

135 S
Lemon St &
212 W
Chapman Ave

RARE RESTAURANT
OPPORTUNITY



JOIN

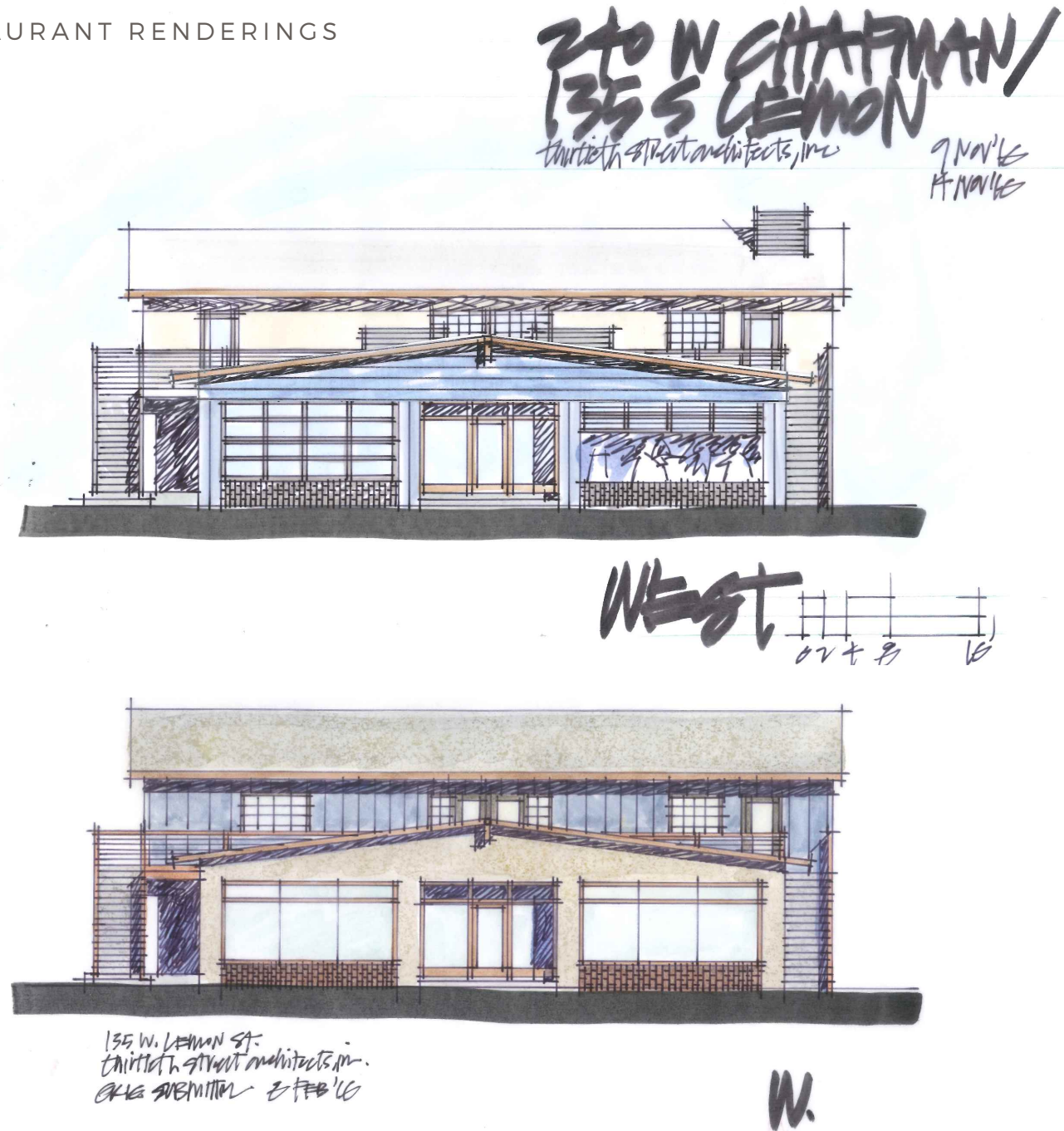
Snooze
AN A.M. ENTERTY




THE TACO STAND
HECHO A MANO



RETAIL INSITE



Rare

restaurant opportunity in Orange Old Towne Historic District

- 135 S Lemon St & 212 W Chapman Avenue is a unique **8,300 SF restaurant or retail opportunity in the Historical Old Towne Orange.** Single-tenant or multi-tenant opportunity.
- Join Snooze AM out of Denver, CO, The Taco Stand from San Diego, CA, and Wazabi Sushi out of Los Angeles, CA.
- Located near the main thoroughfare to **Chapman University with 8,305 students enrolled.**
- One of the few buildings with a **private parking lot** and within close proximity to multiple public parking lots and the existing 720 stall parking structure.
- Property is 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.
- Orange is an affluent suburban community with **Villa Park being one of the wealthiest cities in Orange County.** The property sits just east of CHOC hospital and over 3.2 million square feet of office space.

THIS IS Orange

Old Towne Orange is approximately one square mile with a unique collection of small shops and vibrant restaurants. A diversity of architectural styles, building types and neighborhood characteristics is present in this exciting Historic Commercial District. Home to many businesses from the Oldest Operating Bank to the oldest operating soda fountain and includes 1,300 residential homes.

The entire stock of buildings, which are a part of the Old Towne Orange Historic community is accompanied by schools, old Santa Fe Depot, Post Office, packing houses, industrial buildings, clubhouses, and parks which continue to be lively since their establishment in the early part of the century.

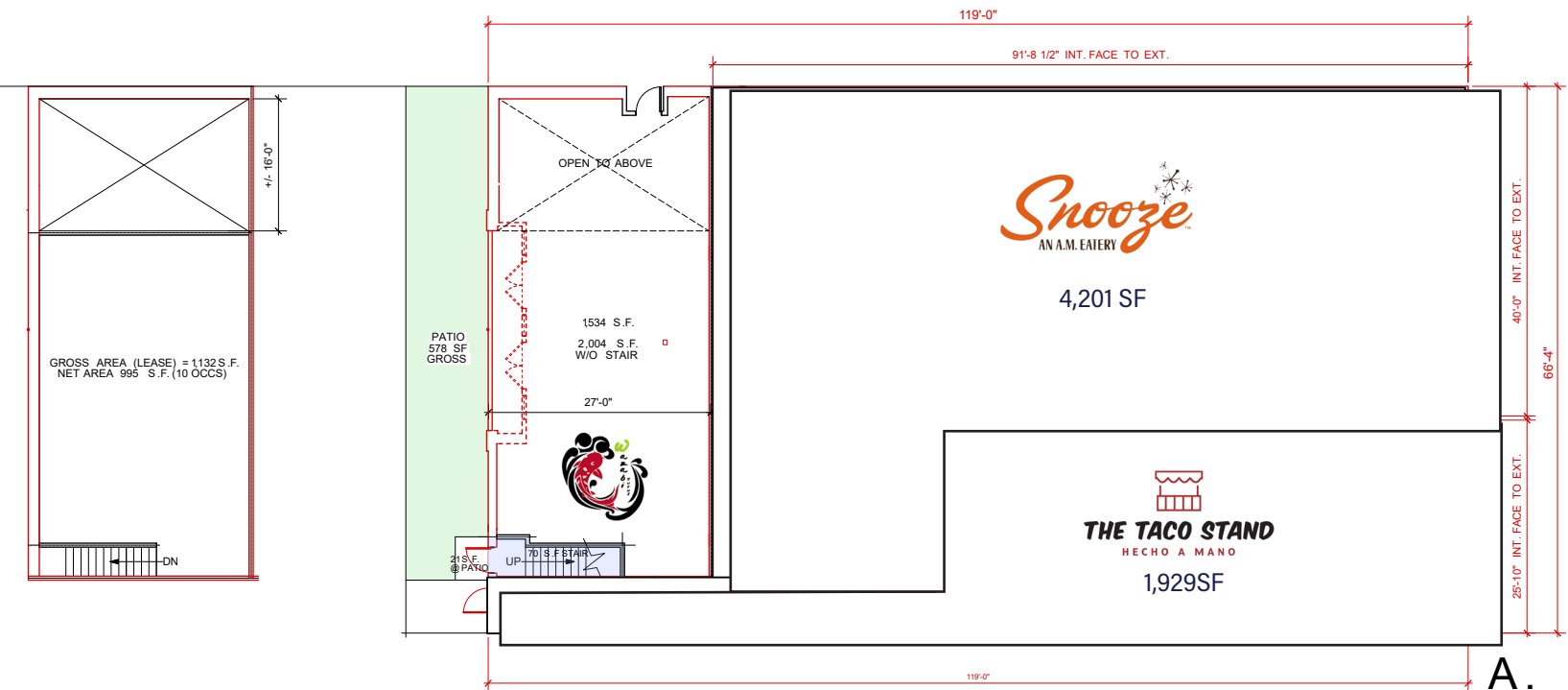
ORANGE DEMOGRAPHICS

Total Estimated Population **139,351**
 Average Household Income **\$124,976**
 Total Number of Businesses **9,532**
 Total Number of Employees **91,242**





240 W Chapman



AVAILABLE RESTAURANT OR RETAIL

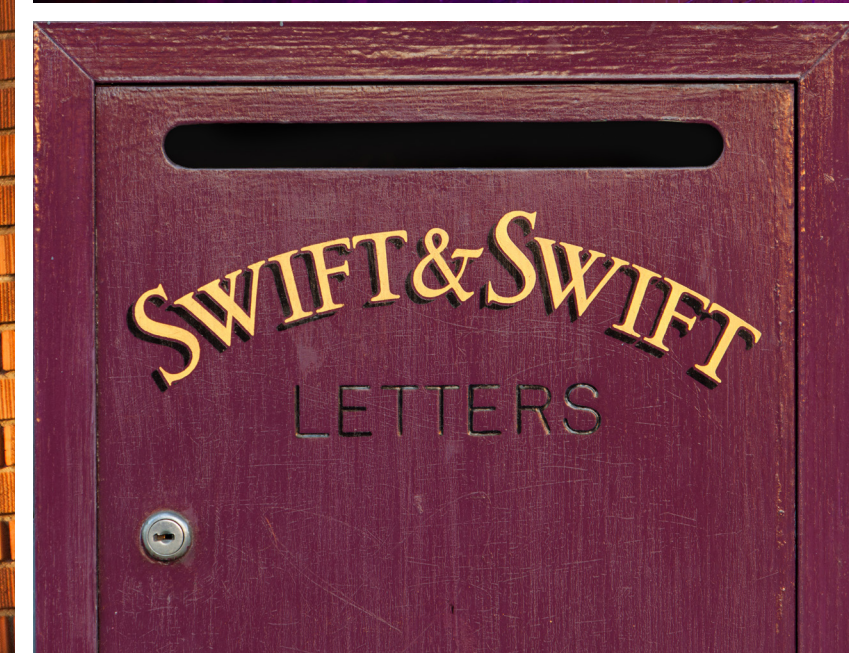
135 S Lemon St & 212 W Chapman





THE Location

Old Towne Orange is a community in transformation. A hotbed for food 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 Bosscat Kitchen, Finney's Crafthouse, Urth Caffe, Blaze Pizza, and Bluestone Lane taking hold. You cannot recreate history; you can only choose to be a part of it. 135 S Lemon St & 212 W Chapman Ave is a one of kind opportunity to be a part of this dynamic community. The opportunity to harness the natural beauty of this structure and to create a restaurant experience that cannot be duplicated. A single tenant or multi-tenant opportunity.



DISCOVER

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