

# Citrus Building

940 W Chapman Ave, Orange CA 92668

FOR LEASE





# HIGHLIGHTS

- ❖ On-Site Parking
- ❖ Restored Harwood Flooring
- ❖ Zoned Air Conditioning
- ❖ Low CAM Expenses
- ❖ Central to 3 Major Highways

Suite	Tenant	Floor	Square Feet	Lease Type	Notes
101	Vacant	1	1,415	MG	For Lease
201	Vacant	2	2,400	MG	For Lease
202	Vacant	2	1,610	MG	For Lease



## PROPERTY FEATURES

NUMBER OF UNITS	12
BUILDING SF	25,000
LAND SF	22,700
LAND ACRES	.52
YEAR BUILT	1929
YEAR RENOVATED	2006
ZONING TYPE	General Commercial (C-2)
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	28
PARKING RATIO	1.1
SKYLIGHTS	26

## NEIGHBORING PROPERTIES

NORTH	Retail/Quick Service
SOUTH	Residential
EAST	Auto Repair
WEST	NRC Research Institute

## MECHANICAL

HVAC	Zoned
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	120 AMP (Single Phase)
LIGHTING	LED

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Composition
LANDSCAPING	Planters

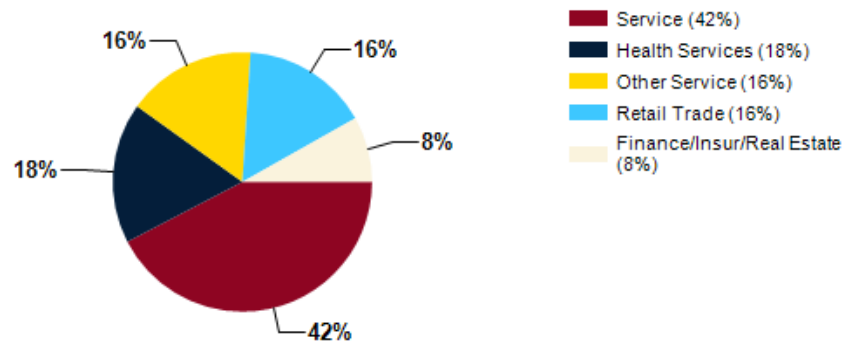
## TENANT INFORMATION

LEASE TYPE	MG
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## Location

- ❖ The property is situated on West Chapman Ave in Orange, California, a bustling city known for its historic Old Towne district, with charming shops, restaurants, and local businesses.
- ❖ Nearby, you'll find the popular Chapman University, a private institution with a picturesque campus that contributes vibrancy to the area.
- ❖ The property is conveniently located near major highways, including the 55 and 57 freeways, providing easy access to surrounding cities like Anaheim and Santa Ana.
- ❖ The neighborhood also boasts a diverse mix of businesses, from small local boutiques to larger retail chains, creating a dynamic commercial environment.

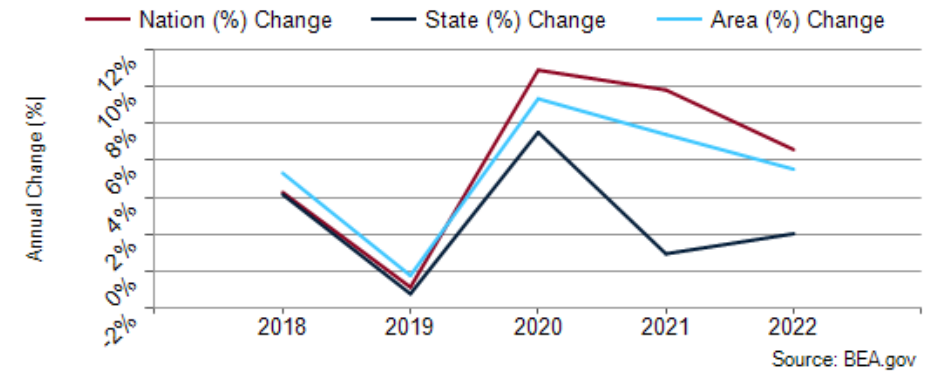
## Major Industries by Employee Count



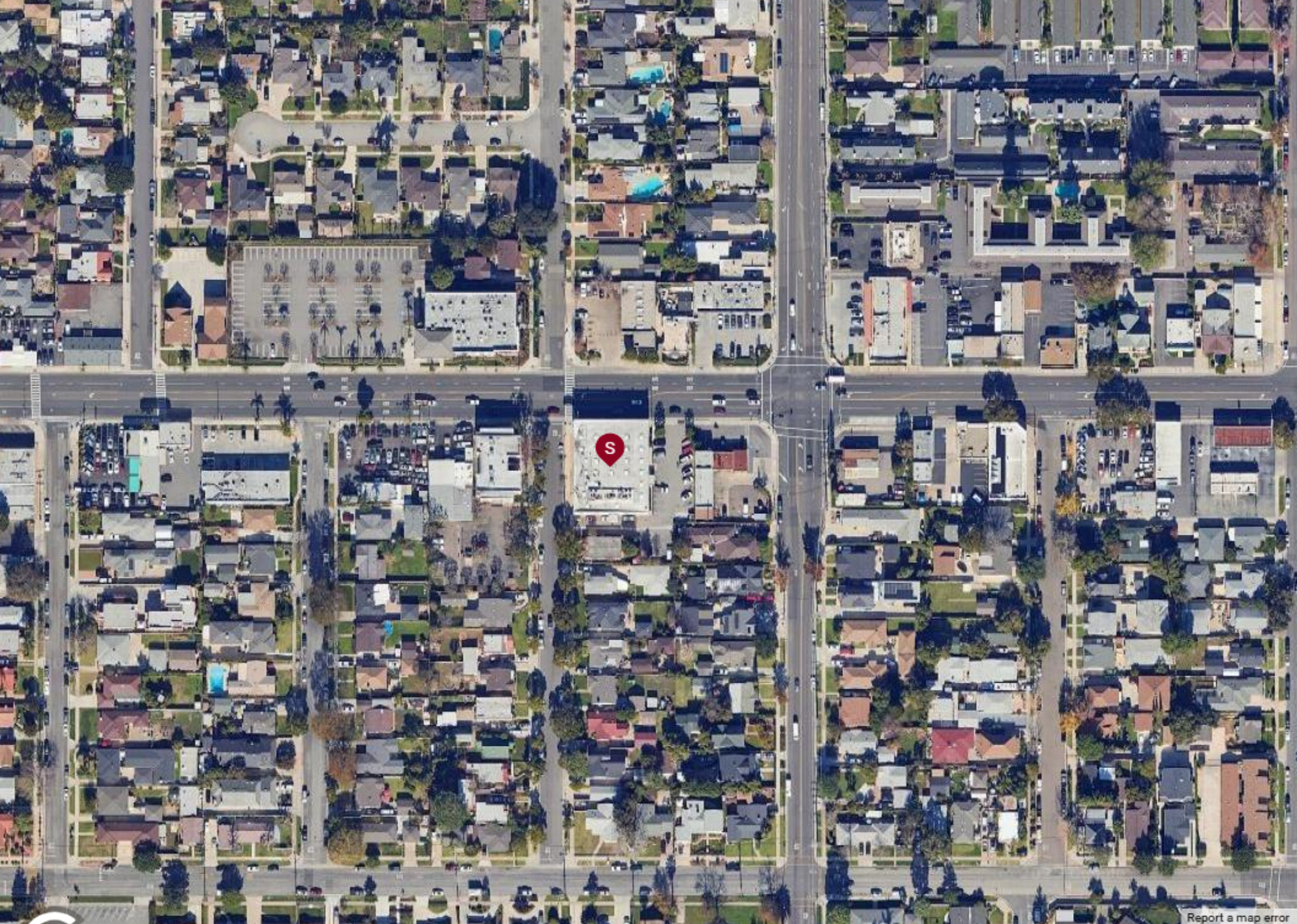
## Largest Employers

Disneyland Resort	36,000
County of Orange	19,179
University of California, Irvine	18,373
Kaiser Foundation Hospital	4,500
University of California, Irvine Medical Center	4,995
Children's Hospital of Orange County	3,938
Sisters of St. Joseph Hospital	3,500
Blizzard Entertainment	4,022

## Orange County GDP Trend







[Report a map error](#)



## University of California, Irvine Medical Center

Approx. 4,995 Employees  
Approx. 1 mile

## Children's Hospital of Orange County

Approx. 3,938 Employees  
Approx. 1 mile

## Sisters of St. Joseph Hospital

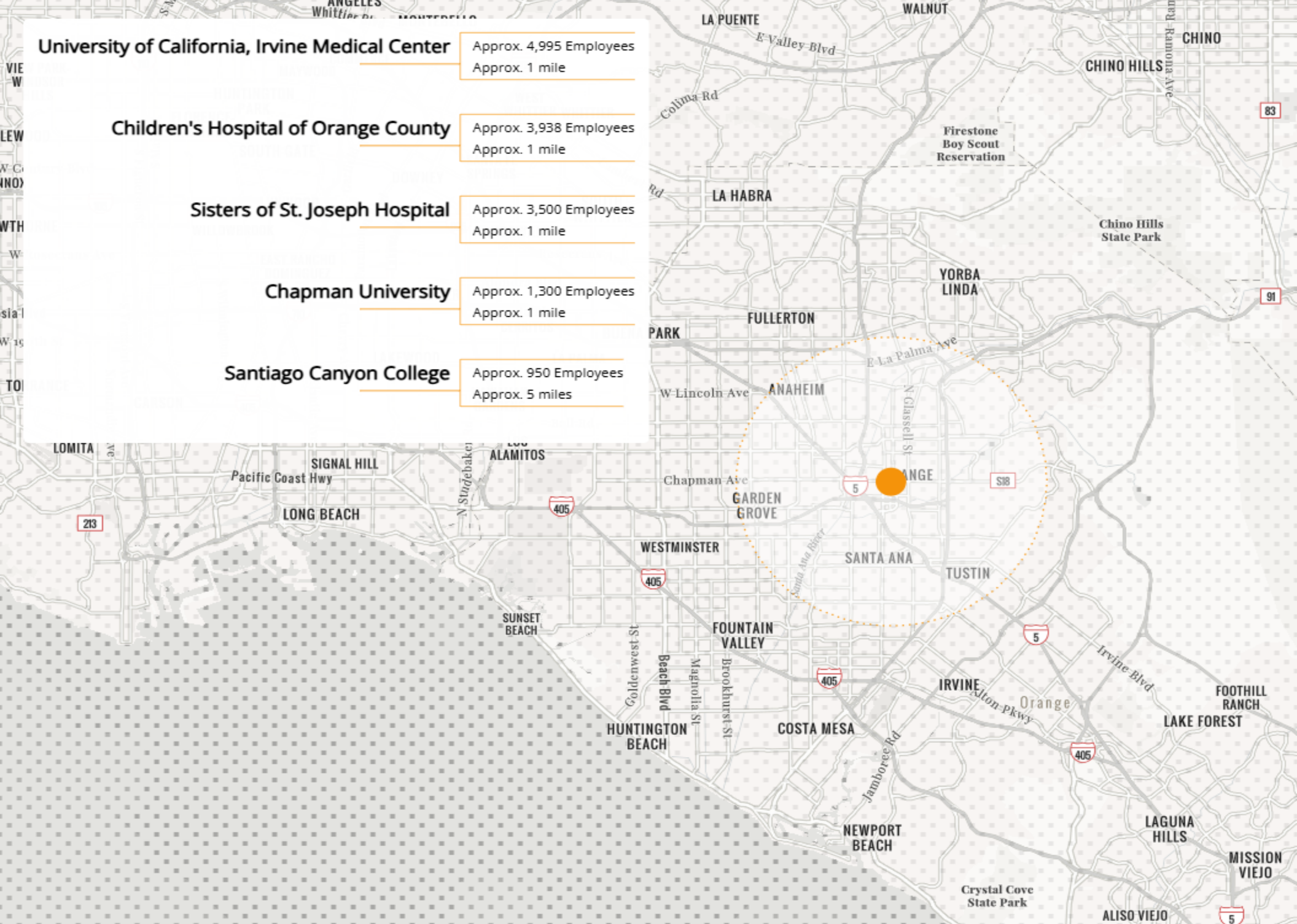
Approx. 3,500 Employees  
Approx. 1 mile

## Chapman University

Approx. 1,300 Employees  
Approx. 1 mile

## Santiago Canyon College

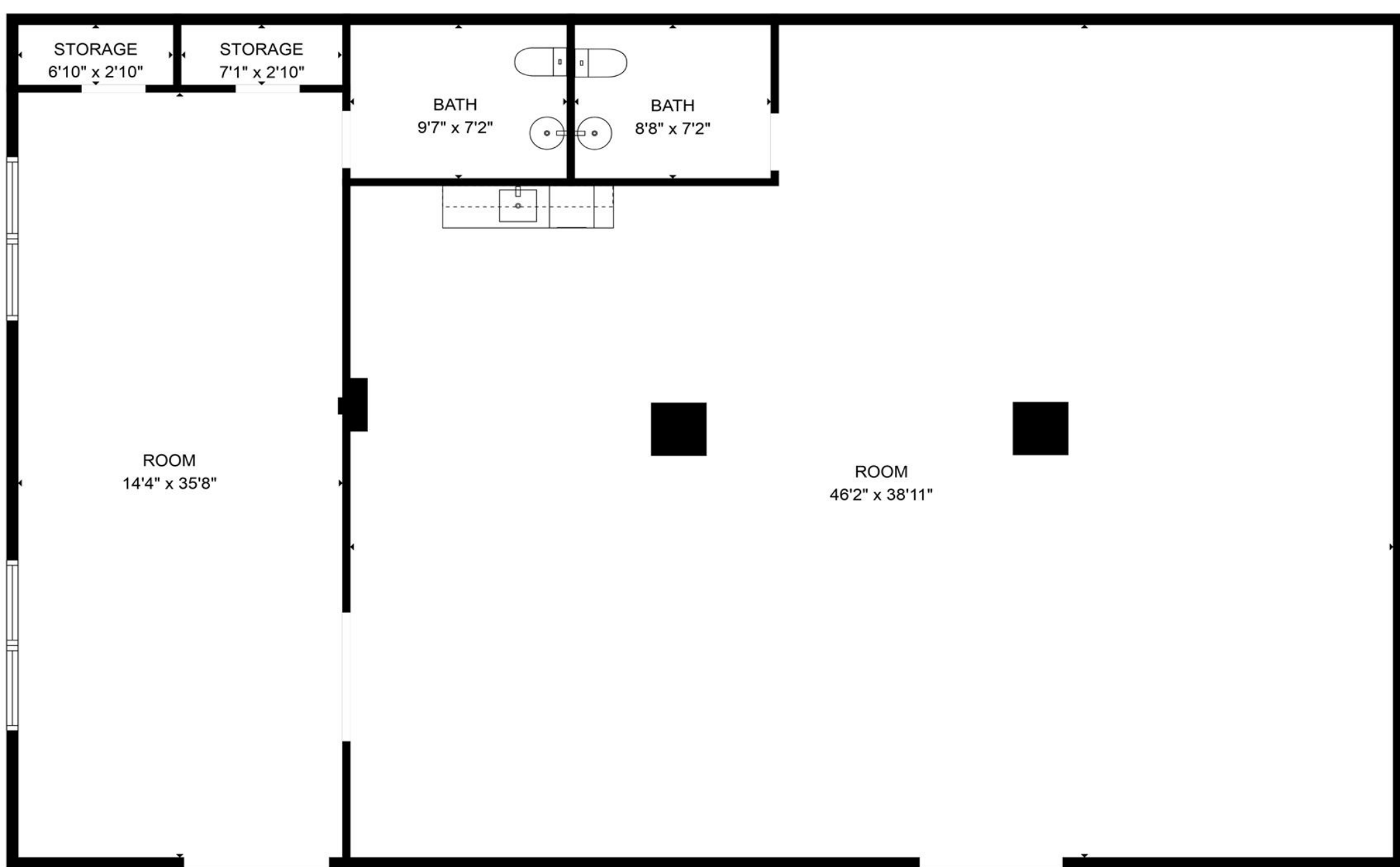
Approx. 950 Employees  
Approx. 5 miles











**TOTAL: 2324 sq. ft**

**FLOOR 1: 2324 sq. ft**

**EXCLUDED AREAS: STORAGE: 40 sq. ft**

MEASUREMENTS ARE INDICATED BY DOUBLE LINES. LIGHT DIMENSIONS ARE NOT RELIABLE. DO NOT BE GUARANTEED.

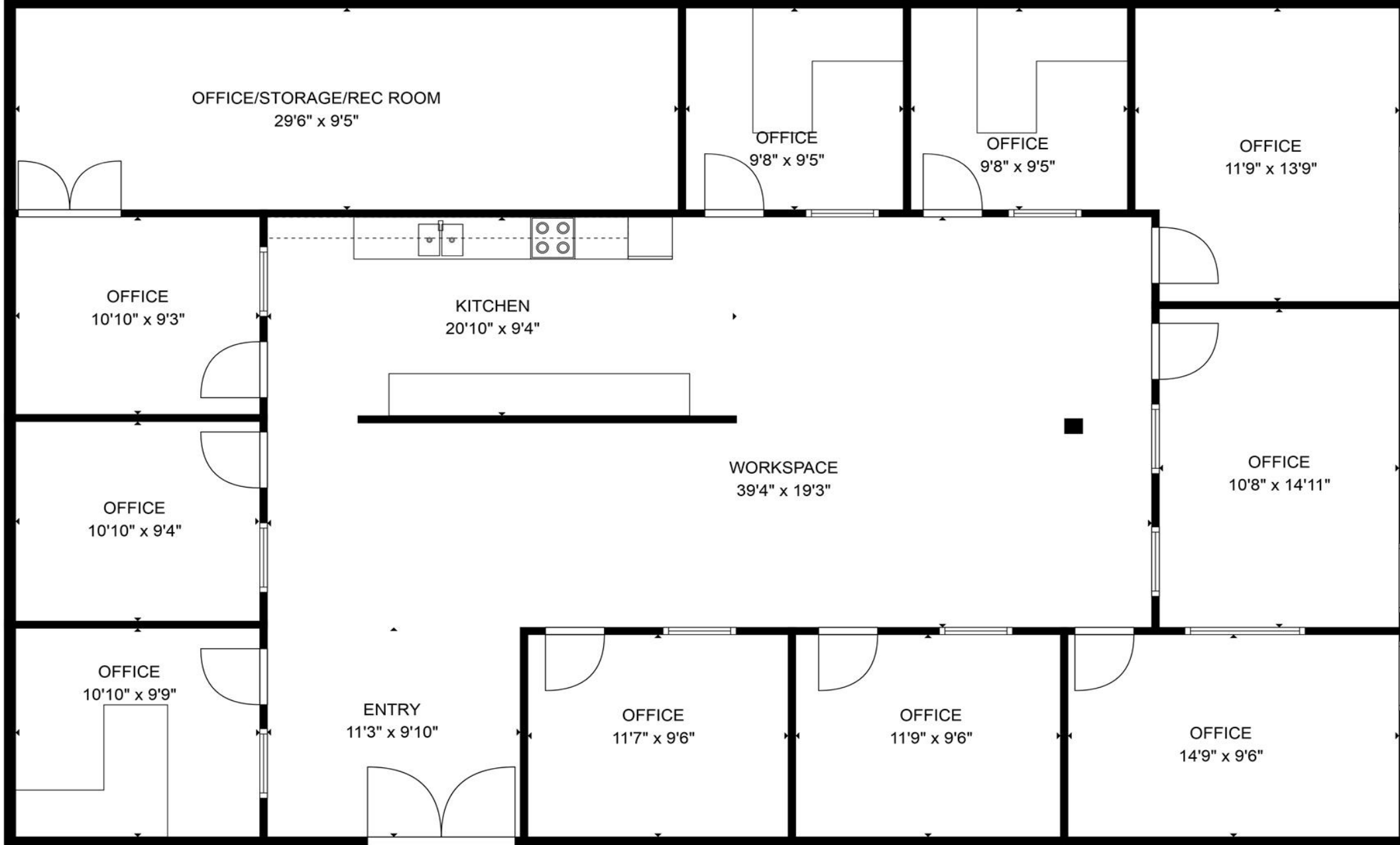
## Example Floor Plan #1 Suite 200/202





Example Floor Plan #2 Render Suite 205





**TOTAL: 2389 sq. ft**

FLOOR 1: 2389 sq. ft

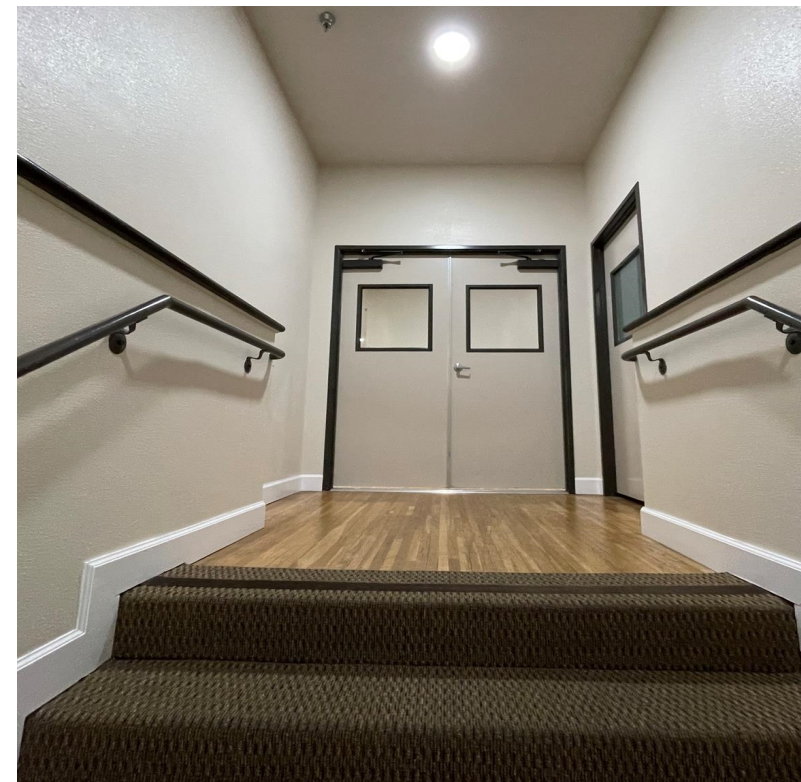
## Example Floor Plan #3 Suite 203

FLOOR PLAN ASSUMES 10'0" CLOSING CASAS A.M. MEASUREMENTS. HEIGHTS, LEVELS, BUT NOT GUARANTEED.





Suite 200/202 Interior







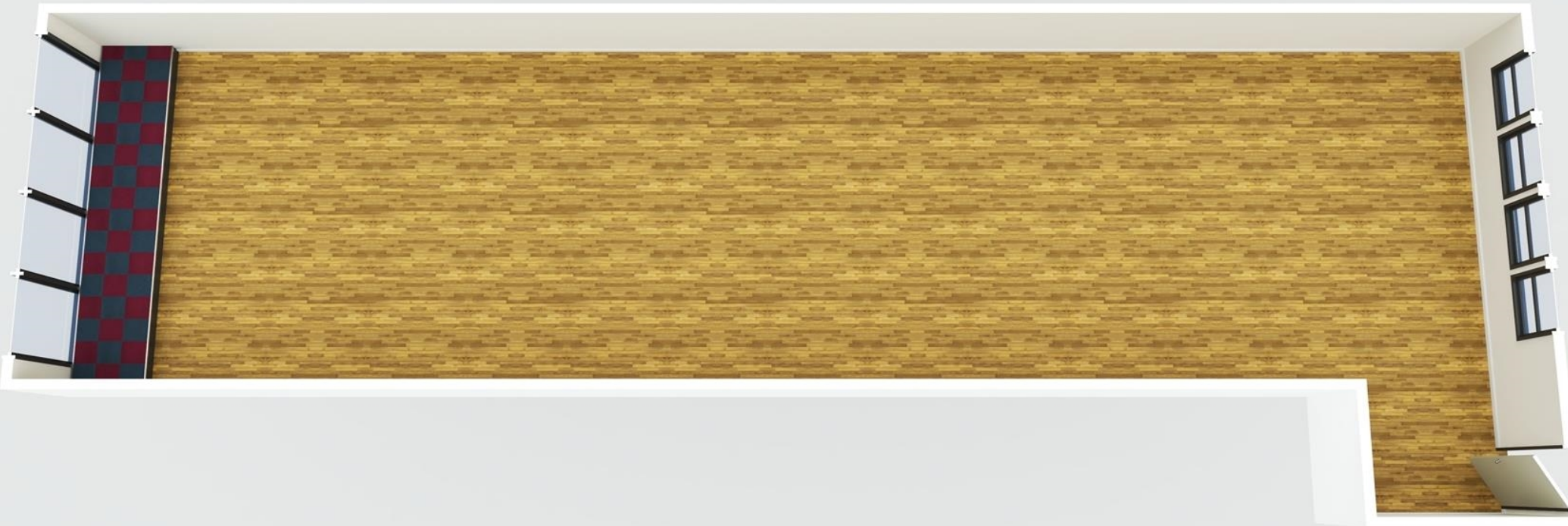
**TOTAL: 1399 sq. ft, 130 m2**

1st floor: 1399 sq. ft, 130 m2

EXCLUDED AREAS: WALLS: 98 sq. ft, 9 m2

## Example Floor Plan Suite 101



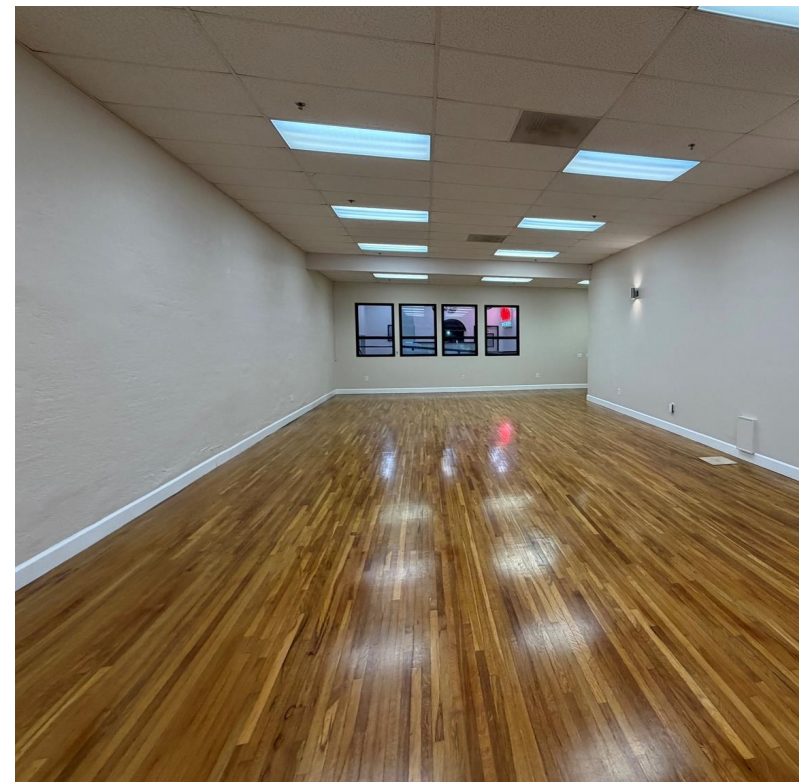


Example Floor Plan #3 Suite 101



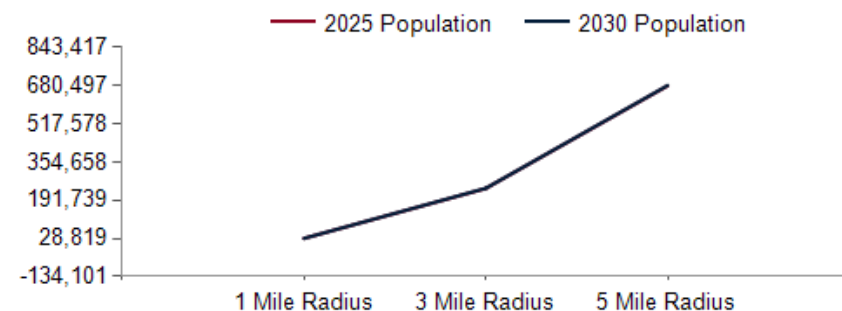


Suite 101 Interior

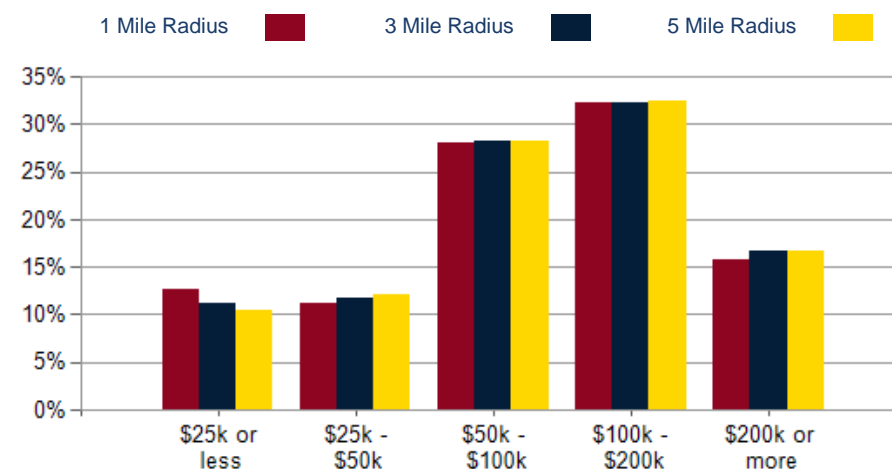


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,959	228,080	690,859
2010 Population	25,484	231,843	686,900
2025 Population	28,819	241,558	679,082
2030 Population	28,853	242,423	680,497
2025 African American	679	4,763	10,711
2025 American Indian	488	5,158	16,089
2025 Asian	3,624	30,415	101,786
2025 Hispanic	13,441	143,081	426,938
2025 Other Race	6,962	80,470	245,948
2025 White	12,064	76,415	180,692
2025 Multiracial	4,875	43,486	121,658
2025-2030: Population: Growth Rate	0.10%	0.35%	0.20%

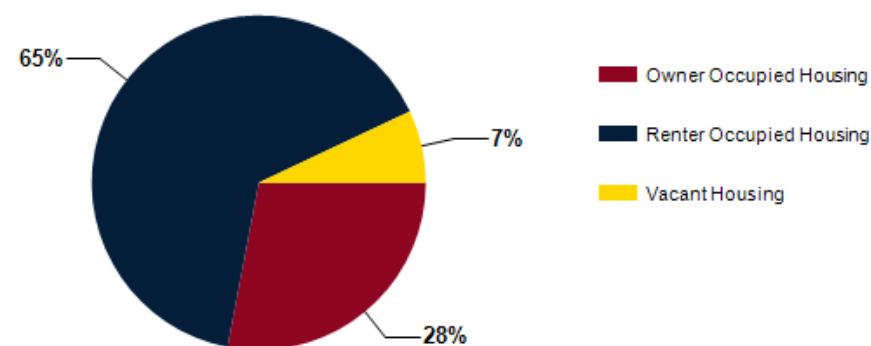
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	931	5,005	11,581
\$15,000-\$24,999	353	3,401	9,170
\$25,000-\$34,999	411	3,095	8,268
\$35,000-\$49,999	714	5,699	15,538
\$50,000-\$74,999	1,621	11,033	29,417
\$75,000-\$99,999	1,235	10,221	26,294
\$100,000-\$149,999	2,059	15,234	39,165
\$150,000-\$199,999	1,220	9,180	24,801
\$200,000 or greater	1,604	12,610	33,067
Median HH Income	\$95,246	\$97,770	\$98,036
Average HH Income	\$124,477	\$125,983	\$127,490



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius



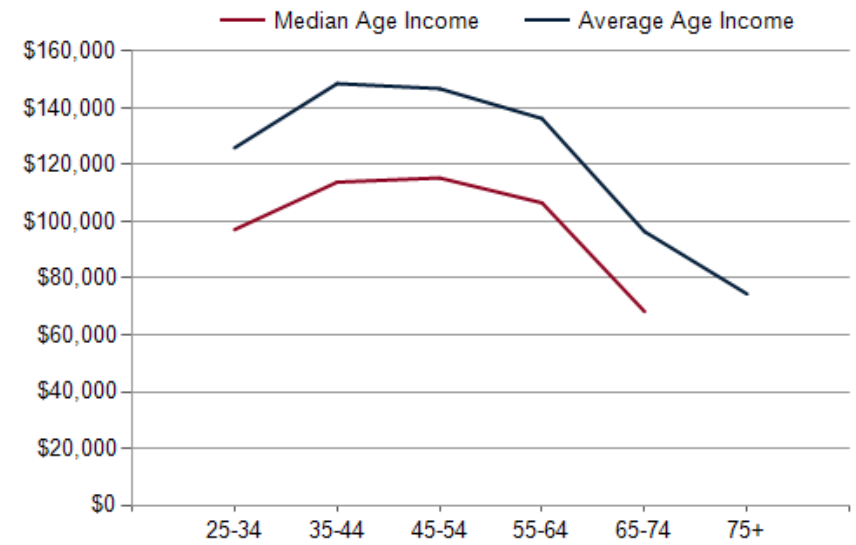
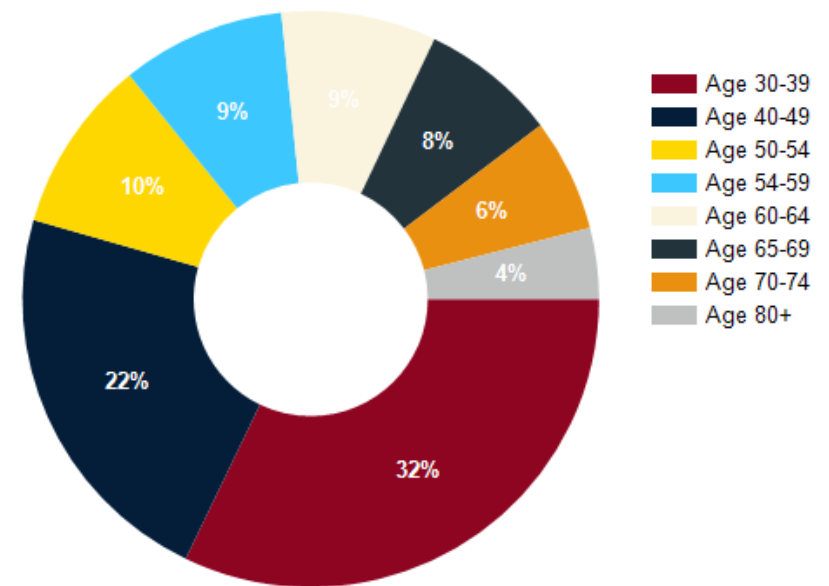
Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,526	21,667	57,534
2025 Population Age 35-39	2,387	18,902	49,108
2025 Population Age 40-44	1,879	16,967	46,260
2025 Population Age 45-49	1,529	14,552	41,435
2025 Population Age 50-54	1,489	14,530	42,430
2025 Population Age 55-59	1,405	13,378	40,120
2025 Population Age 60-64	1,329	12,137	36,350
2025 Population Age 65-69	1,165	10,161	30,510
2025 Population Age 70-74	967	7,753	22,992
2025 Population Age 75-79	610	5,628	16,488
2025 Population Age 80-84	401	3,678	10,621
2025 Population Age 85+	542	3,843	10,059
2025 Population Age 18+	23,983	192,940	534,078
2025 Median Age	34	35	36
2030 Median Age	35	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,107	\$98,914	\$97,625
Average Household Income 25-34	\$125,893	\$120,692	\$119,492
Median Household Income 35-44	\$113,824	\$111,141	\$110,670
Average Household Income 35-44	\$148,542	\$143,566	\$142,583
Median Household Income 45-54	\$115,313	\$113,696	\$113,388
Average Household Income 45-54	\$146,779	\$146,113	\$146,755
Median Household Income 55-64	\$106,527	\$110,746	\$108,543
Average Household Income 55-64	\$136,235	\$141,512	\$141,728
Median Household Income 65-74	\$68,238	\$84,525	\$85,319
Average Household Income 65-74	\$96,412	\$111,689	\$115,055
Average Household Income 75+	\$74,436	\$79,443	\$85,420

Population By Age



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