

# 121 N Lemon St

O R A N G E / C A L I F O R N I A



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RI



# The Neighborhood.



BLUESTONE LANE

CHAPMAN CRAFTED



ZINC CAFE

SNOOZE



ORANGE / CALIFORNIA



URTH CAFE

BOSSCAT KITCHEN





Chapman University

CHAPMAN UNIVERSITY FILM SCHOOL

Parking Structure 611 stalls

W Maple Ave

E Maple Ave

N Cypress St

N Orange St

N Grand St

N Central St

N Shaffer St

W Chapman Ave

E Chapman Ave

W Almond Ave

E Almond Ave

S Cypress St

S Orange St

S Grand St

S Shaffer St

S Glassell St

S Olive St

PLAZA SQUARE PARK

City of Orange

Public Parking Site

Philz Coffee

KILLING NATION CAFE & COFFEE HOUSE

CHIPOTLE

culinary dropout

PIE HOLE

Burger Parlor HANDCRAFTED

PROVISIONS AN UNCOMMONLY GOOD MARKET

SHAKE

CIRO'S CITY GRILLE

BLUESTONE LANE

BAGEL ME!

Wahoo's

Lih Cafe

STARBUCKS COFFEE

FINNEY'S CRAFTHOUSE

HAVEN

BLAZE PIZZA

ZINC

THE TACO STAND

THE PIZZA PRESS

JASON'S BY THE CIRCLE

OMEGA Drive In

THE RANCHITO MEXICAN RESTAURANT



# About 121 N Lemon St.



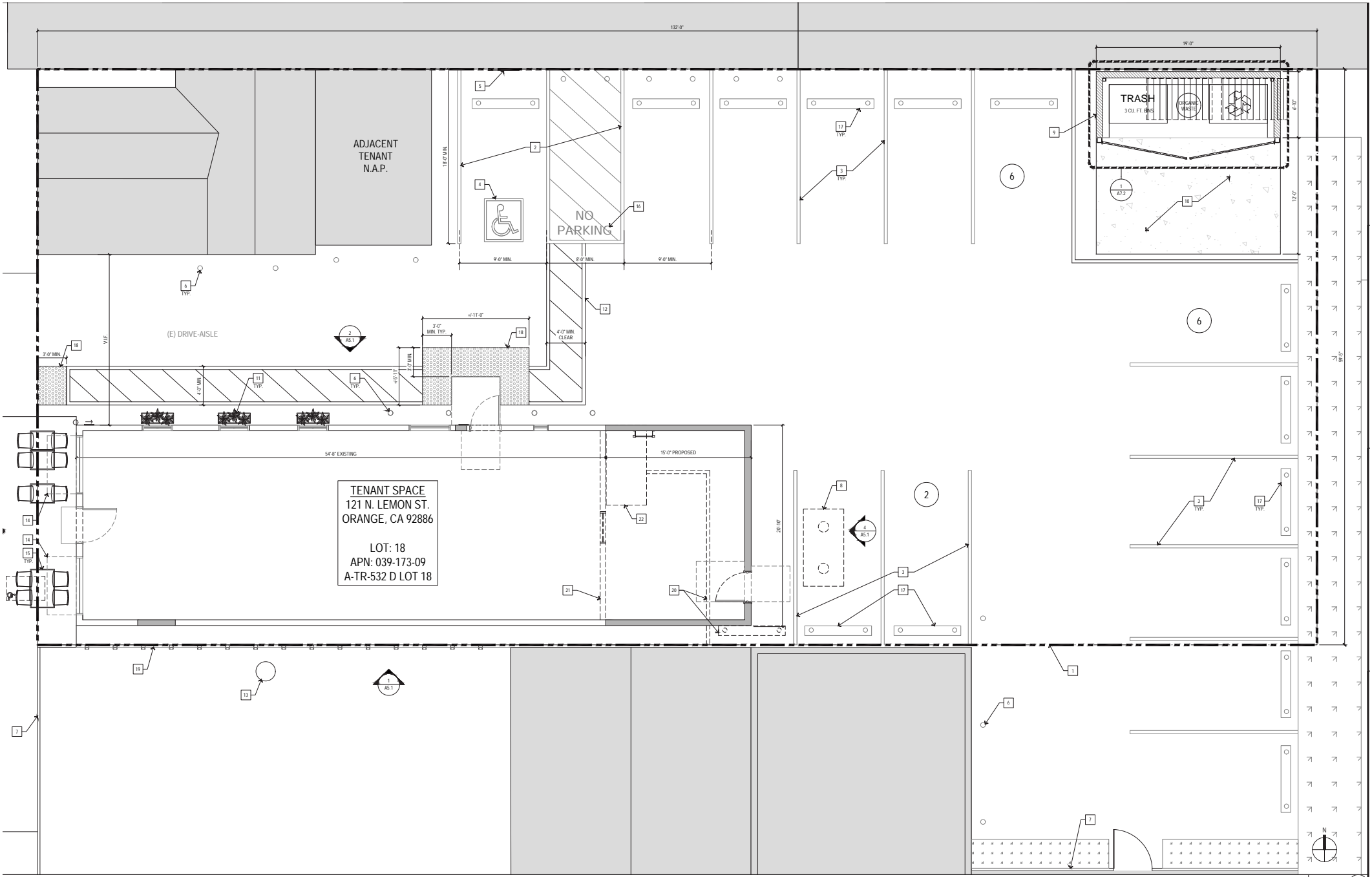
## PROPERTY HIGHLIGHTS

### AVAILABLE:

- Across the street from parking structure
- Join one of the hottest retail and restaurant markets in Orange County
- Walking distance to Urth Caffé, 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 Caffè, 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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**For Lease -  
2nd Generation  
Restaurant**

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