

FOR LEASE // ±3,100 SQUARE FOOT RETAIL BUILDING // PRIME OLD TOWNE ORANGE LOCATION



PRIME OLD TOWNE ORANGE RETAIL BUILDING

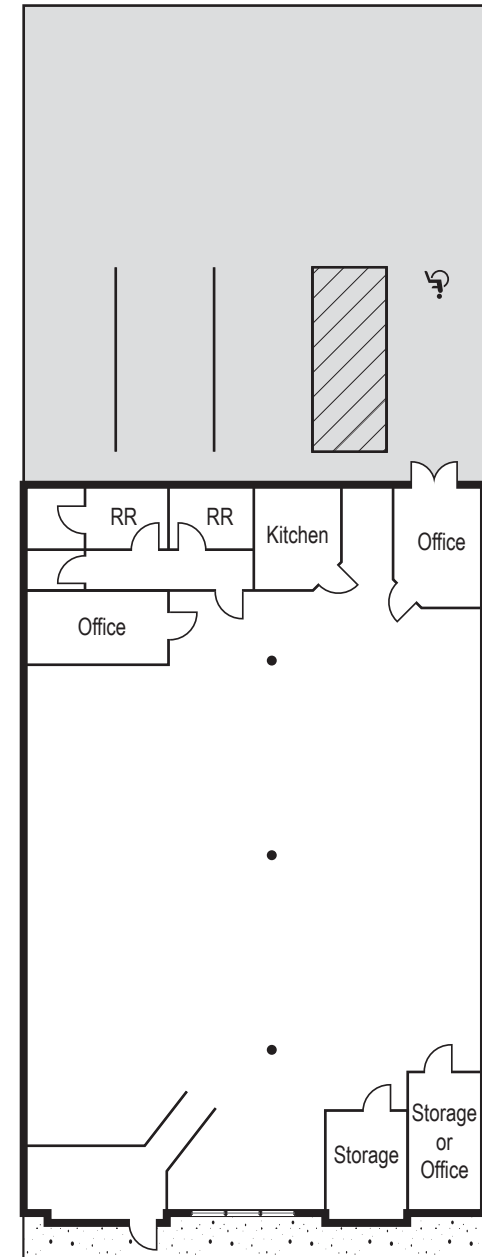
216 E. Chapman Ave., Orange, CA

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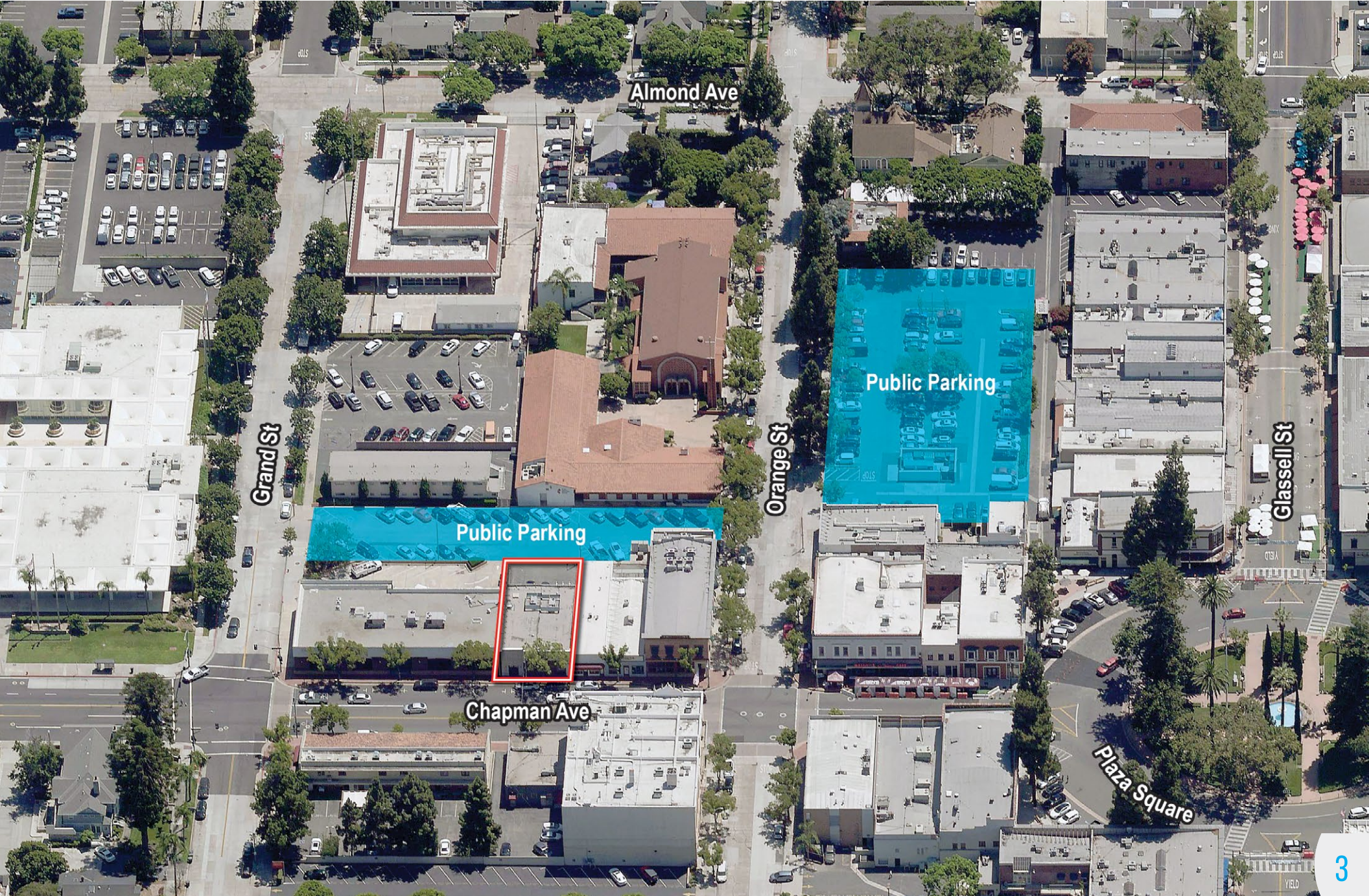
PROPERTY DESCRIPTION

- **PROPERTY ADDRESS:** 216 E. Chapman Ave., Orange CA
- **BUILDING AREA:** ± 3,100 Square Feet
- **LAND AREA:** ± 5,227 Square Feet (0.12 Acres)
- **ASSESSOR PARCEL NUMBER:** 390-382-04
- **FLEXIBLE ZONING:** Zoning allows for retail and office uses (tenant must verify zoning)
- **PARKING:** Exclusive 4 parking stalls and ±130 public parking stalls located nearby

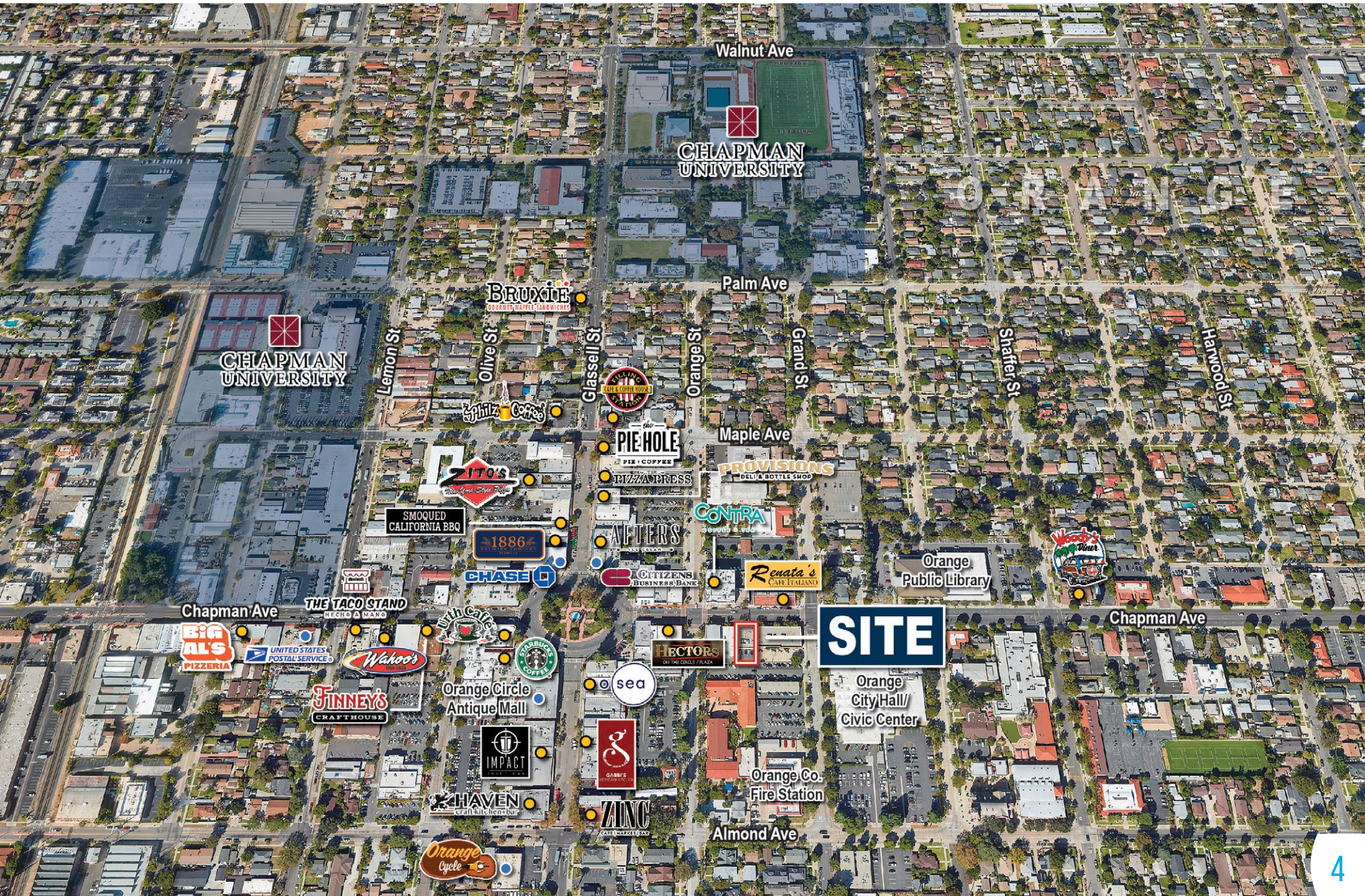


CHAPMAN AVE

PROPERTY AERIAL VIEW



AMENITIES MAP



AREA OVERVIEW

Premier Retail Opportunity at 216 E Chapman Ave, Orange, CA. A Blend of Historic Charm and Modern Accessibility.

Historic Elegance Meets Contemporary Appeal:

- Located in the heart of Old Towne Orange, this exceptional retail building presents a rare opportunity for a wide array of retail establishments.
- Spanning approximately 3,100 square feet, this 1910 original brick and wood construction harmoniously blends historic allure with modern functionality.
- Prominent facade facing Chapman Avenue offers an unmatched aesthetic, making it a standout landmark in the area.

Strategic Location for Maximum Visibility:

- Strategically positioned walking distance to the Old Towne Orange Circle and Chapman University, home to over 10,000 students, this property ensures a steady flow to potential clientele. Its proximity to the university also offers opportunities for various partnerships and events, catering to a vibrant academic community.

Exclusive Parking and Accessibility:

- Rare for the area, this property enjoys four private parking stalls, ensuring direct access for visitors. Additionally, it is directly surrounded by multiple public parking options, alleviating any parking concerns for guests. This accessibility is a significant advantage in high-traffic areas.

An Epicenter of Gastronomy in Southern California:

- Old Towne Orange stands as a community undergoing a remarkable transformation, emerging as a culinary hotspot that blends tradition with contemporary flavors. Establishments like Gabbi's Mexican Kitchen, Citrus City Grille, The Filling Station Cafe, or Francoli Gourmet have long set the standard for exquisite dining. The vibrant food scene has welcomed over the years innovative concepts such as Urth Caffe, The Taco Stand, Play Coffee, and Snooze, blending an unparalleled gastronomic landscape.

Invest in Legacy and Prosperity:

- 216 E Chapman Ave is more than just a property, it's an opportunity to own a piece of history while capitalizing on its future potential in one of Southern California's most desirable locations.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
CENSUS 2023 SUMMARY			
Population	27,976	217,641	640,191
Households	9,554	68,837	183,374
Families	5,490	48,138	140,952
Average Household Size	2.60	3.03	3.41
Owner Occupied Housing Units	3,809	31,175	91,445
Renter Occupied Housing Units	5,745	37,662	91,929
Median Age	33.6	34.2	33.5
Median Household Income	\$86,638	\$90,105	\$90,185
Average Household Income	\$117,974	\$124,088	\$126,750
2028 SUMMARY			
Population	28,405	219,848	645,700
Households	9,832	70,298	186,603
Families	5,612	49,052	143,347
Average Household Size	2.57	3.00	3.38
Owner Occupied Housing Units	3,918	31,993	93,628
Renter Occupied Housing Units	5,915	38,305	92,975
Median Age	35.1	35.5	35.1
Median Household Income	\$101,518	\$103,692	\$103,081
Average Household Income	\$139,790	\$142,666	\$144,542
TRENDS: 2023-2028 ANNUAL RATE			
	Area	State	National
Population	0.30%	0.13%	0.30%
Households	0.58%	0.25%	0.49%
Families	0.44%	0.24%	0.44%
Owner Households	0.57%	0.40%	0.66%
Median Household Income	3.22%	2.95%	2.57%
2023 HOUSEHOLDS BY INCOME			
Median Household Income	\$86,638	\$90,105	\$90,185
Average Household Income	\$117,974	\$124,088	\$126,750
Per Capita Income	\$40,653	\$39,354	\$36,334
2028 HOUSEHOLDS BY INCOME			
Median Household Income	\$101,518	\$103,692	\$103,081
Average Household Income	\$139,790	\$142,666	\$144,542
Per Capita Income	\$48,895	\$45,707	\$41,788

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecast for 2023 and 2028.

City of Orange Demographics



139,911

Estimated Population



\$96,605

Average Household Income



8,481

Number of Businesses



94,749

Number of Employees



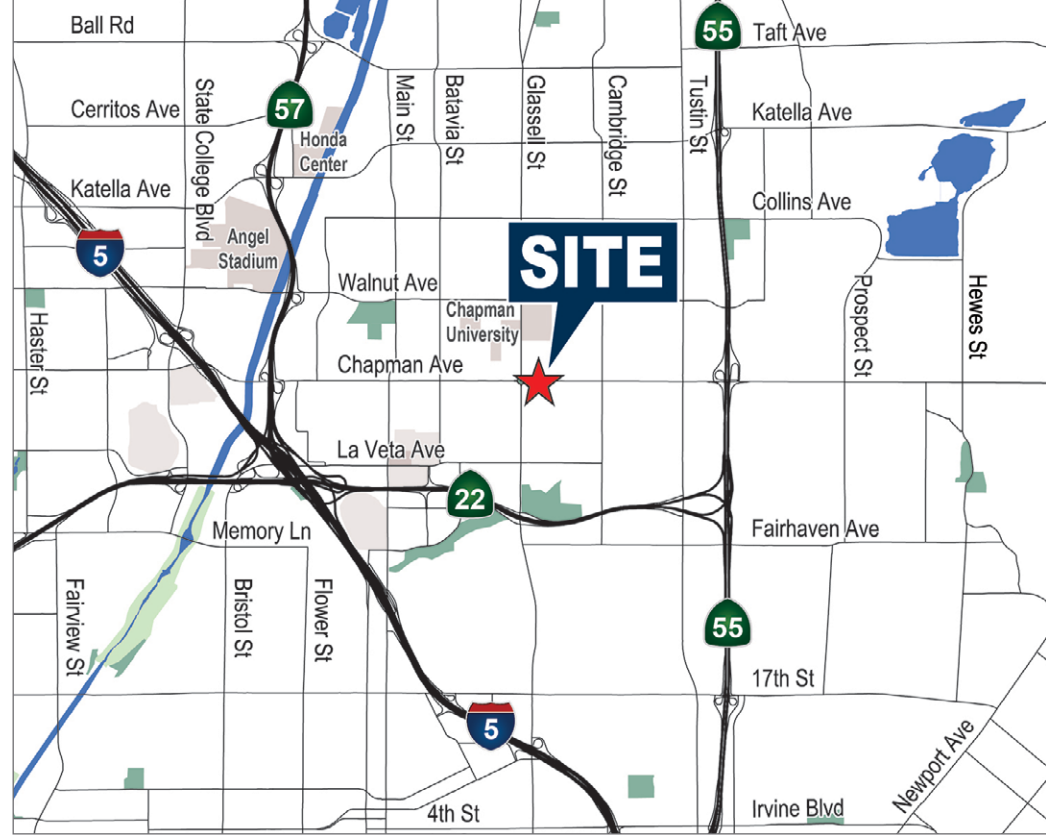
22,000

Cars per Day





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For More Information, please contact:

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