

121 N Lemon St

ORANGE / CALIFORNIA



2nd Generation Restaurant

For Lease

Conceptual Rendering and the Remodel Design is Subject to Change

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The Neighborhood.



CHAPMAN CRAFTED

BLUESTONE LANE



ZINC CAFE

SNOOZE



ORANGE / CALIFORNIA

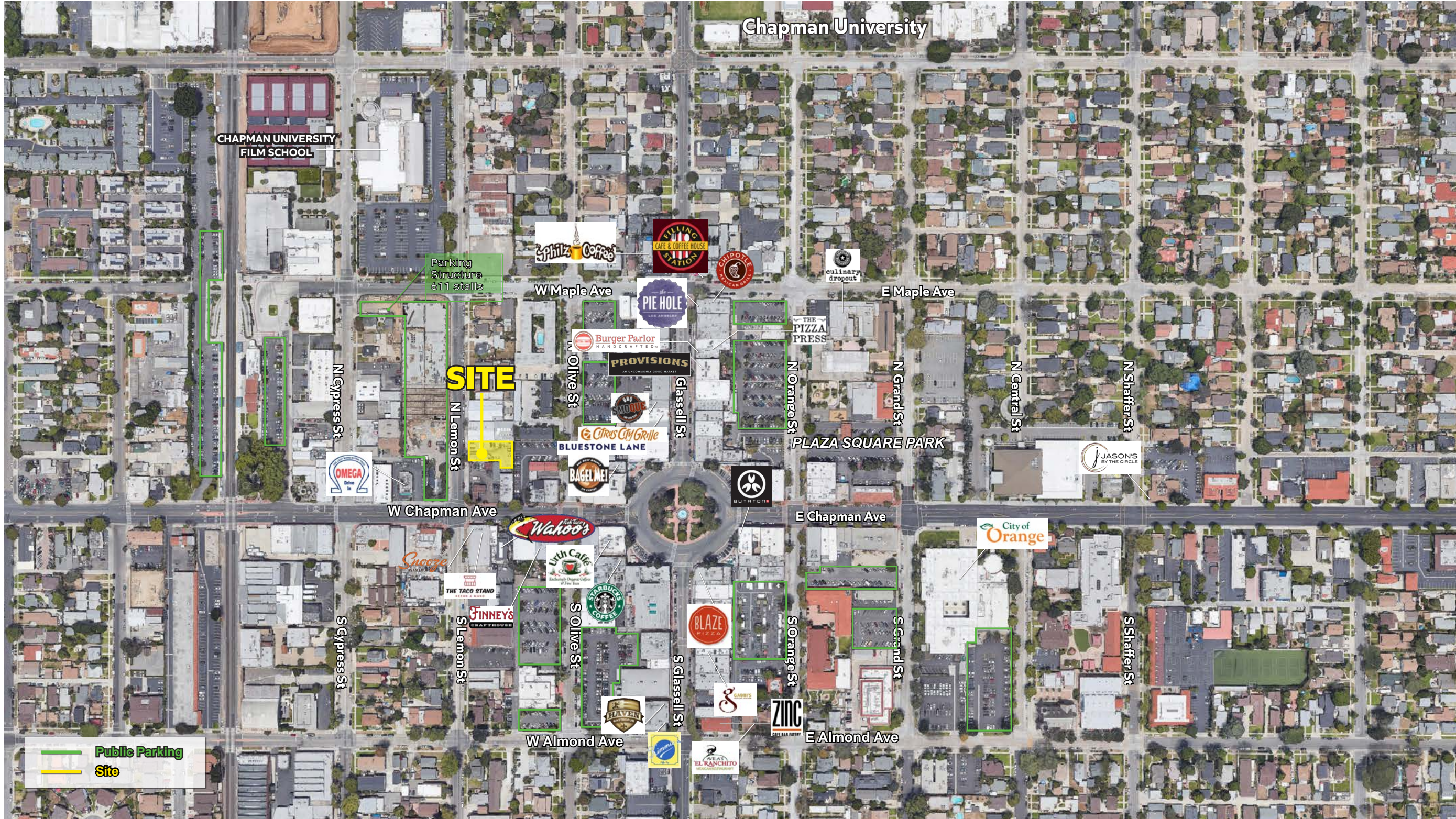


URTH CAFE

BOSSCAT KITCHEN



Aerial Map



About 121 N Lemon St.



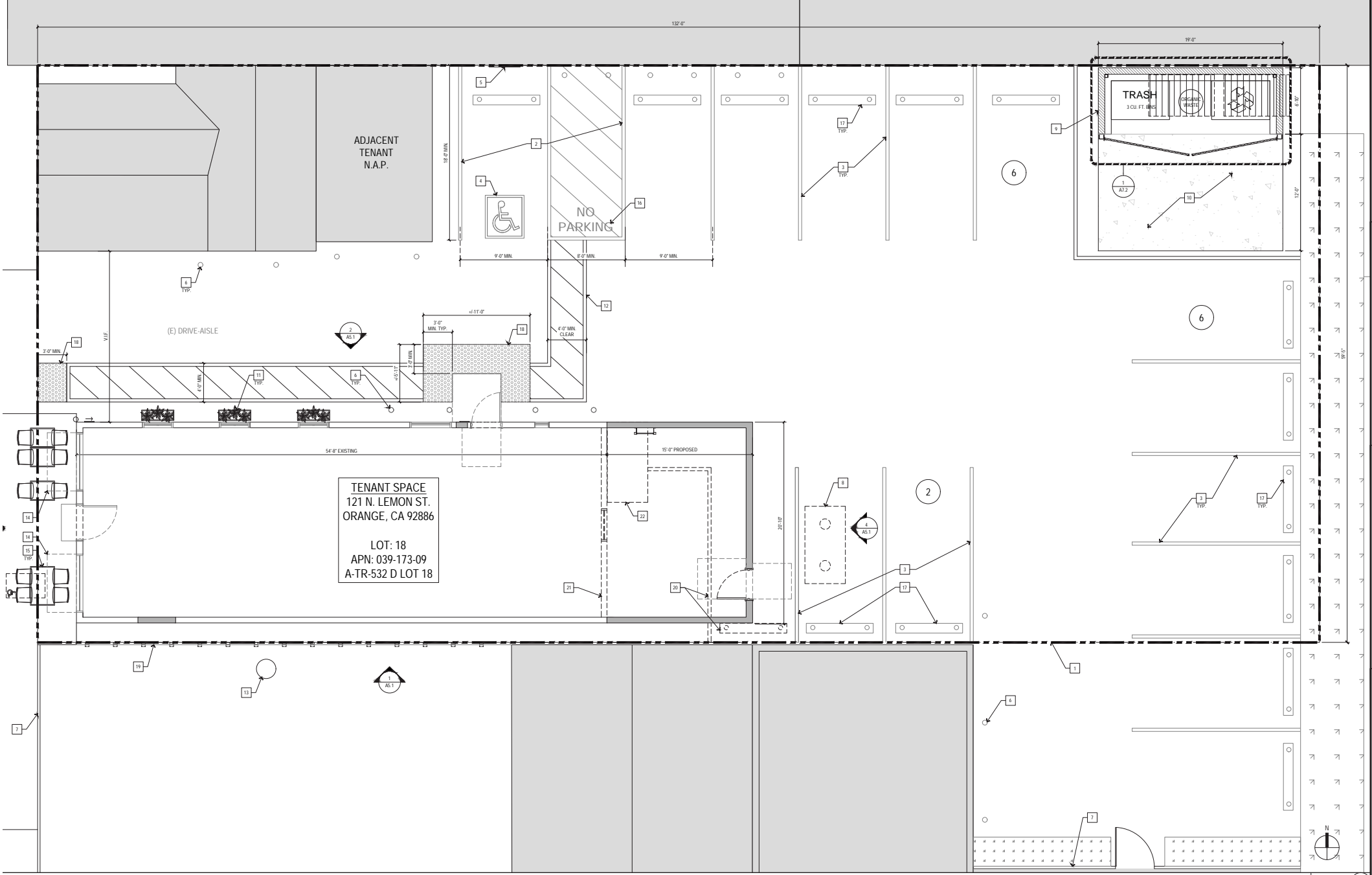
PROPERTY HIGHLIGHTS

AVAILABLE:

- 1,439 SF Restaurant Available (proposed landlord expansion)
- Across the street from parking structure
- Join one of the hottest retail and restaurant markets in Orange County
- Walking distance to Urth Caffe, Philz Coffee, Snooze, Citrus City Grille, The Taco Stand, and more
- Conveniently located within walking distance of the Orange Circle, Chapman University, and the Metrolink. One metrolink stop away from Angel Stadium and the Honda Center
- Located near the main thoroughfare to the rapidly growing Chapman University with 10,001 students enrolled and home to the Dodge College of Film and Media Arts

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Site Plan.



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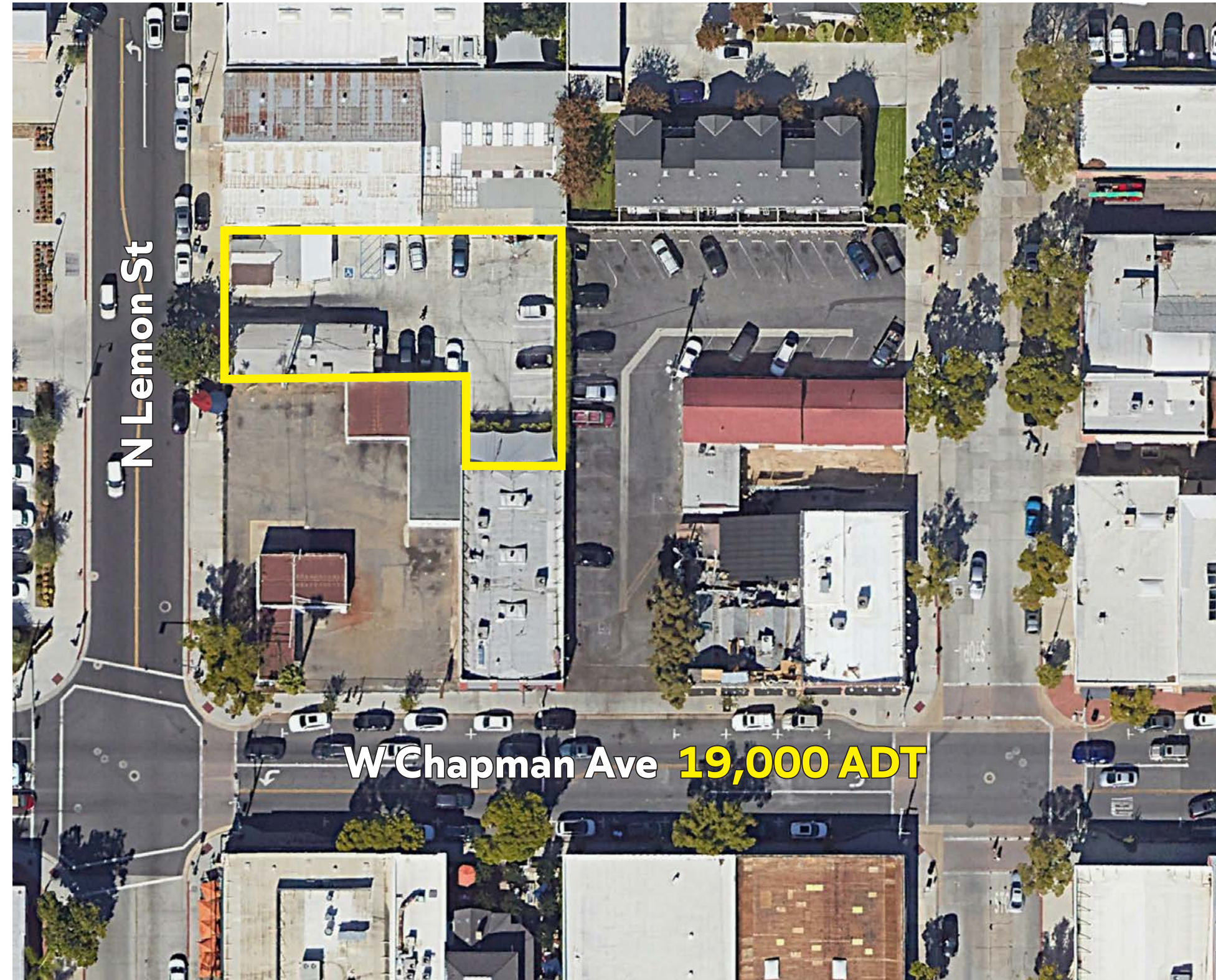


The Location.

ORANGE / CALIFORNIA

Old Towne Orange offers arterial freeway access and a central location. That makes it accessible to residents from across the metro, which helps drive demand. It's a community in transformation with an emerging creative office market. A hotbed for food the local area is highly amenitized with long loved favorites such as Gabbi's Mexican Kitchen, Citrus City Grille, Haven Gastropub, and Francoli Gourmet. The food scene continues to transform with new concepts such as Urth Caffe, Pie Hole, Blaze Pizza, and Aussie Coffee taking hold. Home to many businesses from the Oldest Operating Bank to the oldest operating soda fountain. Old Towne Orange is comprised of 1,300 residential homes and Chapman University with 10,001 students enrolled. You cannot recreate history; you can only choose to be a part of it. 191 N Orange Street is a unique opportunity to be a part of this growing dynamic community.

Located across the street from parking structure



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Restaurant**

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