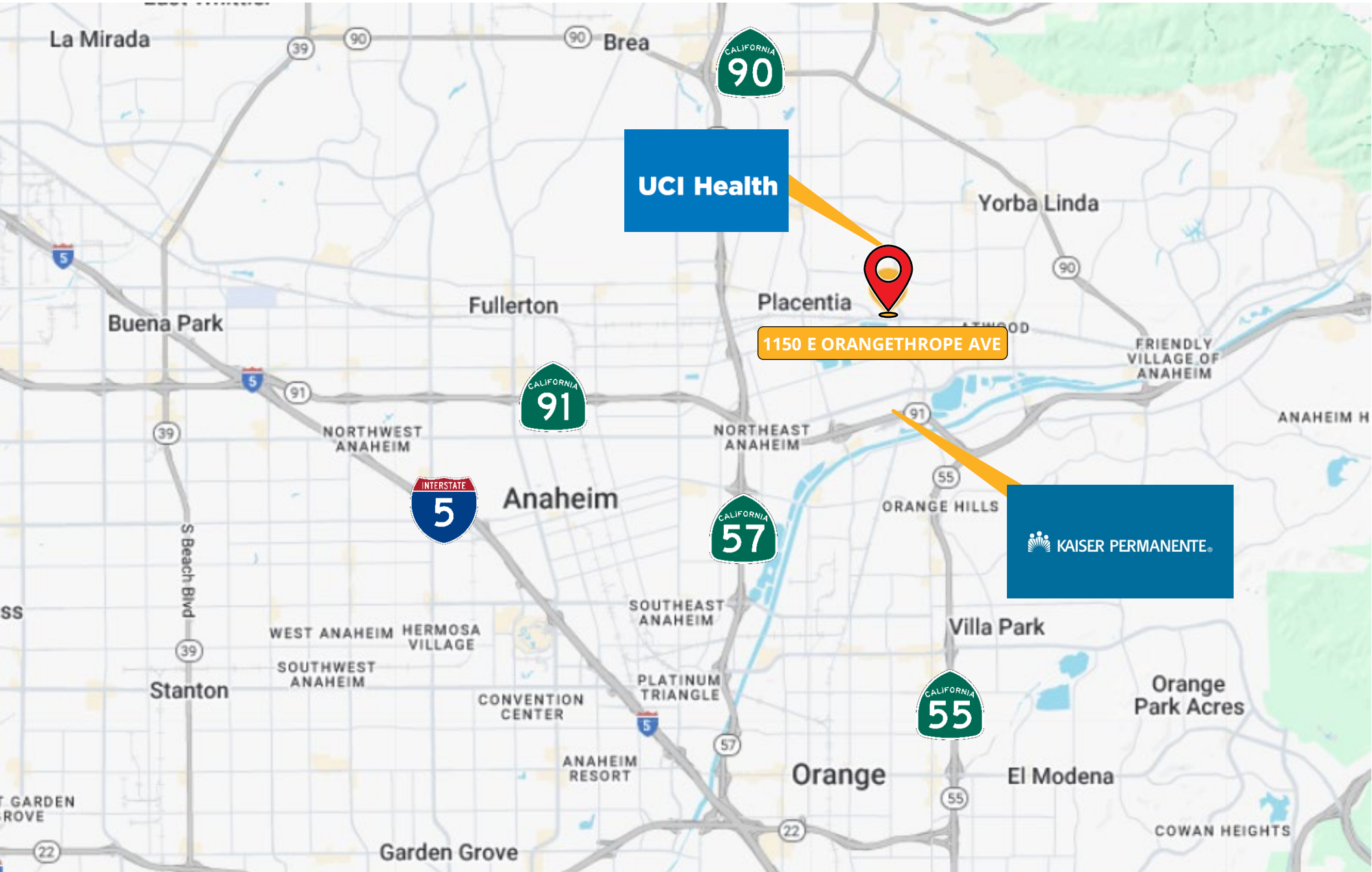
# HIGHLIGHTS

## 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





# 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.”**



ADAMSON & MCGOLDRICK  
INSURANCE SOLUTIONS



# 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)

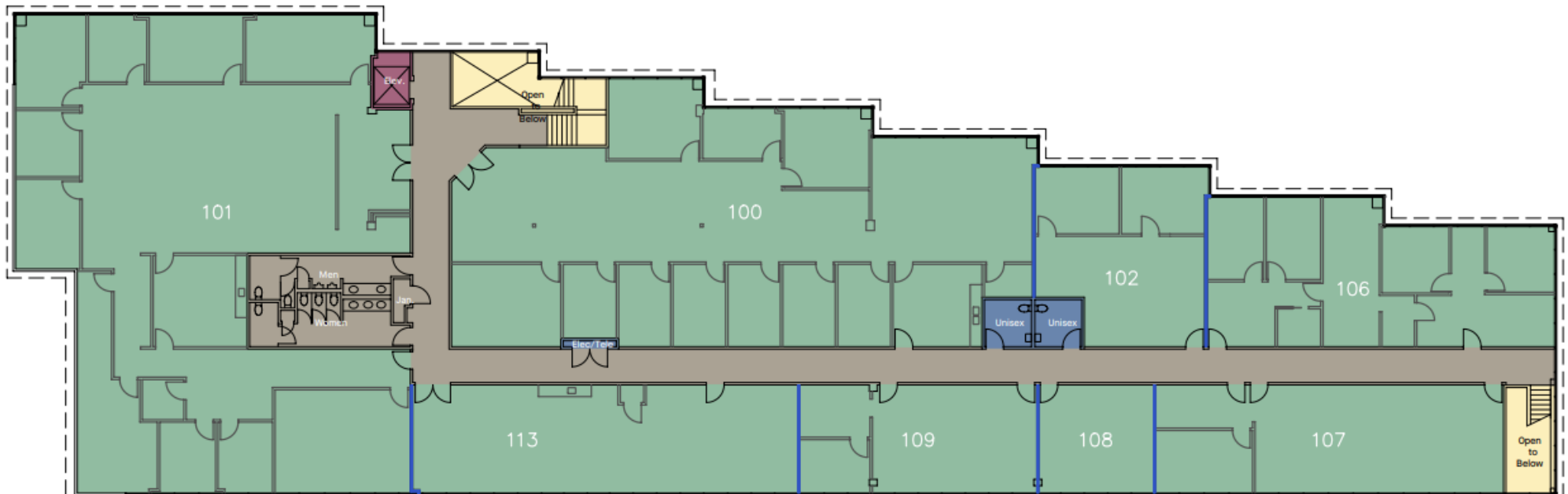
## Suite 107: ±1,334 SF – Medical/Office Suite for Lease

Suite 108: ±445 SF - MTM

Suite 109: ±913, SF – MTM

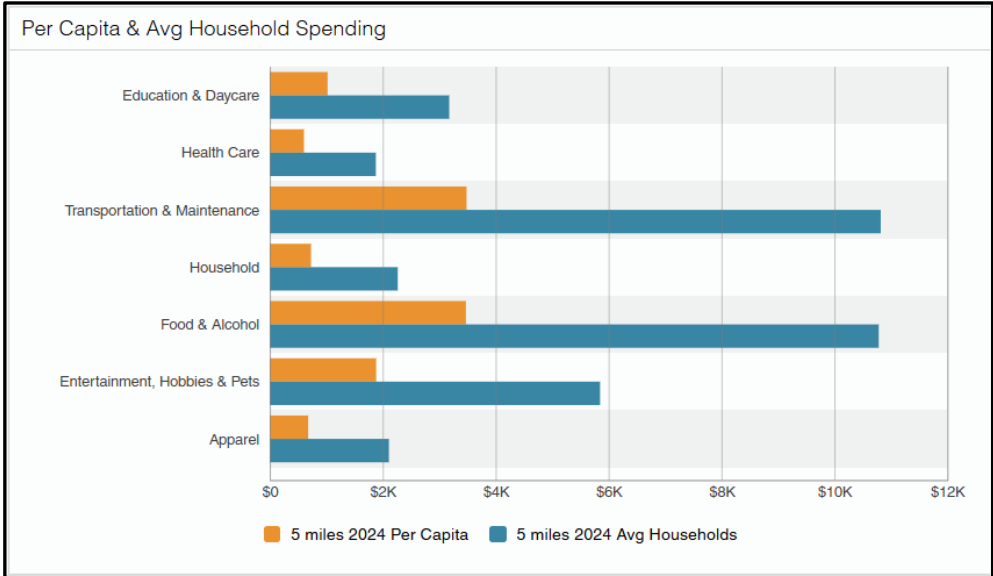
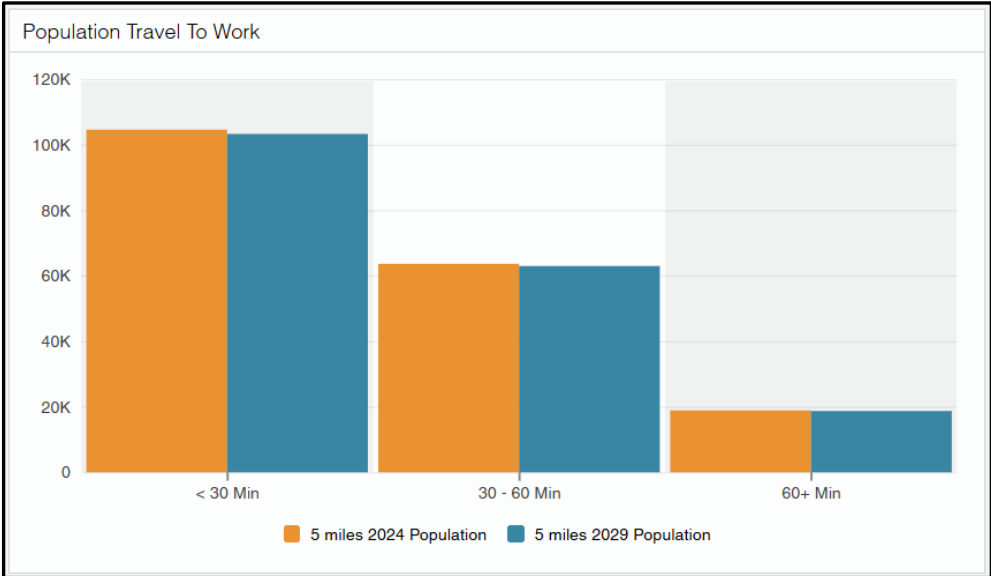
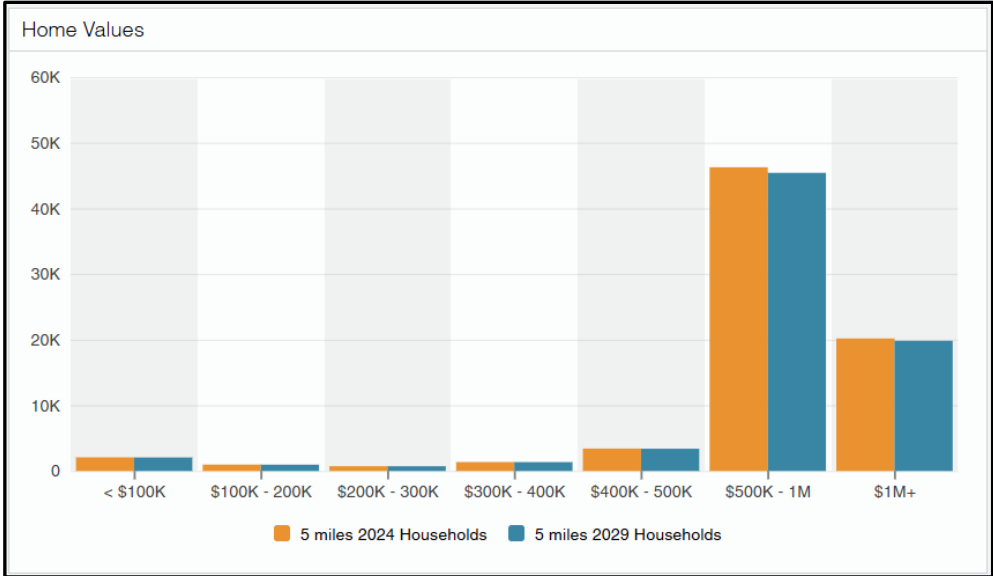
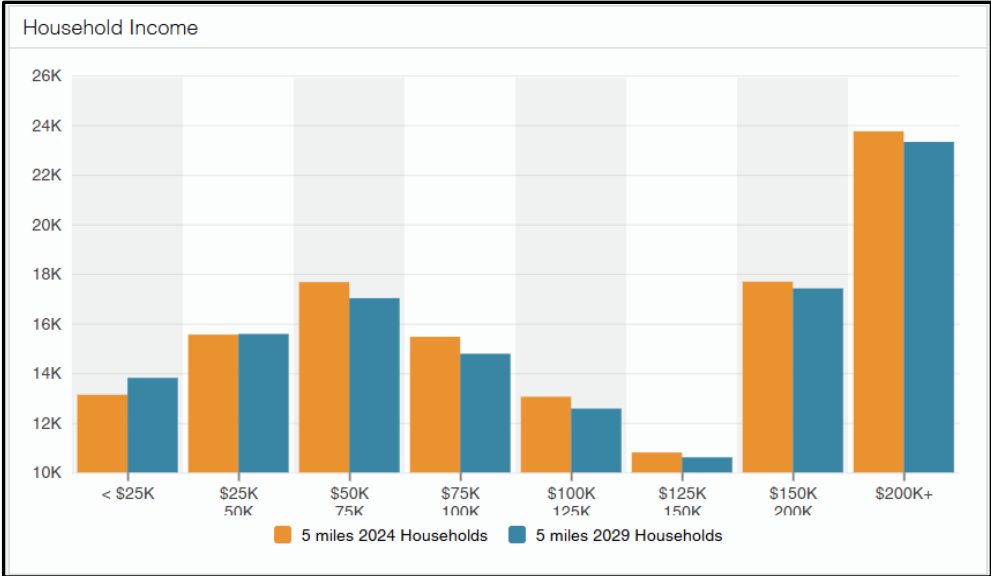
## Suite 113: ±1,479 SF – Medical/Office Suite for Lease

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.





# ECONOMOS DEWOLF

— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —

**Economos DeWolf, Inc.**

4343 Von Karman Ave, Suite 100  
Newport Beach, CA 92660  
[economosdewolf.com](http://economosdewolf.com)

**Steve Economos**

Founder  
Direct 949-576-2750  
Mobile 949-466-4882  
[steve@economosdewolf.com](mailto:steve@economosdewolf.com)  
License #01159994

**Geoff DeWolf**

Founder  
Direct 949-576-2751  
Mobile 949-500-6654  
[geoff@economosdewolf.com](mailto:geoff@economosdewolf.com)  
License #01319312

**Matt Economos**

Direct 949-546-9550  
Mobile 949-441-8618  
[matt@economosdewolf.com](mailto:matt@economosdewolf.com)  
License #02243077

**David Economos**

Direct 949-514-8405  
Mobile 949-533-9411  
[david@economosdewolf.com](mailto:david@economosdewolf.com)  
License #02251034